

Appendix B

Cultural Resources Technical Report

**HISTORICAL RESOURCES TECHNICAL REPORT FOR
OLYMPIC WELL FIELD RESTORATION AND
ARCADIA WATER TREATMENT PLANT EXPANSION PROJECT,
CITY OF SANTA MONICA, CALIFORNIA**

Prepared for:

City of Santa Monica

Public Works Department, Water Resources

1212 5th Street, 3rd floor

Santa Monica, California 90401

Contact: Sunny Wang, P.E.

Prepared by:

Kate Kaiser, MSHP, Adriane Gusick, BA, and Samantha Murray, MA

DUDEK

38 North Marengo Avenue

Pasadena, California 91101

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Executive Summary

Dudek was retained by the City of Santa Monica Public Works Department, Water Resources Division to complete a historical resource technical report for the Olympic Wellfield Restoration and Arcadia Water Treatment Plant (WTP) Expansion Project (Project) located at 1228 South Bundy Drive in the City of Los Angeles, California (APN: 4263-003-270), the proposed Olympic Pipeline route, the proposed Recycled Water Pipeline route, and the Olympic Well Field well sites on Olympic Boulevard between the Centinela Avenue and 26th Street intersections. The Arcadia WTP and Olympic Well Field are over 40 years old and have not been previously evaluated for historical significance. This study includes a pedestrian survey of the Project site by a qualified architectural historian, a windshield survey of a proposed pipeline alignments, a California Historical Resources Information System (CHRIS) records search of the Project site and a 0.5-mile radius, building development and archival research, development of an appropriate historic context for the property, and evaluation of the WTP property and well site locations for historical significance and integrity in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of Santa Monica Structure of Merit and Landmark designation criteria. This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5 for historical resources.

As a result of the CHRIS records search, archival research, field survey, and property significance evaluation, no historical resources were identified within the Project site. Therefore, the Arcadia WTP, Olympic Well Field well sites, and associated pipelines are not considered historical resources for the purposes of CEQA. No management recommendations are required for historical resources.

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1 Introduction

Dudek was retained by the Water Resources Division of the Public Works Department for City of Santa Monica to complete a historical resources technical report to support the California Environmental Quality Act (CEQA) documentation for the proposed Olympic Well Field Restoration and Arcadia Expansion Project (Project). This report evaluates properties within the proposed Project area that are over 40 years old and have not been previously evaluated for historical significance. This study includes a pedestrian survey of the Arcadia Water Treatment Plant (WTP) and Olympic Well Field by a qualified architectural historian, a windshield survey of a proposed pipeline alignment, a CHRIS records search, building development and archival research, development of an appropriate historic context for the properties, and evaluation of the WTP for historical significance and integrity in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of Santa Monica designation criteria. This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5 for historical resources.

1.1 Project Location

The proposed Project site consists of three distinct areas: the Arcadia WTP parcel, the Olympic Well Field well sites, and the location of a new subterranean pipeline, which extends between the Olympic Well Field and the Arcadia Water Treatment Plant via public rights of way. A map of the proposed Project location is included in Figure 1 (Project Location and Regional Vicinity).

Olympic Well Field Restoration

The Olympic Well Field is located in the City of Santa Monica generally along the alignment of Olympic Boulevard south of Centinela Avenue and north of Cloverfield Boulevard. The locations for the proposed groundwater production wells SM-8 and SM-9, and the proposed groundwater injection well SM-10i, are within the public right-of-way median of Olympic Boulevard. Therefore, they are not located within a specific parcel or located at a specific street address. Rather, these proposed wells associated with the Olympic Well Field, as well as the proposed pipelines that would connect the wells, are all entirely located within the Olympic Boulevard right-of-way, which is one of the City's key east-west boulevards.

Wells SM-8 and SM-9 are located within 600 feet of the newly constructed Los Angeles County Metropolitan Transportation Authority (Metro) Division 14, Operations and Maintenance Facility, which is a 9.7-acre and 95,000 square foot facility that provides rail car maintenance services light rail associated with the Exposition (Expo) Line. The Expo Line rail tracks are within 100 feet of SM-10i and SM-8, and within 300 feet of SM-9. Well SM-8 would be located approximately 1,400 feet east of SM-10i and west of the intersection of Olympic Boulevard and Stewart Street near the Bergamot Station cultural center in the City of Santa Monica. A new 12-inch pipeline would be constructed in the median to connect SM-8 to an existing pipeline within Stewart Street. Figure 2, Wells and Proposed Water Pipeline Study Area, provides an overview of the site and immediately surrounding areas. Well SM-9 would be located approximately 1,700 feet east of SM-8 and west of the intersection of Olympic Boulevard and Centinela Avenue near the New Roads Middle School in the City of Santa Monica. SM-3 is an existing well that would be decommissioned and is located approximately 100 feet north of the proposed SM-9 location. A new 12-inch pipeline would be constructed in the median to connect the new SM-9 to the pipeline at the decommissioned SM-3. Figure 2 provides an overview of the site and immediately surrounding areas.

Well SM-10i would be located west of the intersection of Olympic Boulevard and 26th Street near the Water Garden Office Park in the City of Santa Monica. Figure 2 provides an overview of the site and immediately surrounding areas. SM-10i would connect to an existing 6-inch line to the south of the Olympic Boulevard median.

Access to these sites for both construction activities and ongoing maintenance would be via Olympic Boulevard. There is no on-site parking at the well sites, therefore, construction vehicles and City maintenance vehicles would temporarily park in the median of Olympic Boulevard or in adjacent areas for street parking. Temporary staging areas for equipment and vehicles during construction would be located adjacent to the new well sites within the medians.

Additionally, there may be a proposed groundwater injection well SM-11i constructed at the eastern end of Ishihara Park, located north of Exposition Boulevard and west of Dorchester Avenue (2909 Exposition Park). Figure 2, provides an overview of the site and immediately surrounding area. A photograph of the typical injection well, which would be similar in design and scale to the proposed SM-11i, is included in Figure 2. Access to this well location is provided by either Stewart Street or Centinela Avenue. This site is designated and zoned as Mixed-Use Creative (City of Santa Monica 2017). Construction vehicles and City maintenance vehicles would temporarily park along the roadway on a first come, first serve basis, with staging areas for construction located at Ishihara Park. A new recycled water pipeline would be constructed in the roadway along Exposition Boulevard and Stewart Street to connect the new SM-11i to the planned recycled water pipeline at the Santa Monica City Yards, located at 2500 Michigan Avenue in the City of Santa Monica. This proposed recycled water pipeline is visible on Figure 1.

Olympic Pipeline

As shown on Figure 1, the proposed Olympic Pipeline alignment would connect an existing pipeline within Nebraska Avenue to the Arcadia WTP. The pipeline alignment and associated trenching would be entirely contained within City-owned property and within publicly-owned right-of-way within the cities of Santa Monica and Los Angeles. Trenching depth is anticipated to be approximately 8 feet to the bottom of the trench in areas where it is required to avoid other utilities beneath the roadways, and approximately 4.5 to 6 feet in depth for most of the alignment.

Olympic Advanced Water Treatment Facility and Arcadia Water Treatment Plant Expansion

The Olympic AWTF and the Arcadia WTP Expansion are co-located at the Arcadia WTP. The Arcadia WTP encompasses a 209,957 square foot (4.8-acre) parcel located at 1228 South Bundy Drive in the West Los Angeles Community Plan Area of the City of Los Angeles. Figure 3, Arcadia WTP Study Area, provides an overview of the existing property and identifies the on-site buildings and immediately surrounding land uses. The site is identified as Los Angeles County Assessor's Parcel Number (APN) 426-300-3270. This location is approximately 1,250 feet east of the eastern limit of the City of Santa Monica. The facility is bound on the northwest by a northeast-southwest traveling alleyway that runs parallel to Wilshire Boulevard and connects Saltair Avenue and Bundy Drive; bound on the northeast by Saltair Avenue; bound on the southeast Texas Avenue; and bound on the southwest by Bundy Drive.

The adjacent property that would be used for staging includes APNs 426-300-3271, -3272, and -3273, which total 10,556 square feet (0.24-acre) and are zoned [Q]C2-1L-CDO (Qualified Commercial in Height District 1, Limited) within the West Wilshire Boulevard Community Design Overlay (CDO), with a General Plan land use designation of "Community Commercial". Regional access to the Arcadia WTP is via the Interstate (I) 405, which is located approximately 1-mile to the northeast, exiting the Wilshire Boulevard off-ramp.

1.2 Project Description

The proposed Project aims to enhance sustainability of the City's water supply through developing alternative water supplies and expanding local groundwater supplies to eliminate reliance on purchase of imported water supplies. The Project would accomplish this goal through the restoration of the Olympic Well Field's pumping capacity and expansion of local groundwater production, conveyance of the extracted groundwater to the Arcadia WTP via a new dedicated pipeline, and upgrades to the Arcadia WTP with an innovative concentrate treatment technology to increase production efficiency and produce additional potable water supplies while reducing concentrate discharges to the sewer system. Upon Project completion, the overall treatment capacity of the Arcadia WTP would be expanded from approximately 10 million gallons per day (mgd) or 11,300 acre-feet per year (AFY) to 13 mgd, or 14,700 AFY.

Olympic Well Field Restoration

The proposed Project involves the wellhead completion of up to 4 wells (SM-8, SM-9, SM-10i, and potentially SM-11i), and the decommissioning of 1 well (SM-3). The exploratory drilling for SM-8 and SM-9, has already occurred to determine the hydrogeological conditions and feasibility of installing the permanent wells. The exploratory drilling for the remaining wells (SM-10i and SM 11i) has not yet occurred, but will be statutorily exempt from CEQA pursuant to CEQA Guidelines Section 15262, Feasibility or Planning Studies, which allows for a project involving only feasibility or planning studies for possible future actions which the agency, board, or commission has not approved, adopted, or funded. Additionally, the drilling of exploratory wells is categorically exempt from CEQA per State CEQA Guidelines Section 15306, Information Collection (i.e., Class 6 Exemption). A Class 6 exemption allows for the basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. These may be strictly for information gathering purposes, or as part of a study leading to an action which a public agency has not yet approved, adopted, or funded. Accordingly, the completion of any groundwater well, once exploration is complete, is subject to CEQA. Therefore, the environmental impacts associated with the well completion activities and the long-term operational impacts of Wells SM-8, SM-9, SM-10i, and SM-11i are evaluated in this IS/MND.

As shown in Figure 2, Wells and Proposed Recycled Water Pipeline Study Area, SM-8 and SM-9 groundwater production wells would be located west of the intersection of Olympic Boulevard and Stewart Street. Well SM-8 requires the construction of 500 linear feet of a new 12-inch pipeline within the median to connect SM-8 to an existing pipeline within Stewart Street. The well completion activities for Well SM-8 involve disturbance of approximately 7,600 square feet of soils within the Olympic Boulevard median to accommodate the 1-foot deep concrete slab. The maximum depth of excavation would not be greater than 5-feet. This would require export of approximately 285 cubic yards of soil. Construction of Well SM-8 would involve installation of new electrical equipment, aboveground piping structures, a new concrete pad for maintenance trucks, and a sodium hypochlorite storage vault.

Well SM-9 would be a groundwater production well located west of the intersection of Olympic Boulevard and Centinela Avenue. Well SM-9 requires the construction of approximately 80 linear feet of 12-inch well discharge line to connect with the existing 10-inch asbestos cement pipe (ACP) within the existing median via a 12-inch by 10-inch ductile iron reducer. Well SM-9 involves disturbance of approximately 7,200 square feet of soils within the Olympic Boulevard median to accommodate the 1-foot deep concrete slab. The maximum depth of excavation would not be greater than 5-feet. This would require export of approximately 450 cubic yards of soil. Construction

of Well SM-9 would involve installation of a new electrical equipment, aboveground piping structures, and a concrete pad for maintenance trucks. There is an existing electrical vault and sodium hypochlorite storage vault, which would be repurposed and protected in place.

As shown in Figure 2, Well SM-3 is an existing production well located approximately 100 feet north of the proposed Well SM-9 location; SM-3 would be decommissioned. This process involves the abandonment of the groundwater well in accordance with California Department of Water Resources (DWR) Well Standards regulations and Bulletin 74-81 that governs well abandonment requirements, including the removal of all material from the well, removal of the well casing and subterranean pumping equipment, and sealing the well. The existing vault, concrete/access hatch, and concrete slab would remain as-is.

Injection Wells SM-10i and SM-11i would recharge the Olympic Well Field with purified water from the City's SWIP to maintain sustainable yield levels. Importantly, environmental impacts associated with the production of the water from the SWIP are covered under a separate environmental analysis pursuant to CEQA; however, the environmental impacts associated with the SM-10i and SM-11i well completion activities and long-term operations of the injection well are evaluated in this IS/MND.

As shown in Figure 2, the groundwater injection well would be located west of the intersection of Olympic Boulevard and 26th Street. The proposed Project would construct a new 6-inch diameter SM-10i injection line to connect to the existing 6-inch ductile iron pipe from the Santa Monica Urban Runoff Recycling Facility, located immediately south of the median. The well completion activities for Well SM-10i involve disturbance of approximately 7,600 square feet of soils within the Olympic Boulevard median to accommodate the 1-foot deep concrete slab. The maximum depth of excavation would not be greater than 5-feet. The well completion activities involve the construction of a subterranean pump enclosure below each at-grade pad, which would contain the well pumping equipment. This would require export of approximately 285 cubic yards of soil. The completion of the well involves construction of the well and associated electrical equipment, aboveground piping structures and fencing surrounding the aboveground structure, catch basin structure, and sodium bi-sulfate storage vault.

As shown in Figure 2, Well SM-11i would be a groundwater injection well located west of the intersection of Exposition Boulevard and Dorchester Avenue. Well SM-11i would require a new pipeline extension as SM-11i would connect to a planned recycled water pipeline extension from Santa Monica City Yards. Well SM-11i would recharge the Olympic Well Field with purified water from the City's SWIP to maintain sustainable yield levels. This would require export of approximately 285 cubic yards of soil. The well completion activities involve the construction of an aboveground pump enclosure below each at-grade pad, which would contain the well pumping equipment. The maximum depth of excavation would not be greater than 5-feet. Additionally, the construction activities involve new aboveground piping installation and fencing surrounding the aboveground structure. The installation of Well SM-11i could result in the removal of up to nine trees in Ishihara Park.

A new recycled water pipeline would be constructed in the roadway along Exposition Boulevard and Stewart Street to connect the new SM-11i to the planned recycled water pipeline at the Santa Monica City Yards, approved as part of the Santa Monica City Yards EIR (SCH No. 2017111053). Approximately 1,500 linear feet of recycled water pipeline would be constructed within the public right-of-way. The depth of disturbance for this Project component would be from approximately 4.5 feet to 6 feet. As a worst-case assumption, assuming no use of excavated soils for backfill, an estimated 1,110 cubic yards of soil may be exported for disposal at a landfill.

Upon completion, all production wells pumping equipment would be enclosed in an above-ground decorative fenced structure, which would include a slab at grade.

Olympic Pipeline

As previously discussed, the proposed Project would construct the Olympic Pipeline from the Olympic Well Field to the Arcadia WTP in order to separate Olympic Well Field contaminated groundwater from the Charnock Well Field groundwater for separate treatment at the Arcadia WTP. The anticipated alignment of the pipeline is described in Section 2.2.2 above. It should be noted this does not include the lateral pipeline connections that are part of the injection and production wells.

Approximately 6,565 linear feet of 16-inch transmission mainline would be constructed, with portions located both within the cities of Los Angeles and Santa Monica. Trenching within the public right-of-way would require approximately 4.5-foot wide open trenching through the length of the streets, with the possibility of horizontal directional drilling or jack and bore construction, which allow for subterranean pipeline construction, at the intersections to minimize traffic disruptions during construction. The maximum depth for this Project component at some areas would go under an existing utility at about 8 feet to the bottom of trench. Other than those isolated areas the depth varies anywhere from 4.5 feet to 6 feet. It is anticipated that approximately 100 to 200 feet of pipeline could be constructed per day, although the ultimate duration of construction would depend on the site-specific conditions, including location and depth of other utilities within the alignment.

After placement of the pipeline, at least half of the trench would require imported sand bedding surrounding the pipeline and sand-cement slurry may be used in areas of shallow overcrossings for backfill. Otherwise, the excavated soils would be used to the extent feasible as backfill. As a worst-case assumption, assuming no use of excavated soils for backfill, an estimated 4,075 cubic yards of soil may be exported for disposal at a landfill.

Excavation equipment would straddle the trench and deposit spoil material into trucks for storage outside the roadway or temporarily stockpiled within the closed traffic lane. The 16-inch pipe would be staged along the pipeline alignment, typically on the shoulder of the road and outside the trench excavation path. Excavation, trenching, and backfill technical specifications would include requirements to backfill and/or plate open excavations. Daily set-up and break-down activities would include spot street cleaning, removing barricades, plating/covering the open trench, and removing equipment from the roadway.

During construction, lane closures, detours, and flag-men to assist vehicles and pedestrians in the vicinity of active trenching operations would be utilized, as required through mitigation set forth in Section 3.17, Transportation of this IS/MND. At the completion of trenching operations, the affected roadway would be capped and paved in accordance with City of Santa Monica and City of Los Angeles standards and requirements.

Existing subterranean utilities that are anticipated to be in the vicinity of the Olympic Pipeline alignment include the following:

- ATT Distribution
- LA Metro
- City of Los Angeles Traffic
- Los Angeles Department of Water and Power (LADWP)
- Level 3 Communications

- Verizon / MCI
- Crown Castle
- SoCal Gas
- City of Santa Monica, Water, Sewer, Storm
- Spectrum
- SCE
- Frontier / MPower Communications
- Zayo Fiber
- Metropolitan Water District

Arcadia Water Treatment Plant Demolition

The Arcadia WTP Demolition and Staging Plan describes the existing buildings and other areas that would be demolished to accommodate the proposed Project, which include the following:

- Concrete driveway to Saltair Avenue, grass area near driveway, and removal of 8 trees
- Grassy area adjacent to Bundy Drive
- Equipment removal from the Decarbonator Building
- Equipment removal from the Washwater Recovery Tank
- Maintenance Building
- Former Chlorination Building

Olympic Advanced Water Treatment Facility

The Olympic Pipeline would deliver water from the Olympic Well Field to the new Olympic AWTF, which would be located at the Arcadia WTP site. The Olympic AWTF would remove 1,4-Dioxane, 1,2,3-TCP, TCE, and PCE contamination from the Olympic Well Field water. The proposed AWTF treatment train consists of the ultraviolet light with hydrogen peroxide advanced oxidation process (UV/H₂O₂ AOP or UV AOP) followed by a two-stage granular activated carbon (GAC) system. The treated water from the UV AOP + GAC would be blended with the Arcadia WTP's existing reverse osmosis (RO) system feed water for softening, or it could be blended with the existing RO concentrate stream for treatment through the proposed concentrate treatment processes described below. With the Olympic AWTF and increased production efficiency (90-92% recovery) at the Arcadia WTP (see discussion below), approximately 2,900 acre-feet/yr of treated water would be produced from the 3,200 acre-feet/yr extracted from the Olympic Well Field. The AWTF would provide high-quality drinking water that meets current regulatory standards, and through consultation with the SWRCB, the City is targeting to meet future anticipated regulatory standards.

The Olympic AWTF would consist of the following:

- Pretreatment Filtration
 - New contact tank for the Olympic Well Field. The contact tank will replace an existing storage facility
 - Two existing greensand pressure filters repurposed for pretreatment filtration of the Olympic Well Field groundwater upstream of the UV AOP system

- UV/H₂O₂ AOP
 - Two new UV AOP trains, each with a total treatment capacity of 3.6 mgd
 - New hydrogen peroxide storage and feed facility
- GAC System
 - Three lead-lag GAC systems (total of 6 GAC vessels) using liquid phase catalytic carbon for hydrogen peroxide quenching and to provide a secondary treatment barrier for other potential VOCs that may be present

Arcadia Water Treatment Plant Expansion

To support development of alternative water supplies and restoration of the Olympic Well Field, treatment capacity expansion and plant upgrades are required at the Arcadia WTP.

As previously described, the Arcadia WTP is currently capable of treating up to approximately 11,300 acre-feet/yr (10 mgd) and produce 9,900 acre-feet/yr (8.9 mgd) of treated water, which translates to an approximately 82% recovery or efficiency. The proposed expansion and addition of new technologies to increase production efficiency at the Arcadia WTP would increase its treatment capacity to approximately 14,700 acre-feet/yr (13 mgd) and produce 13,400 acre-feet/yr (12 mgd) of treated water, which translates to an approximately 92% recovery or production efficiency.

The existing three-stage RO system at Arcadia WTP is designed with a recovery range between 70% and 80% for operational flexibility. However, the RO system is currently operating at 83% and the RO membranes were replaced in the first quarter of 2018. To optimize treatment performance and overall recovery, the existing RO system recovery may be reduced to 70 to 75 percent to leverage the CCRO system's capabilities and achieve an overall membrane system recovery of 90 percent or greater. Reducing the recovery and/or flux of the existing RO system may reduce clean-in-place (CIP) frequencies and increase membrane life.

In the existing RO system at the Arcadia WTP, a constant stream of concentrate discharge is sent directly to the sewer, with no water recovery from this flow. CCRO would use RO concentrate streams to increase recovery and efficiency of the RO system. CCRO sends its permeate flow back to the feed stream of the CCRO system to blend with incoming RO concentrate feed water. This ensures that the recoverable water in the concentrate flow is retrieved and not sent directly to waste. The increase in concentration of dissolved solids and other contaminants is managed by periodically flushing the concentrated flow to waste and feeding the RO membranes with raw water before clogging can occur. This ensures much higher recovery rates than traditional RO, which can reach approximately 83 percent versus CCRO alone, which can attain 98 percent recovery rates (City of Santa Monica 2018b).

The new CCRO system would be housed in a pre-engineered structure on the south side of the existing RO building and would require pipeline and electrical upgrades throughout the system. The new CCRO system would be capable of: (1) treating RO concentrate from the existing primary RO system, and (2) blending greensand filtrate + RO concentrate from the existing primary RO system. The CCRO technology is estimated to produce 1,200 acre-feet/yr on average from Arcadia WTP's existing concentrate waste stream that is discharged into the sewer. The CCRO system includes:

- Two new CCRO feed equalization tanks (12-ft diameter and 16-ft tall each tank) to provide approximately 15 minutes of storage for the CCRO system.
- Two new CCRO skids and high-pressure pumps, each with a permeate production capacity of 734 gpm at 71% CCRO recovery, which equates to a total primary RO + CCRO system recovery of approximately 92%.
- New sulfuric acid storage and feed facility to support the CCRO system (one new 8-ft diameter and 10-ft tall sulfuric acid storage tank).

Other upgraded/expanded ancillary facilities (e.g., pumps, blowers, cartridge filters, etc.) would be constructed at the Arcadia WTP to expand the overall treatment capacity to accommodate increased groundwater production from Olympic Well Field and additional production from new technologies (e.g., CCRO). The overall intent is to operate all four existing RO trains in duty mode, rather than the current three duty and one standby configuration, to increase overall online factor of the Arcadia WTP.

The hydraulic treatment capacity expansion enhancement of the Arcadia WTP would consist of the following:

- Replace existing greensand filtration feed pumps (or Contact Tank Pumps) to increase hydraulic pumping capacity. Three new vertical diffusion vane pumps (2 duty and one standby), each with a rated capacity of 4,550 gpm at 60 ft of head and equipped with variable frequency drives
- Reconfigure existing greensand filter piping to where four existing greensand filters would serve the existing primary RO system and the remaining two existing greensand filters would serve the new Olympic AWTF
- Improve backwash handling capability through either 1) modify existing inclined plate separator piping manifold and drain line or 2) provide a new bypass line around the inclined plate separator to send greensand filter backwash waste directly to the sewer
- Replace existing RO Low Pressure Transfer Pumps to increase hydraulic pumping capacity to serve four duty primary RO trains at the Arcadia WTP. Three new vertical diffusion vane pumps (2 duty and one standby), each with a rated capacity of 4,500 gpm at 100 ft of head and equipped with variable frequency drives
- Add new cartridge filter with a design flow of 1,900 at a loading rate of approximately 3.3 gpm per 10-inch equivalent length
- Piping and hydraulic improvements to incorporate new CCRO skids to increase overall production efficiency (>90%) at the Arcadia WTP
- Ability to operate all four existing RO skids in duty mode when CCRO is offline. With all four RO skids in operation, each skid is estimated to produce approximately 1,480 gpm at 82% recovery
- Replace the existing decarbonation towers with two new packed column air stripping towers. The new packed column air stripping towers will be designed for VOC removal in addition to removing carbon dioxide to increase pH. Each new packed column air stripping tower will be designed to treat approximately 3,755 gpm and have a blower capacity of 15,340 standard cubic feet per minute. Associated off-gas duct work to the vapor phase GAC would also be replaced
- Retrofit existing sodium bisulfite chemical storage and feed system for liquid ammonium sulfate service
- Upgrade and/or expand chemical storage and feed facilities to support increased water production at the Arcadia WTP. The chemical storage and feed facilities include sodium hypochlorite, sulfuric acid, sodium hydroxide, antiscalant (or also known as threshold inhibitor), and sodium bisulfite

- Add a new brine storage tank (approximately 40,000 gallons) and pump station (3 pumps, 2 duty and 1 standby, with each pump rated for 750 gpm at 100-ft of head) to decouple the existing RO system from the concentrate discharge pipeline

Plant-wide improvements to support the treatment capacity expansion and production efficiency include, but may not be limited to site work, yard piping, and electrical service. Other site improvements include the construction of one new electric vehicle charging station for the operation of the City's vehicle fleet.

1.3 Project Personnel

This report and associated property evaluation was prepared by Dudek Architectural Historian Kate Kaiser, MSHP, and Dudek Archaeologist Adriane Gusick, BA. The report was reviewed for quality assurance/quality control by Dudek Principal Architectural Historian Samantha Murray, MA. All authors meet the Secretary of the Interior's Professional Qualification Standards (36 CFR Part 61) for architectural history (see Appendix A, Preparers' Qualifications, for resumes).



SOURCE: Esri and Digital Globe 2019; Open street Map 2019

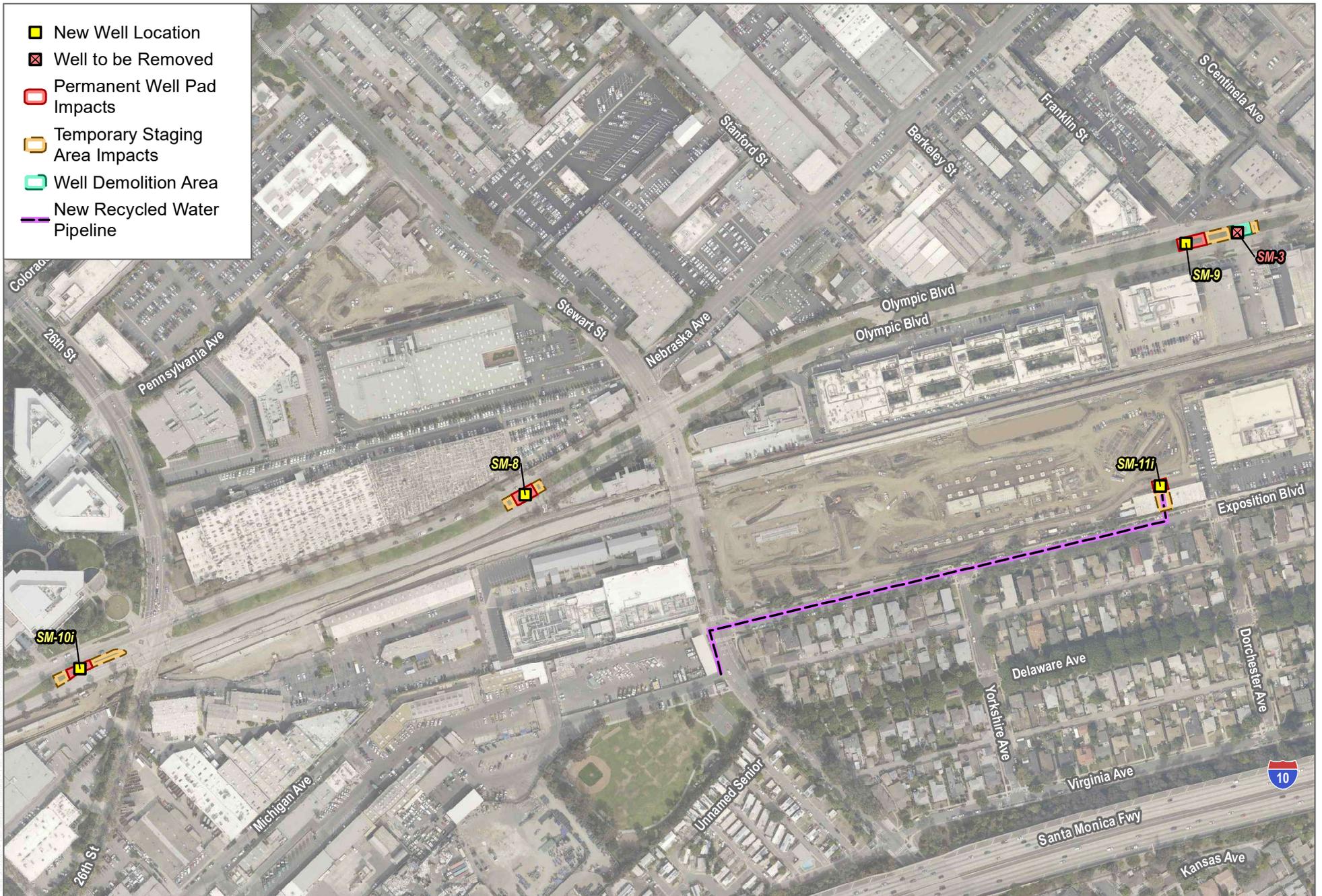
FIGURE 1

Project Location Map

Olympic Well field Restoration and Arcadia Water Treatment Plant Expansion Project



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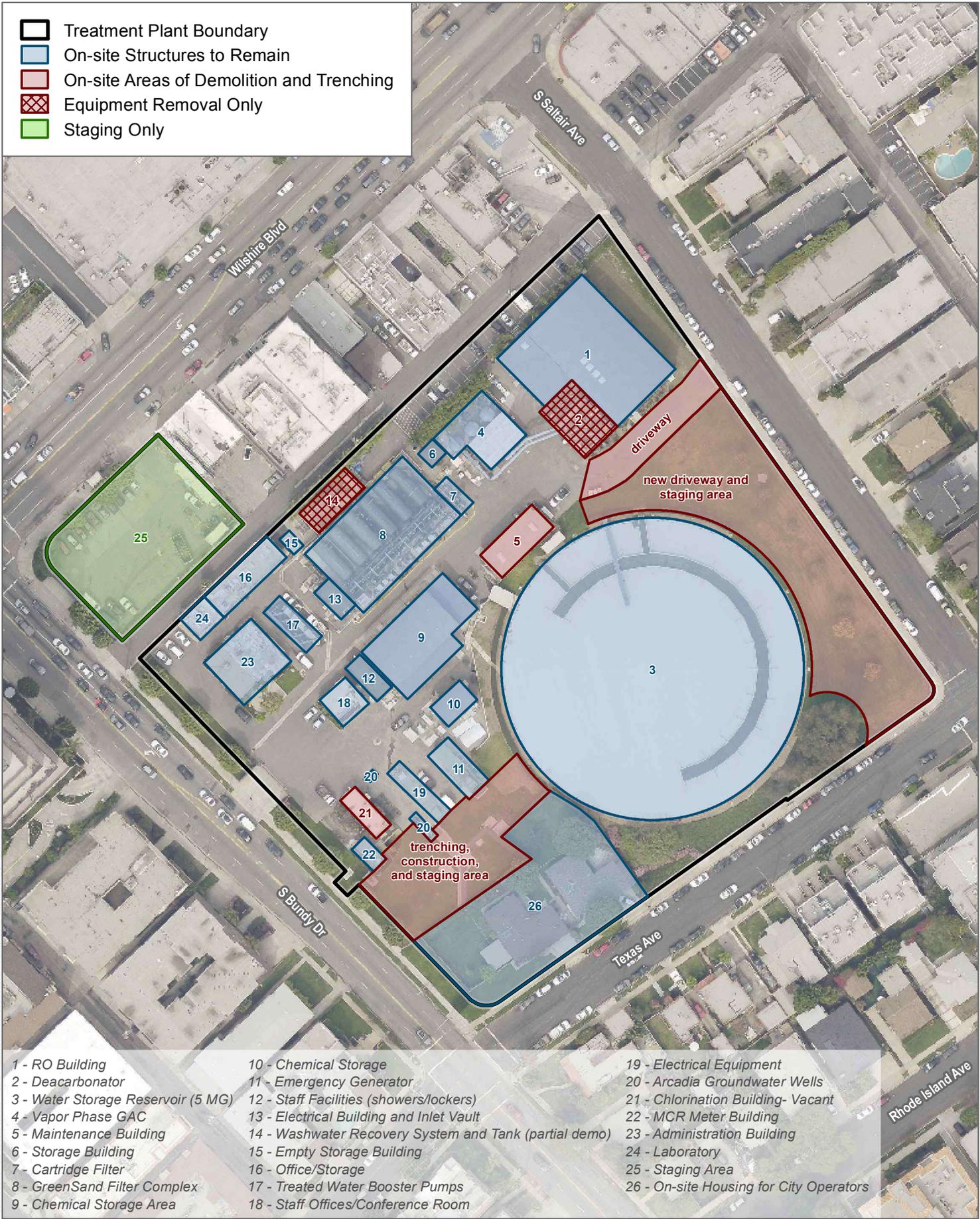
SOURCE: Esri and Digital Globe 2019; Open street Map 2019

FIGURE 2

Wells and Proposed Recycled Water Pipeline Study Area

Olympic Well field Restoration and Arcadia Water Treatment Plant Expansion Project

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- | | | |
|------------------------------------|--|---|
| 1 - RO Building | 10 - Chemical Storage | 19 - Electrical Equipment |
| 2 - Decarbonator | 11 - Emergency Generator | 20 - Arcadia Groundwater Wells |
| 3 - Water Storage Reservoir (5 MG) | 12 - Staff Facilities (showers/lockers) | 21 - Chlorination Building- Vacant |
| 4 - Vapor Phase GAC | 13 - Electrical Building and Inlet Vault | 22 - MCR Meter Building |
| 5 - Maintenance Building | 14 - Washwater Recovery System and Tank (partial demo) | 23 - Administration Building |
| 6 - Storage Building | 15 - Empty Storage Building | 24 - Laboratory |
| 7 - Cartridge Filter | 16 - Office/Storage | 25 - Staging Area |
| 8 - GreenSand Filter Complex | 17 - Treated Water Booster Pumps | 26 - On-site Housing for City Operators |
| 9 - Chemical Storage Area | 18 - Staff Offices/Conference Room | |

SOURCE: Esri and Digital Globe 2019; Open street Map 2019

FIGURE 3

Arcadia WTP Study Area

Olympic Well field Restoration and Arcadia Water Treatment Plant Expansion Project

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1.4 Regulatory Setting

Federal

National Register of Historic Places

While there is no federal nexus for this Project, resources were evaluated in consideration of NRHP designation criteria. The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service, under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks, as well as 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 state and local governments, federal agencies, 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," 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 to be considered for listing).

State

California Register of Historical Resources

In California, the term "historical resource" includes but is not limited to "any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the CRHR "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change"

(California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below. According to California Public Resources Code Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

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

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

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

California Environmental Quality Act

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

- California Public Resources Code Section 21083.2(g) defines “unique archaeological resource.”
- California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a) define “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource.” It also defines the circumstances when a project would materially impair the significance of an historical resource.
- California Public Resources Code Section 21074(a) defines “tribal cultural resources.”
- California Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- California Public Resources Code Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

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

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

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

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

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

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

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.

2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

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

Local

Although the Project site is located within the City of Los Angeles, the WTP is owned and operated by the City of Santa Monica. As such, City of Santa Monica designation criteria will be addressed in consideration of local eligibility.

City of Santa Monica Municipal Code – Chapter 9.56 Landmarks and Historic Districts

9.56.080 Structure of Merit Criteria

For the purposes of this Chapter, an improvement may be designated a Structure of Merit if the Landmarks Commission determines that it merits official recognition because it has one of the following characteristics:

- A. The structure has been identified in the City’s Historic Resources Inventory.
- B. The structure is a minimum of 50 years of age and meets one of the following criteria:
 1. The structure is a unique or rare example of an architectural design, detail or historical type.
 2. The structure is representative of a style in the City that is no longer prevalent.
 3. The structure contributes to a potential Historic District. (Added by Ord. No. 2486CCS §§ 1, 2, adopted June 23, 2015)

9.56.100 Landmark or Historic District Designation Criteria

- A. For purposes of this Chapter, the Landmarks Commission may approve the landmark designation of a structure, improvement, natural feature or an object if it finds that it meets one or more of the following criteria:
 1. It exemplifies, symbolizes, or manifests elements of the cultural, social, economic, political or architectural history of the City.
 2. It has aesthetic or artistic interest or value, or other noteworthy interest or value.
 3. It is identified with historic personages or with important events in local, state or national history.
 4. It embodies distinguishing architectural characteristics valuable to a study of a period, style, method of construction, or the use of indigenous materials or craftsmanship, or is a unique or rare example of an architectural design, detail or historical type valuable to such a study.
 5. It is a significant or a representative example of the work or product of a notable builder, designer or architect.

6. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City.
- B. For purposes of this Chapter, a geographic area or a noncontiguous grouping of thematically related properties may be designated a Historic District if the City Council finds that such area meets one of the following criteria:
1. Any of the criteria identified in Section 9.56.100(A)(1) through (6).
 2. It is a noncontiguous grouping of thematically related properties or a definable area possessing a concentration of historic, scenic or thematic sites, which contribute to each other and are unified aesthetically by plan, physical development or architectural quality.
 3. It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.
 4. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City. (Added by Ord. No. 2486CCS §§ 1, 2, adopted June 23, 2015; amended by Ord. No. 2520CCS § 56, adopted June 14, 2016)

City of Santa Monica Municipal Code – Chapter 9.25 Demolition and Relocation

The City shall not approve the demolition of any building or structure unless the applicant has complied with all of the following conditions:

- A. A removal permit has been granted by the Rent Control Board, when required.
- B. For multi-unit dwelling structures or structures within a Neighborhood Conservation Overlay District, the final permit to commence construction for a replacement project has been issued, or the building or structure is exempt from this requirement pursuant to Section 9.25.020. A property maintenance plan has been approved in writing by the Director.
- C. Prior to filing an application for a demolition permit, a notice of intent to demolish in a form provided by the Director has been prominently posted on the property.
- D. A Certificate of Appropriateness or Economic Hardship has been approved by the Landmarks Commission or City Council on appeal, for demolition of any City-Designated Historic Resource.
- E. In addition to any other requirements imposed by this Section, no demolition of buildings or structures, the original permit for which was issued more than 40 years before the date of filing of the demolition permit application, shall be permitted unless the following requirements have been met:
 1. Within 7 days of receipt of all filing materials for a demolition permit for such structures, the City shall transmit a copy of such application to each member of the Landmarks Commission. Filing materials shall consist of a completed application form, site plan, 8 copies of a photograph of the building, and photo verification that the property has been posted with a notice of intent to demolish.
 2. If no application for the designation of a structure of merit, a landmark or a historic district is filed in accordance with Chapter 9.56 within 75 days from receipt of a complete application for demolition, demolition may be approved subject to compliance with all other legal requirements, including this Section.
 3. If an application for a landmark, a historic district, or a structure of merit is filed in accordance with Chapter 9.56 within 75 days from receipt of a complete application for demolition, no demolition permit may be issued until after a final determination is made by the Landmarks Commission, or the City Council on appeal, on the

landmark, historic district, or structure of merit designation application. The application shall be processed in accordance with the procedures set forth in Chapter 9.56.

- a. The 75-day period can be extended by the property owner by written consent.
- b. No landmark, structure of merit, or historic district application can be filed after the 75-day period has expired unless the demolition permit expires.

F. No application subject to review by the Planning Commission, Architectural Review Board, or Zoning Administrator, shall be accepted for filing unless the applicant has completed the requirements of subsection E, as applicable. Notwithstanding the foregoing, the City shall accept applications for 100% Affordable Housing Projects that involve the demolition of existing buildings that: (a) do not appear on the City's Historic Resources Inventory so long as a demolition permit application(s) for such building(s) is filed prior to or concurrently with the application for the 100% Affordable Housing Project; or (b) involve the demolition of existing buildings that are on the City's Historic Resources Inventory so long as a demolition permit application(s) for such building(s) has been filed and the Landmarks Commission has held its preliminary review hearing regarding such building(s) and has decided not to move to a full designation hearing for such building(s). (Added by Ord. No. 2486CCS §§ 1, 2, adopted June 23, 2015; amended by Ord. No. 2551CCS § 3, adopted August 8, 2017 ; Ord. No. 2606CCS § 10, adopted April 9, 2019)

2 Background Research

2.1 CHRIS Records Search

On October 3, 2019, Dudek completed a search of the CHRIS at the South Central Coastal Information Center (SCCIC), located on the campus of California State University, Fullerton. The records search included the Project site and a 0.5-mile records search area. This search included their collections of mapped prehistoric and historic archaeological resources and historic built-environment resources, Department of Parks and Recreation Site Records, technical reports, archival resources, and ethnographic references. Additional consulted sources include historical maps of the study area, the NRHP, the CRHR, the California Historic Property Data File, the lists of California State Historical Landmarks, California Points of Historical Interest, and the Archaeological Determinations of Eligibility. The results of the records search are presented in Confidential Appendix B.

Previously Conducted Cultural Resources Studies

The CHRIS records search results indicate that 64 previous cultural resources studies have been conducted within 0.5-mile of the Project site between 1976 and 2017. Of these, nine studies overlap or are adjacent to the Project site. Table 1, below, summarizes all 64 previous cultural resources studies followed by a brief summary of the studies that overlap or are adjacent to the Project site.

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

SCCIC Report Number	Author	Year	Report Title	Proximity to Project Site
LA-00191	Howard, V. and M. Raab	1988	Archaeological Monitoring of the Landmark II Project, Los Angeles, California	Outside
LA-00676	Singer, C.	1980	Cultural Resource Survey and Impact Assessment for Tentative Tract No. 39621 in the City and County of Los Angeles, California	Outside
LA-00704	Clellow, C. and D. Whitley	1976	An Assessment of the Impact of the University High School Construction Project on Archaeological Site LAN-382, Los Angeles, Los Angeles County, California	Outside
LA-00711	Singer, C.	1980	Cultural Resource Survey and Impact Assessment for Tentative Tract No. 39619, At the Corner of Goshen and Westgate Avenues, in West Los Angeles, California	Outside
LA-00947	Dillon, B.	1981	An Archaeological Resource Survey and Impact Assessment of Tentative Tract #41395, Lots 13 & 11 of Block 56 of the Artesian Tract at 1441-1445 Barry Avenue, Los Angeles, California	Outside
LA-01121	Dillon, B.	1981	An Archaeological Resource Survey and Impact Assessment of Tentative Tract #28355 in the City of Los Angeles, California	Outside
LA-01179	Rechtman, R. and R. Aycock	1982	An Archaeological Resource Survey and Impact Assessment of Tract 14500 Los Angeles County	Outside

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

SCCIC Report Number	Author	Year	Report Title	Proximity to Project Site
LA-01371	Singer, C.	1984	Archaeological Monitoring at 1234 Granville, West Los Angeles	Outside
LA-01721	Van Horn, D.	1989	Archaeological Test Excavation at 1327 Westgate Avenue, Los Angeles, California	Outside
LA-01975	Neuenschwander, N.	1989	Cultural Resource Survey and Clearance Report for the Proposed American Telephone and Telegraph Los Angeles Airport Central Office to the Santa Monica Central Office Fiberoptic Communication Route	Outside
LA-02038	Singer, C. and J. Atwood	1990	Cultural Resources Survey and Impact Assessment for the Palisades Street Maintenance Yard in West Los Angeles, Los Angeles County, California	Outside
LA-02256	Atwood, J.	1991	City of Los Angeles Palisades Street Maintenance Yard Examination	Outside
LA-02377	Van Horn, D.	1990	Phase I Cultural Resource Study: Lot 1, Tract 2196 ("the Artesian Block") in the City of Los Angeles	Outside
LA-03729	Department of Public Works	1977	Historic Property Survey Bundy Drive - North of Wilshire Boulevard to South of La Grange Avenue	Overlaps
LA-03857	Bonner, W.	1998	Cultural Resources Monitoring L.A. Cellular Site C5552.2, Venice, California	Outside
LA-03872	McLean, D.	1998	Archaeological Assessment for Pacific Bell Mobile Services, Telecommunications Facility LA-268-02, 2419 Michigan Ave., City of Santa Monica, Los Angeles County, CA.	Outside
LA-04492	Maki, M.	1999	Negative Phase I Archaeological Survey and Impact Assessment of 9.45 Acres for the Virginia Avenue Park Expansion Project, Santa Monica, Los Angeles County, California	Outside
LA-04554	Duke, C.	1999	Cultural Resource Assessment for Pacific Bell Mobile Services Facility LA 450-02, in the County of Los Angeles, California	Outside
LA-05031	Lapin, P.	2000	Cultural Resource Assessment for Pacific Bell Wireless Facility LA 910-01, County of Los Angeles, CA	Outside
LA-05036	Lapin, P.	2000	Cultural Resource Assessment for AT&T Wireless Facility Number R328, County of Los Angeles, CA	Outside
LA-05037	Lapin, P.	2000	Cultural Resource Assessment for AT&T Wireless Facility Number R326.1, County of Los Angeles, CA	Outside
LA-05732	Maki, M.	2002	1517 Franklin Street Housing Project, Santa Monica	Outside
LA-06126	Maki, M.	2002	Acquisition of Two Parcels for the Future Demolition of Two Commercial Structures Located at 2601-2615 Santa Monica Boulevard Santa Monica	Outside
LA-06480	Duke, C.	2001	Cultural Resource Assessment for AT&T Fixed Wireless Services Facility Number LA_043_A, County of Los Angeles, California	Outside

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

SCCIC Report Number	Author	Year	Report Title	Proximity to Project Site
LA-06498	McKenna, J.	2002	Highway Project Involving Upgrading of Intersection Within the City of Santa Monica Located Between San Vicente Blvd. (North; Ocean Park (South); 9th Street (West); and 30th Street (East)	Overlaps
LA-06505	Smith, P.	2000	Highway Project of Replacing the Existing Overhead Reflective Sign Panels In-kind With Retro-reflective Panels	Outside
LA-06506	Duke, C.	2000	Cultural Resource Assessment for AT&T Wireless Services Facility Number, R322.1 County of Los Angeles, California	Outside
LA-06524	Maki, M.	2002	2402-2410 Kansas Avenue Rehabilitation Project, Santa Monica	Outside
LA-06714	Maki, M.	2003	Relocation of Access Center & Daybreak Shelter and Creation of Westside Safe Haven Project, City of Santa Monica	Outside
LA-07106	Demcak, C.	2003	Report of Archaeological Survey for Bechtel Project #950023008B, Public Storage, Santa Monica, California	Outside
LA-07107	Allen, K.	2003	Records Search for Bechtel Project (#9500023008B), Public Storage, Santa Monica, California	Outside
LA-07178	William Self Associates	2001	Report on Cultural Resources Mitigation and Monitoring Activities Fluor/Level (3) Los Angeles Local Loops	Outside
LA-07953	Messick, P. and R. Greenwood	2006	Archaeological Monitoring Report University High School Project, Los Angeles, California	Outside
LA-08655	Romani, J.	2004	University High School Amphitheater Footing Excavation, at the Gabrieleno/Tongva Springs in West Los Angeles	Outside
LA-09414	Maki, M.	2008	2320 34th Street Renovation Project, City of Santa Monica	Outside
LA-09453	Ehringer, C. and M. Strauss	2009	Exposition Corridor Transit Project Phase 2 Archaeological Survey Report	Overlaps
LA-09487	Wlodarski, R.	2008	Negative Phase 1 Archaeological Study for the Charnock Well Field Restoration Project, City of Santa Monica, California	Overlaps
LA-10362	Tang, B.	2009	Archaeological Monitoring of Earth-Moving Activities, University High School Fire Alarm System Project, Santa Monica, Los Angeles County, California	Outside
LA-10431	Tang, B. and M. Hogan	2010	Archaeological Monitoring Report - Proposed New Gymnasium for the University High School	Outside
LA-10766	Tang, B.	2010	Final Report on Archaeological and Paleontological Resources Monitoring Geotechnical Borings for the Proposed YMCA Facility at University High School, City of Los Angeles, Los Angeles County, California	Outside

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

SCCIC Report Number	Author	Year	Report Title	Proximity to Project Site
LA-10987	Wlodarski, R.	2008	Record Search Results for the Proposed Bechtel Wireless Telecommunications Site EL0041 (Arya Investments) Located at 11925 Wilshire Boulevard, Los Angeles, Los Angeles County, California 92553	Outside
LA-11005	Cogstone	2010	Westside Subway Extension Historic Property Survey Report and Cultural Resources Technical Report	Adjacent
LA-11114	Foster, J.	2011	Archaeological Investigation, Partial Inventory Secondary Sewer Renewal Program Bundy and San Vicente Project	Overlaps
LA-11184	Born, M.	2008	Exposition Corridor Project Phase 2 (FTA 070320A), Request for Concurrence—Detailed Reconnaissance Survey	Overlaps
LA-11214	Hunt, K. and J. Dietler	2011	Addendum to the Cultural Resources Assessment for the Westside Family YMCA Project, West Los Angeles, Los Angeles County, California	Outside
LA-11224	Harper, C. and J. Dietler	2010	Cultural Resources Assessment for the Westside Family YMCA Project, West Los Angeles, Los Angeles County, California	Outside
LA-11305	Meiser, M.	2009	Historical Resources Evaluation Report for the Exposition Corridor Transit Project Phase 2, Los Angeles County, California	Overlaps
LA-11793	Meiser, M.	2009	Addendum to the Historical Resources Evaluation Report and Archeological Survey Report for Project Changes and Design Options the Exposition Corridor Transit Project Phase 2, Los Angeles County, California	Overlaps
LA-11994	Bonner, W.	2012	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate SV11514A (SM Theatre Guild), 2627 Pico Boulevard, Santa Monica, Los Angeles County, California	Outside
LA-12085	Tang, B.	2013	Archaeological Monitoring Program University High School Soil Testing Project University High School, City of Los Angeles, Los Angeles County, California	Outside
LA-12086	Tang, B.	2012	Archaeological Monitoring Program Football Field Electrical System Installation University High School, City of Los Angeles, Los Angeles County, California	Outside
LA-12087	Tang, B.	2012	Archaeological Monitoring Program Music Department Electrical System Installation Project University High School, City of Los Angeles, Los Angeles County, California	Outside
LA-12500	Vader, M.	2013	Final Archaeological Resources Monitoring Report for the Los Angeles Department of Water and Power Scattergood-Olympic Transmission Line Project, Vault Investigations, Los Angeles County, California	Outside

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

SCCIC Report Number	Author	Year	Report Title	Proximity to Project Site
LA-12791	Tang, B. and M. Hogan	2013	Final Report on Archaeological Monitoring of Earth-Moving Activities, University High School Gymnasium/Locker Facility, Seismic Mitigation Increment 2, and Related Sitework City of Los Angeles, Los Angeles County, California	Outside
LA-12792	Hogan, M.	2013	Archaeological Monitoring of Earth-Moving Activities University High School Sewer Improvement Project	Outside
LA-12793	Tang, B.	2013	Archaeological Monitoring of Earth-Moving Activities Geotechnical Borings No.6 and No.7 YMCA Facility at University High School Santa Monica, Los Angeles County, California	Outside
LA-12794	Hogan, M.	2014	Archaeological Monitoring Program for the Small Learning Communities Implementation Project University High School, City of Los Angeles, Los Angeles County, California	Outside
LA-12796	Brunzell, D.	2010	Cultural Resources Assessment Mountain View Mobile Home Park, Santa Monica, Los Angeles County, California	Outside
LA-12869	Tang, B.	2016	Archaeological Monitoring of Pipe Repairs University High School, 11800 Texas Avenue Los Angeles, Los Angeles County, California	Outside
LA-13003	Ballester, D.	2015	Archaeological Monitoring Program During the Installation of a New HVAC System Near Room 127, the Music Room; Project University High School, City of Los Angeles, Los Angeles County, California	Outside
LA-13098	Teeter, W., K. Kennedy-Richardson, H. Radde, and S. Dunlap	2015	Cultural Resources Assessment for the Proposed Improvements at the Westside Family YMCA	Outside
LA-13125	Bonner, W.	1998	Cultural Resources Monitoring L.A. Cellular Site C555.2, Venice, California	Outside
LA-13169	Bonner, D.	2013	Cultural Resources Record Search and Site Visit Results for the proposed AT&T Mobility Site CLV6104 (Wilshire Blvd/Bundy Dr.) located at 12057 Wilshire Boulevard, Los Angeles, Los Angeles County, California, 90025	Outside
LA-13248	Hogan, M.	2017	Archaeological Monitoring Program, University High School Sewer Repair Project "University HS – 1017361", Within the University High School Campus, City of Santa Monica, Los Angeles County, California	Outside

LA-03729

In 1977, the City of Los Angeles Department of Public Works conducted a Historic Property Survey in support of the proposed widening of Bundy Drive. The project area consisted of a 1.1-mile section of Bundy Drive north of Wilshire Boulevard to south of La Grange Avenue. The Area of Potential Impact (API) included that project site and a bump-out of one lot on either side Bundy Drive. The project area intersects the current Project site's proposed new pipeline at Bundy Drive and Arizona Avenue. Additionally, the study's API captured the current Project's Arcadia Water Treatment Plant. No historic properties were identified within the API as a result of archival review and a reconnaissance survey. Furthermore, the study concluded there would be no significant impact on archaeological resources. The study provided no further cultural resources considerations.

LA-06498

In 2002, Caltrans District 7 prepared a Historic Property Survey Report in support of proposed improvements to 38 intersections in the City of Santa Monica. One of these proposed improvement areas overlaps the current Project site at Broadway and Berkley Street. No cultural resources were identified within the study area as a result of archival review and a pedestrian survey. The study determined that the LA-06498 project would have no adverse impacts to known cultural resources, and that there was low potential for it to uncover cultural resources.

LA-09453

In 2009, Exposition Rail Construction Authority retained EDAAW, Inc. to prepare an Archaeological Survey Report in support of proposed construction of a light rail expansion from Culver City to Santa Monica. The archaeological Area of Potential Effect (APE) consisted of the 7-mile long construction footprint. The APE is adjacent to the current Project site at proposed new well location SM-10 and the southern portion of the existing pipeline. The study included a CHRIS records search, coordination with Native American tribes, a reconnaissance-level pedestrian survey, and a significance evaluation of one newly identified built environment resource within the APE. No previously recorded archaeological resources were identified within the APE as a result of the CHRIS search. Based upon results of the SLF and communications with Native American individuals, the LA-09453 project was found to be in an area considered sensitive for the presence of Native American cultural resources. The pedestrian survey identified the historic-era Santa Monica Air Line Segment within the APE. The resource was evaluated and determined eligible for listing on the NRHP and the CRHR. The Santa Monica Air Line Segment is adjacent to two well sites in the Olympic Well Field portion of the Project site. To reduce potential impacts to archaeological resources, the study recommended mitigation measures for archaeological monitoring of all ground disturbing activities within the APE, as well as standard procedures for the unanticipated discovery of archaeological resources and human remains during Project construction. To address potential adverse effect to the NRHP eligible resource, the study recommended the preparation of a Memorandum of Agreement in consultation with the State Historic Preservation Office and the preparation of a Historic Properties Treatment Plan prior to project implementation.

LA-09487

In 2009, the City of Santa Monica retained Rincon Consultants, Inc. to conduct a Phase I archaeological study in support of proposed improvements at three water service facilities. The study area included the Arcadia Water Treatment Plant, which is also the focus of the current Project. The Phase I study included a CHRIS records search, a SLF search of Native American sacred sites, and a pedestrian survey. No prehistoric or historic-era archaeological resources were identified within Arcadia Water Treatment Plant as a result of the study. Additionally, the study noted

that the water related structures on the site were constructed in the 1960s, and therefore did not qualify as historic-era built environment resources as they were less than 50 years old at the time of report submittal. The study provided standard procedures for the unanticipated discovery of cultural resources and human remains during project implementation.

LA-11005

In 2010, the Los Angeles County Metropolitan Transportation Authority retained Cogstone Resource Management Inc. to prepare a Historic Property Survey Report and a cultural resources report in support of the Westside Subway Extension Project. Included within one of the project's Build Alternatives was the proposed construction of the Wilshire/Bundy Station along the Heavy Rail Transit subway system. This proposed station is adjacent to the current Project at the Arcadia Water Treatment Plant. No historic properties or cultural resources were identified in the vicinity of the proposed Wilshire/Bundy Station as a result of the Historic Property Survey and cultural resources study. Additionally, the cultural resources study considered the area surrounding the Wilshire/Bundy Station as low potential for the presence of historic-era archaeological sites.

LA-11114

In 2011, the City of Los Angeles retained Greenwood and Associates to conduct a preliminary cultural resources study in support of the proposed removal and repair of 9,989 feet of sewer lines located in the Brentwood-Pacific Palisades and West Los Angeles Community Plans. The preliminary archaeological assessment consisted of a CHRIS records search and site visit to the one previously recorded archaeological site within the project boundary. The records search overlapped a portion of the current Project site; however, the current Project site was not investigated as part the preliminary study. The study provided standard procedures for the unanticipated discovery of cultural resources and human remains during project implementation.

LA-11184

In 2008, Exposition Metro Line Construction Authority submitted a request for State Historic Preservation Office concurrence on the Detailed Reconnaissance Survey for the Exposition Corridor Project Phase 2 Alternatives. The APE was defined as the first tier of parcels immediately adjacent to the proposed 7-mile long project footprint that extends from Culver City to Santa Monica. Portions of the current Project site, specifically new well locations SM-8 and SM-10i and the southern alignment of the existing pipeline, are adjacent to the APE. The survey included the identification and documentation of buildings within the APE that were over 50 years old. The study identified 40 historic architectural resources within the APE that had the potential to be eligible for the NRHP and that required evaluation. None of these resources are within the vicinity of the current Project site.

LA-11305

In 2008, Exposition Metro Line Construction Authority retained EDAW, Inc. to prepare a Historical Resources Evaluation report for the Exposition Corridor Project Phase 2 Alternatives in response to the 2008 Detailed Reconnaissance Survey described in the above study LA-11184. The APE was consistent with that of LA-11184. As such, the southern portion of the current Project site is adjacent to the APE. The report assessed 26 historic architectural resources within the APE to determine their eligibility for the NRHP or CRHP. The resources consisted of commercial and residential buildings and railroad bridges. Of the 26 resources evaluated, seven were determined eligible for listing on the NRHP and CRHR. None of these resources are within the vicinity of the current Project site.

LA-11793

In 2009, Exposition Metro Line Construction Authority retained EDAW to provide addendums to their cultural resources studies prepared in 2008 and 2009 (see studies LA-11305 and LA-09453 above) in response to design changes to the Exposition Corridor Project Phase 2 Alternatives. Modifications to the alignment caused no changes to the archaeological APE. Therefore, there were no changes to the results and recommendations of the 2009 Archaeological Survey Report (see study LA-09453 above). Design alternations did result in the adjustment of the architectural APE (see study LA-11305 above). The Centinela Grade Separation portion of the revised APE is adjacent to new well location SM-9, the existing pipeline, and the proposed well removal at SM-3. As a result of the revised APE, one historic architectural resource requiring evaluation was identified in the vicinity of the current Project site. The property at 3401 Exposition Boulevard was evaluated and determined not eligible for the CRHR. This property is one block south of the current Project site and will not be impacted by the current Project.

Previously Recorded Cultural Resources

The CHRIS records search results indicate that 21 cultural resources have been previously recorded within 0.5-mile of the Project site. Of these, one resource, the NRHP eligible historic-era Santa Monica Air Line railroad segment (P-19-003803) is adjacent to the proposed SM-8 and SM-10i well sites. As previously discussed in study LA-09453 above, in 2009, EDAW Inc. recorded and evaluated a longer, 6-mile segment of historic railroad right-of-way as part of the archaeological survey report prepared for the Exposition Corridor Transit Project Phase 2. The western portion of the segment extends west from Military Avenue in Culver City to 18th Street in Santa Monica. The rail joins Olympic Boulevard in Santa Monica between Stewart Street and 26th Street, overlapping the Project site. The 2008 site record describes the western portion of the segment as obscured by asphalt pavement. This resource is summarized below Table 2.

The 20 previously recorded cultural resources outside the Project site but within the 0.5-mile records search area include one prehistoric archaeological site, three historic-era archaeological sites, two multi-component sites consisting of both prehistoric and historic-era archaeological sites, and 14 historic-era built environment resources. The three prehistoric resources include a village site with reported burials, a lithic scatter, and an isolated hand stone. The historic-era archaeological sites consist of one refuse scatter and four refuse deposits with material dating from the early to mid-twentieth century. The built environment resources include a district, three school buildings, one industrial building, three commercial buildings, one mobile home park, and five single-family properties. All 21 previously recorded cultural resources within 0.5-mile of the Project site are summarized in Table 2, below.

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

Primary Number	Trinomial	Age and Type	NRHP/CRHR Eligibility	Description	Recorded By and Year	Proximity to Project Site
P-19-000382	CA-LAN-00382	Prehistoric: Site Historic: Site Built Environment: Educational building	Prehistoric component of the site: 3CS: Appears eligible for CRHR (2013) University High School Main Building: 2S2: Determined eligible for the NRHP (1995) Serra Springs approved California Historical Landmark No. 522 (1954)	Multi-component site consisting of the historic-era University High School campus built on a prehistoric village site located around a collection of freshwater springs known as Serra Springs. The prehistoric site was first reported circa 1925 during the construction of the University High School Campus. The prehistoric site included burials, stone and bone tools, grinding implements, and marine shell. A California Historical Landmark plaque was placed at the site of the springs in 1954, as it is a place thought to have been visited by Portola's 1769 expedition. Ground disturbance in 1974 unearthed an additional burial of Native American origin in an intact portion of the site. The main building on the campus was determined eligible for the NRHP in 1995. A 2009 through 2012 campus-wide monitoring program uncovered historic-era deposits consisting of household refuse dating from circa 1890-1960, a stone-and-mortar foundation, as well as prehistoric milling implements, flaked stone tools, and marine shell. All artifacts uncovered during monitoring were found in a disturbed context.	Porter, R. and M. Dahdul (2013); Porter, R. (2009); McAvoy, C. (1995); King, T. and C. Singer (1980); Arbuckle, J. (1980); King, T. (1969); Dillion, R. (1954); Devry, A. (1954)	Outside

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

Primary Number	Trinomial	Age and Type	NRHP/CRHR Eligibility	Description	Recorded By and Year	Proximity to Project Site
P-19-001063	CA-LAN-01063	Prehistoric: Site	7R: Not evaluated	Sparse surface scatter of prehistoric artifacts including milling implements, cores, flaked stone tools, and debitage. Site measured 60 meters by 25 meters and likely extended beyond recorded boundary. Site partially destroyed during development in 1984.	Singer, C. (1987); Singer, C. (1984); Singer, C. (1980)	Outside
P-19-003336	CA-LAN-03336	Historic: Site	7R: Not evaluated	Buried lens of historic-era refuse uncovered within trench during construction monitoring. Artifacts include glass bottle fragments, milled wood, brick, butchered bone, porcelain tableware and unidentified ferrous metal fragments.	Humphries, F. (2000)	Outside
P-19-003803	CA-LAN-03803	Built Environment: Railroad	3S: Appears eligible for the NRHP (2008)	A 6-mile segment of the Southern Pacific Railroad ROW historically known as the Santa Monica Air Line Segment. The track was laid in 1875 and abandoned in 1993.	Strauss, M., S. Dietler, J. Dietler, and C. Ehringer (2008)	Adjacent
P-19-004666	CA-LAN-4666	Historic: Site	7R: Not evaluated	Buried historic-era deposit consisting of brick, a brick wall segment, terra cotta pipe fragments, concrete rubble, glass shards, a folding chair, and a coffee jar. Refuse found beneath Santa Monica Air Line track and assumed related to twentieth century railroad construction and activity.	Knight, A. (2012)	Outside
P-19-004668	CA-LAN-04668	Historic: Site	7R: Not evaluated	Buried lens of historic-era refuse primarily composed of cosmetic containers dating from the 1940s-1960s. Deposit located adjacent to the Santa Monica Air Line ROW and within the vicinity of numerous buildings previously housing cosmetic companies.	Mort, J. (2012)	Outside

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

Primary Number	Trinomial	Age and Type	NRHP/CRHR Eligibility	Description	Recorded By and Year	Proximity to Project Site
P-19-004669	CA-LAN-04669	Prehistoric: Isolate Historic: Site	7R: Not evaluated	Multi-component site consisting of a large scatter of historic-era debris, a brick-lined well feature, a prehistoric isolated bifacial hand stone, as well as marine shell fragments and one abalone shell. The historic-era refuse was attributed to an Asian restaurant located on the parcel in the mid-twentieth century.	Knight, A. (2014)	Outside
P-19-174913	—	Built Environment: Educational building	2S2: Determined eligible for the NRHP (1995)	University High School Main building: 11800 Texas Avenue (built 1924)	McAvoy, C. (1995)	Outside
P-19-176179	—	Built Environment: Educational building	6Y: Determined ineligible for NRHP (1995)	Brockton Avenue Elementary School: 1309 Armacost Avenue (built 1922)	McAvoy, C. (1995)	Outside
P-19-188708	—	Built Environment: District	5D1: Locally designated district (1992)	Santa Monica Public Schools Thematic District (built 1924-1948)	Heumann, L. (1992)	Outside
P-19-188709	—	Built Environment: Educational building	5D3: Appears to be a contributor to a locally designated district (2007)	McKinley Grammar School: 2401 Santa Monica Boulevard (built 1922)	Jones & Stokes (2007); Heumann, L. (1992)	Outside
P-19-189451	—	Built Environment: Single-family property	1S: Listed in the NRHP (2009)	Stevens House: 23524 Malibu Colony Road (built 1968)	McAvoy, C. (2009)	Outside
P-19-189755	—	Built Environment: Single-family property	6Z: Ineligible for NRHP, CRHR, or Local listing (2008)	1706 21st Street (built 1914)	Meiser, M. (2008)	Outside

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

Primary Number	Trinomial	Age and Type	NRHP/CRHR Eligibility	Description	Recorded By and Year	Proximity to Project Site
P-19-189756	—	Built Environment: Single-family property	6Z: Ineligible for NRHP, CRHR, or Local listing (2008)	1625 20th Street (built 1927)	Meiser, M. (2008)	Outside
P-19-189757	—	Built Environment: Single-family property	6Z: Ineligible for NRHP, CRHR, or Local listing (2008)	2200 Wellesley Avenue (built 1925)	Meiser, M. (2008)	Outside
P-19-189767	—	Built Environment: Industrial building	6Z: Ineligible for NRHP, CRHR, or Local listing (2008)	12414 Exposition Boulevard (built 1927)	Meiser, M. (2008)	Outside
P-19-189768	—	Built Environment: Single-family property	6Z: Ineligible for NRHP, CRHR, or Local listing (2008)	11928 Exposition Boulevard (built 1939)	Meiser, M. (2008)	Outside
P-19-190059	—	Built Environment: Commercial building	6Z: Ineligible for NRHP (2012)	Morgan-Wixson Theater: 2627 Pico Boulevard (built circa 1965)	Crawford, K. (2012)	Outside
P-19-190087	—	Built Environment: Commercial building	6Z: Ineligible for NRHP (2012)	Chase Bank: 5301 Whittier Boulevard (built circa 1958)	Crawford, K. (2012)	Outside
P-19-190896	—	Built Environment: Commercial building	6Z: Ineligible for NRHP (2012)	Ralphs Grocery Store: 12057 West Wilshire Boulevard (built 1961)	Johnson, B. (2013)	Outside
P-19-190932	—	Built Environment: Multi-family property	6Z: Ineligible for NRHP, CRHR, or Local listing (2010)	Mountain View Mobile Home Park: 1930 Stewart Street (built 1948)	Brunzell, D. (2010)	Adjacent

Santa Monica Air Line Segment (P-19-003803)

The Santa Monica Air Line segment is located in the Southern Pacific Railroad (SPRR) right-of-way, and is adjacent to the proposed Project site where the SPRR right-of-way shifts from running parallel to Exposition Boulevard to running south of and parallel to Olympic Boulevard, west of Stewart Street in Santa Monica. It was recorded by EDAW in 2008 as consisting of the railroad easement and extant rail-related elements, though the report and site

record both indicate that long segments of rail, and rail-related features were damaged, missing, in disuse, or not extant. Despite this, the report concludes that the Santa Monica Air Line retains integrity of location, design, setting, feeling and association – enough to convey its significance as an NRHP-eligible linear resource. The Santa Monica Air Line was recommended eligible for the NRHP by a consensus through Section 106 process, as well as listed in the CRHR. It was found eligible under Criterion A for its significant role in the creation and development of the City of Santa Monica, and as an important commuter rail system that served to sustain a critical connection between downtown Los Angeles and Santa Monica (Ehringer and Strauss 2009).

Mountain View Mobile Home Park (P-19-190932)

This resource is located adjacent to the proposed New Recycled Water Pipeline project component, and consists of the Mountain View Mobile Home Park (originally known as the Mountain View Trailer Inn). The Mountain View Mobile Home Park encompass one permanent 1948 building, a below-ground swimming pool, 75 mobile home units (as of 2010), 105 mobile home pads, and accompanying landscaping. The 1948 building is the single permanent building, and is a flat roofed, one-story structure oriented northwest by southeast, with an aluminum addition on its southwest which has rendered the building L-shaped since 1962. The mobile home park was found to be a typical example of a mobile home park created after World War II and was determined not to be a historical resource under CEQA, as it lacked historical significance, architectural merit, and integrity. The consultant, BCR Consulting, assigned the resource a status code 6Z - found ineligible for CRHR, NRHP, or Local Designation through survey evaluation (Brunzell 2010).

2.2 Building Development and Archival Research

Background research was conducted on the Project site in an effort to establish a thorough and accurate historic context for the WTP significance evaluation, and to confirm the building development history of the property and associated parcels.

City of Santa Monica records held at Arcadia Water Treatment Plant

On September 23, 2019, Dudek visited the Arcadia WTP and reviewed records stored at the facility, detailing architectural/engineering plans and records of past projects, in order to establish dates of construction for individual buildings.

City of Los Angeles Department of Buildings and Safety

Permits for the WTP were available after 1955 from the City of Los Angeles. On September 17, 2019, Dudek Staff reviewed post-1955 permits associated with the subject property available through Los Angeles Department of Building and Safety Online Building Records.

City of Santa Monica Department of Buildings and Safety

Dudek made a records request for building permits for the subject property and the City of Santa Monica replied on September 18, 2019, reporting that the City of Santa Monica did not hold permits for the Arcadia WTP on file and that the City of Los Angeles should hold all available building permits.

Los Angeles Public Library

Dudek reviewed a number of online resources available through the Los Angeles Public Library. These tools include accessing online Sanborn Maps, online city directories, online historical photograph collections, and online historical newspaper collections.

Santa Monica Public Library

Dudek visited the Santa Monica Public Library on September 23, 2019. A reference librarian was consulted for information specific to the Arcadia WTP property and general information about municipal utilities, but there were no specific sources available. However, background information for the City of Santa Monica was found in the California Reference room. The online archival image collection and Santa Monica Evening Outlook collection was also reviewed for all photographs and newspaper articles pertaining to the City Water Department. All information obtained from the Santa Monica Public Library was used in preparation of the historic context.

Santa Monica Conservancy

On September 25, 2019, Dudek researched the historic places map application for the Arcadia WTP and the Olympic well sites, however these sites have not been previously recorded. Dudek also utilized the Santa Monica Conservancy's "History of Santa Monica" tab for a brief synopsis of 20th century Santa Monica history.

City of Santa Monica Historic Resources Inventory

On September 25, 2019, Dudek researched City of Santa Monica Historic Resources Inventory List website, hosted by the City of Santa Monica and most recently updated in 2018, in order to establish a date of construction or historic resource status code for the subject properties, however, the Arcadia WTP and the Olympic well sites have not been previously recorded.

Santa Monica History Museum

On September 17, 2019, Dudek researched the digital collections of the Santa Monica History Museum, including photographs, archival materials, histories and biographies. Dudek reached out to Licia Hurst, an archivist at the Santa Monica History Museum on September 17, 2019, seeking information about the subject properties and general information about private and municipal water companies in Santa Monica. Another outreach email was sent on September 24, 2019. Dudek has not received a response to date.

Sanborn Fire Insurance Maps

The Sanborn Fire Insurance Company (Sanborn) maps for the property were reviewed on the Los Angeles Public Library website. In addition to structural descriptions, by virtue of Sanborn maps being produced in case of fire, water facilities including equipment, capacities, and source locations for each city are also described in detail. Sanborn Maps for the City of Santa Monica were reviewed from the following years: 1891, 1895, 1902, 1909, 1918, and 1950. The maps produced for 1891, 1895, 1902, 1909, 1919, and 1950 do not show the subject property, and the 1950 map refers out to the West Los Angeles/Sawtelle District Maps. The maps, however, do give adequate reports of the private and municipal water supplies for City of Santa Monica. According to the "Report" sheet filed with the 1918 Sanborn map for Santa Monica, water for Santa Monica, Sawtelle and Beverly Hills was provided by the Santa Monica Water Company from two reservoirs supplied by six wells at the subject property, called the Arcadia Pumping Plant, and produced roughly 5 million gallons per day. According to the "New Report, 1940" sheet filed with the 1950 Sanborn map for Santa Monica, the Arcadia Pumping Plant was considered water

“in reserve” and consisted of 9 wells at the plant with electric drive pumps, with a 1 million gallon per day capacity (Sanborn 1902, 1909, 1918, 1950).

West Los Angeles/Sawtelle District Maps were reviewed for the following years: 1905, 1907, 1912, 1921, 1924, 1928, and 1944. The subject property first appears, labeled as the Arcadia Pumping Plant, in 1921. In the 1921 Sanborn Sheet, the property is called the “Arcadia Pumping Plant” and is listed as being owned by “Santa Monica Water Works.” In 1921, the site contained: an L-plan pump house; a small, in-ground reservoir; four wells; a transformer; three smaller pump houses; and a 1-story dwelling (2218 S Bundy Drive). In the 1928 Sanborn map, the Arcadia Pumping Plant was updated to contain a 5 million gallon circular concrete reservoir. These structures are all in place in the 1944 Sanborn Map, and one pump house has been repurposed as a tool house and a new T-plan valve building was added (Sanborn 1924, 1928, 1944).

Historical Aerial Photographs

Historic aerial photographs of the subject property were available from Nationwide Environmental Title Research (NETR) LLC maps for the years 1947, 1952, 1964, 1967, 1972, 1980, 1989, 1995, 2003, 2004, 2005, 2009, 2010, 2012, 2014, and 2016. Additional historic aerial photographs of the subject property were available from University of California Santa Barbara (UCSB) Map and Imagery Laboratory’s FrameFinder application for the years 1927, 1928, 1934, 1940, 1947, 1956, 1960, 1962, 1965, 1968, 1970, 1971, 1976, 1980, 1981, and 1983. The Arcadia Pumping Plant parcel, including 5 million gallon reservoir (3. Water Storage Reservoir), settling basin, (no longer extant), tool house (no longer extant), and pumping plant building (no longer extant appears in the earliest aerial photographs from 1927. The transformer station (19. Electrical Equipment Transformer Yard) appeared between 1940 and 1947. Major building reconfigurations occur at the Arcadia WTP between the 1956 and 1960 aerial images, when several new buildings are added to the plant, including employee houses along Texas Avenue (12035 Texas Avenue and 12041 Texas Avenue – 26. On-site Housing for City Operators), pumps (17. Booster Pumps), a Chlorination Building (21. Chlorine Building), MWD Venturi Meter (22. MWD Vault Building), meter and valve structures, garage (18. Staff Room), control building (23. Administration Building), and laboratory building (16. Office/Storage). More buildings are added between 1965 and 1967, including the water softening buildings (no longer extant), contact basin (no longer extant), regeneration pumping station (no longer extant), and salt water reservoir (no longer extant). Multiple wells, including the SM-3 well, along Olympic Boulevard appear between 1968 and 1970. A few buildings are added to the north portion of the site closer to Saltair Avenue in the 1980s and 1990s, including another garage (5. Maintenance Building), emergency generator (11. Emergency Generator), stack structure, GAC Scrubber and Chemical Feed Facility (4. Vapor Phase GAC). The surrounding neighborhood area has remained relatively unchanged since the 1990s. The last major construction activity takes place in 2009 when many of the Arcadia Plant buildings were demolished, including the original pump station building, salt-water reservoir, water softening plant, and others to make way for 10 new buildings including the RO Building (1. RO Building), Greensand Filter Complex (8. Greensand Filter Complex), and Chemical Storage Building (9. Chemical Storage Area), among others (NETR 2019; UCSB 2019).

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3 Historic Context

Although the Arcadia WTP property is located in the City of Los Angeles, it was established before the town of Sawtelle expanded to include it and before Los Angeles annexed the town of Sawtelle to form its west-most boundary. The Arcadia WTP is closely tied to the development and municipal growth of the City of Santa Monica and has been a City of Santa Monica property since 1916.

3.1 Historical Overview of the City of Santa Monica

The original town site for Santa Monica was surveyed in 1875 by Colonel Robert S. Baker and John Percival Jones. The surveyed city grid provided for north and south streets to be numbered streets and east and west streets to be named for the various states in the United States (Figure 4). Baker and Jones had formed a partnership in 1874 with the intention of promoting Santa Monica as an important transportation and industrial center that would connect to the valuable mining endeavors in Nevada and Colorado. Baker and Jones organized the Los Angeles and Independence Railroad to facilitate their vision as a shipping and commerce center, and the first wharf was constructed with the intended use as an important shipping port. Just days after the survey of Santa Monica was completed in 1875, Santa Monica held its first land auction for 2,200 people to purchase lots. However, these plans fell apart, and by 1878 the Los Angeles and Independence Railroad was sold and the wharf torn down. While its original founders' plans failed, the development market would revive in the 1880s and 1890s during the land development boom of Southern California (ARG/HRG 2018; Gabriel 2006; SMC 2019).

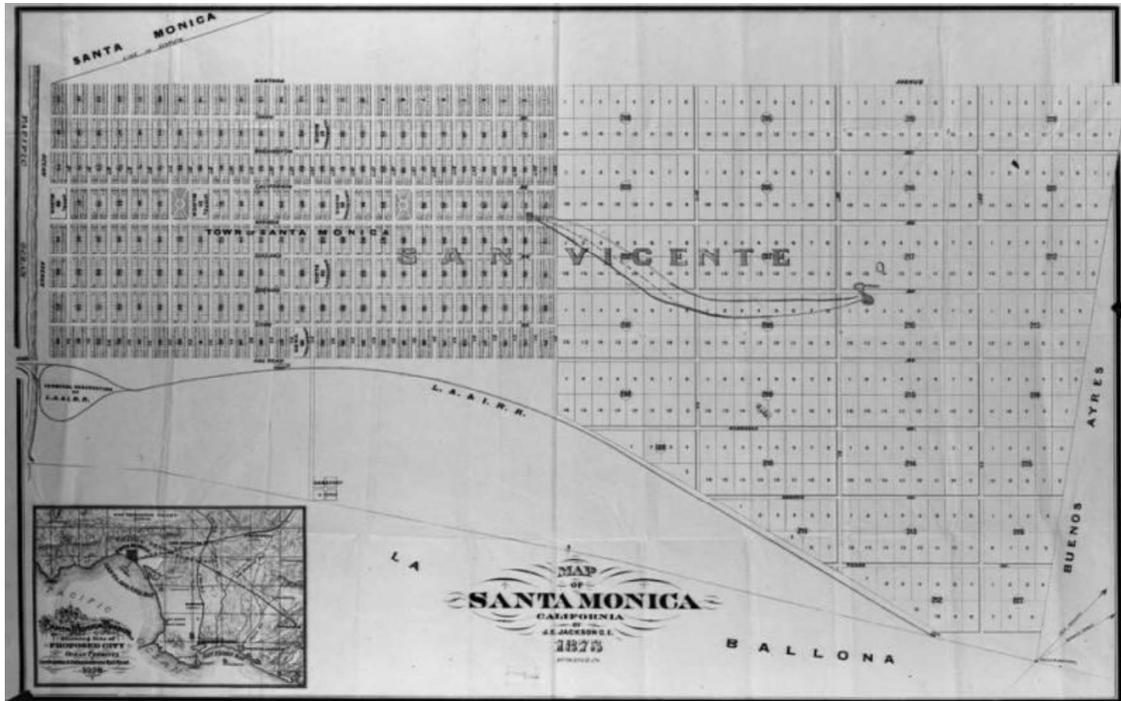


Figure 4. Tract Map, Santa Monica, 1875. (Security Pacific National Bank Collection, LAPL)

In 1886, the City of Santa Monica was incorporated. In 1887, the Atchison, Topeka, & Santa Fe Railroad re-kindled the development in Santa Monica, after a rate war with the Southern Pacific Railroad for access to Santa Monica.

This ignited another real estate boom, in time with the real estate boom of the 1880s in the greater Los Angeles area. By 1892, new visions for the City were set in motion by real estate developer Abbott Kinney and Francis Ryan. Kinney and Ryan envisioned a seaside resort that would attract tourists and wealthy locals, Ocean Park. Other developers also brought their visions to the bay, and the bathhouses and pleasure piers provided a hub for transportation of beach-goers. In 1896, electric streetcars were introduced including the Balloon Route from downtown Los Angeles, which not only brought day-trippers to Santa Monica, but also provided the means to operate as a streetcar suburb for larger metropolitan areas further east. (ARG/HRG 2018; Gabriel 2006).

These booming periods of initial development, however, required water infrastructure to support both residents and industry alike. The original Jones and Baker plans in 1875 had provided for water by means of two reservoirs, which filled from the San Vicente Springs (in future Sawtelle/West Los Angeles) and was then piped to the town. This system was quickly outpaced by the increased real estate development of the late 1880s, however by the early 1890s, the San Vicente Springs were drying up. Multiple private water company were formed in 1896-1897, to secure the water rights to springs in the Santa Monica Mountains and foothills north of Santa Monica, including Santa Monica Water Company (1897) and City Water Company (1896) (Evening Outlook 1975; Ingersoll 1908; LAH 1875).

At the turn of the twentieth century, many formerly independent communities in Southern California chose to be annexed to the City of Los Angeles, to access the cheap, municipal water promised by the Los Angeles Aqueduct. Private companies had always supplied Santa Monica with water, but were constantly suffering shortages as the groundwater sources they pumped were being used by other growing communities and lack of basic infrastructure. Arguments in Santa Monica over annexation centered mostly on water, coming to a head in the 1910s. In the end, Santa Monica chose not to be annexed and remained independent, in part because they had just the private water companies' holdings and had access to their own water sources (Evening Outlook 1975; LAT 1916a, 1916b, 1917).

Advances in roadways and railways in the first two decades of the twentieth century made Santa Monica a desirable place to live. The population of the City more than doubled in the first five years of the twentieth century and then, like much of the country, slowed during World War I. However, by the 1920s Santa Monica, like other Southern California cities, experienced a significant population boom. By 1923, approximately 1,500 people were moving into the area every month. The City had trouble keeping up with the population demands and continued subdividing land and constructing buildings as fast as possible in areas north of Montana Avenue and east of Seventh Street. The 1920s marked an important period in commercial development in the City. Large companies such as Douglas Aircraft Company set up shop in Santa Monica, providing even more incentive for people to move to the area because of the increased potential for work. The number of hotels and businesses exploded across the City, and a strong commercial core formed in the 1920s. The opportunities for employment, combined with the pleasure culture of Santa Monica, made it an excellent place to live as made evident by the population increasing to over 35,000 during the 1920s (ARG/HRG 2018; Gabriel 2006; Gebhard and Winter 2003; LAT 1923; Scott 2004; SMC 2019).

With the population reaching a critical point, and increase in industry, Santa Monica began to seek outside municipal water resources. In 1928, the City of Santa Monica became a charter member in the Metropolitan Water District, applying for water supplied from the Colorado River to other member cities, including Anaheim, Beverly Hills, Burbank, Compton, Fullerton, Glendale, Long Beach, Los Angeles, Pasadena, San Marino, Santa Ana, and Torrance. The Metropolitan Water District of Southern California organized in 1928 under the authority of the Metropolitan Water District Act (chap. 429, Calif. Statutes of 1927, p. 694). In 1941, the first water flowed through the Colorado River Aqueduct and was distributed to the participating cities, including Santa Monica (Weymouth 1939).

The Great Depression and the years leading up to World War II had a profound effect on the country as a whole, and Santa Monica was not immune to the economic downturn. During the 1930s, the City saw a significant decline in pleasure and tourism, and a proportional rise in gambling, prostitution, crime, and unemployment. Some companies were able to struggle through the 1930s, such as Merle Norman, the Santa Monica Packard Division, and Tyler Tilery. Offshore gambling on ships became popular during the Depression years, attracting gamblers via water taxi from Santa Monica's piers. However, once World War II started, businesses started to pick up again in Santa Monica, and some of the hotels were taken over by the military for use as places of rest and relaxation for military service members. The influx of military personnel helped to reinvigorate local businesses, and pleasure businesses such as theaters and bowling alleys became popular during World War II (PCR/HRG 2002; Scott 2004; SMC 2019).

The end of World War II marked the beginning of another population and commercial boom in Santa Monica, and the area thrived in the years following the war. New businesses and homes popped up all over town, and the tourism industry began to boom again. Companies such as Sears and Rand Corporation set up in Santa Monica in the late 1940s. Large-scale projects, which were impossible during the war years, became realities. One such commercial project was the closure of blocks of Third Street for a pedestrian shopping area, which laid the groundwork for the modern Third Street Promenade. Another was the Santa Monica Freeway, completed in 1966. Not all changes were positive – the Douglas Aircraft plant, which was a major industrial employer in the previous decades and World War II years, closed its plant in 1968. Additionally the Pacific Electric streetcar was discontinued and tracks removed in the 1960s (Gebhard and Winter 2003; Scott 2004; SMC 2019).

The 1970s and 1980s in Santa Monica were marked by gentrification. After years of suburbanization and economic downturn, several establishments, the preservation and revitalization of Santa Monica Mall and the Santa Monica Pier were major movements in the city. A major winter storm in 1983 destroyed over a third of the pier however, causing it to be rebuilt. The Santa Monica Mall was redeveloped into the Santa Monica Promenade, completed in 1989 as a shopping center. The 1990s saw the attraction of major corporations MGM, Sony, and Symantec to Santa Monica. In 1994, however the Northridge Earthquake caused significant damage around the city. Potentially because of this earthquake, Methyl Tert-Butyl Ether (MTBE), a gasoline contaminant, was discovered in the city's well water supply in 1996, leading the City of Santa Monica to close all five wells and begin importing 100% of its water. The City ultimately sued for replacement water costs (ARG/HRG 2018; LAT 1996, 1997; SA Associates 2010).

3.2 Development History of the Project Site

Colonel Robert S. Baker and John Percival Jones not only surveyed and laid out the original town site for Santa Monica in 1875 but also were required to provide for its water needs. Baker and Jones secured water rights to two reservoirs that filled from the San Vicente Springs (in the lands purchased from the San Vicente Rancho) as well as the infrastructure to pipe the water to the town. Baker and Jones formed the Santa Monica Land & Water Company in order to manage and dispense water as a utility in the town in these early years, and slowly made improvements to the system over time: new mains and branch lines to service new neighborhoods, new hydrant tie-ins for emergencies, and eventually new reservoirs. This system was quickly outpaced by the increased real estate development, and by the early 1890s, the San Vicente Springs were depleted (Evening Outlook 1975; Ingersoll 1908; LAH 1875; Sanborn 1891; Santa Monica Outlook 1890).

Multiple private water company were formed in the late 1890s to provide water to the growing Santa Monica area. Two companies formed to secure the water rights to springs in the Santa Monica Mountains and foothills north of Santa Monica, including Santa Monica Water Company (1897) and City Water Company (1896). Artesian Water Company,

organized to serve Ocean Park and south Santa Monica, as well as drain the Ballona Creek swampland, appeared in 1899. As they formed, these companies carved out territories for service, with certain companies only covering portions of the city (Evening Outlook 1975; Ingersoll 1908; LAH 1875, 1896; LAT 1901; Sanborn 1895, 1902).

In 1904, Jones and Baker began breaking up over 30,000 acres of land to put up for sale from their holdings at the San Vicente, Boca y Santa Monica, and Santa Monica ranchos, and then transferred this to Artesian Water Company. Santa Monica Land & Water Company, Santa Monica Water Company, and Sawtelle Water Company all consolidated under Artesian Water Company. Santa Monica Land & Water Company also subdivided roughly 450 acres just east of Santa Monica City limits, between 26th Street and the Soldier's Home grounds in Sawtelle, where the future Arcadia Water Treatment Plant would be located. This opened up the area for massive suburban growth, and expansion of the city's private water systems, however the private companies lacked the initial capital to expand service to the quickly developing areas that transitioned from former dry-farmed field to a quickly filling residential suburb. Residents protested the poor service in 1904, despite new private water companies emerging in 1904 and 1905. Anger and protests surrounding the water shortages reached a fever pitch in 1912, when the special meeting of the City Council ordered suit brought against Santa Monica Water Company for failure to supply water to customers (Evening Outlook 1975; Ingersoll 1908; LAT 1904a, 1905, 1912).

In 1906 and again in 1914, the city government was restructured into a three-person full-time board of commissioners, set up to meet daily and set policy. The City was immediately bombarded by interest in being annexed to City of Los Angeles, in order to take advantage of their municipal water system. Rather than seeking annexation, the City held out and attempted to solve its water crisis by forming their own municipal water department. In 1915, the City of Santa Monica held an election to approve bonds to purchase the holdings of four private water companies: the Santa Monica Water Company, Ocean Park Water Company, Irwin Heights Water Company, and City Water Company. Though the bond election failed on the first try, the issue was revived and in 1916. Among the properties offered to the city by the private water companies was the proposed site for a 5 million gallon reservoir, at the corner of Nevada Street (now Wilshire Boulevard) and S. 16th Street (now Saltair Avenue), in Sawtelle (Evening Outlook 1975; LAT 1912, 1915a, 1915b, 1915c, 1916a, 1916b, 1917; Santa Monica Outlook 1906, 1915).

Even with a municipal water system in place and additional infrastructure on the way, the City of Santa Monica's water supply was still insufficient to cover residential, commercial and industrial needs. In 1928, the City of Santa Monica became a charter member in the Metropolitan Water District (MWD), applying for water supplied from the Colorado River to other member cities, including Anaheim, Beverly Hills, Burbank, Compton, Fullerton, Glendale, Long Beach, Los Angeles, Pasadena, San Marino, Santa Ana, and Torrance. MWD's Colorado River Aqueduct and the distribution system were not completed until 1940, and the first Colorado River water arrived in Santa Monica to supplement well sources (ARG/HRG 2018; Weymouth 1939).

Arcadia Water Treatment Plant

The original owners of the 1228 S. Bundy Avenue parcel was the privately-owned Santa Monica Water Company. The company officially formed in 1897, an offshoot of the Santa Monica Land & Water Company, which was a real estate development company that had promoted settlement in Santa Monica in the 1880s. The holdings included reservoirs on a 30-acre tract, which held the San Vicente rancho springs, several tunnel wells, and gravity fed pipelines back to Santa Monica, as well as a reservoir at Nevada Avenue (Wilshire Boulevard) and 26th Street (LAH 1893a, 1893b; Sanborn 1902, 1909).

HISTORICAL RESOURCES EVALUATION REPORT FOR
OLYMPIC WELL FIELD RESTORATION AND ARCADIA WTP EXPANSION PROJECT

The Santa Monica Water Company acquired the parcel in Sawtelle at the corner of Nevada Boulevard (Wilshire Boulevard) and Arcadia Street (Bundy Street) in 1904, when the Santa Monica Land & Water Company purchased 30,000 acres from Senator John P. Jones and Arcadia Bandini de Baker. The purchase furnished more water bearing lands for the company as well as a model village, an electric rail line right of way, and for Santa Monica more pleasure resorts. The parcel originally held a pumping station, small in-ground reservoir, and several wells. By 1910, new wells were being placed at the “Arcadia Tract” followed by more still in 1912, driven to a depth of 300 feet. In 1913, the company reported to have 68 miles of water main, three reservoirs with a total storage capacity of 2,500,000 gallons, five wells, and two 100 horsepower pumps located at the Arcadia Pumping Station, which served 1,835 customers (LAT 1904b, 1910; Santa Monica Outlook 1912, 1913).

In 1916, the Arcadia property and all holdings of the Santa Monica Water Company were acquired by the City of Santa Monica. The property is specifically mentioned as an incentive for the City of Santa Monica to purchase the Santa Monica Water Company holdings in 1915. According to the Santa Monica 1918 Sanborn map, report for water facilities, Arcadia Pumping plant had six bored wells and electric drive pumps, a pump house and a guardhouse. Water from the Arcadia tract was pumped down the Wilshire Boulevard main to the 1,300,000-gallon No. 1 Reservoir at Wilshire and 26th Street. The property first appears in the 1921 Sawtelle Sanborn Fire Insurance Map. In 1924, the 5 million gallon reservoir was added to the Arcadia Pumping Plant site (Figure 5) (LAT 1915a, 1915b, 1915c, 1916a, 1916b, 1924; Sanborn 1921, 1924; Santa Monica Outlook 1915).

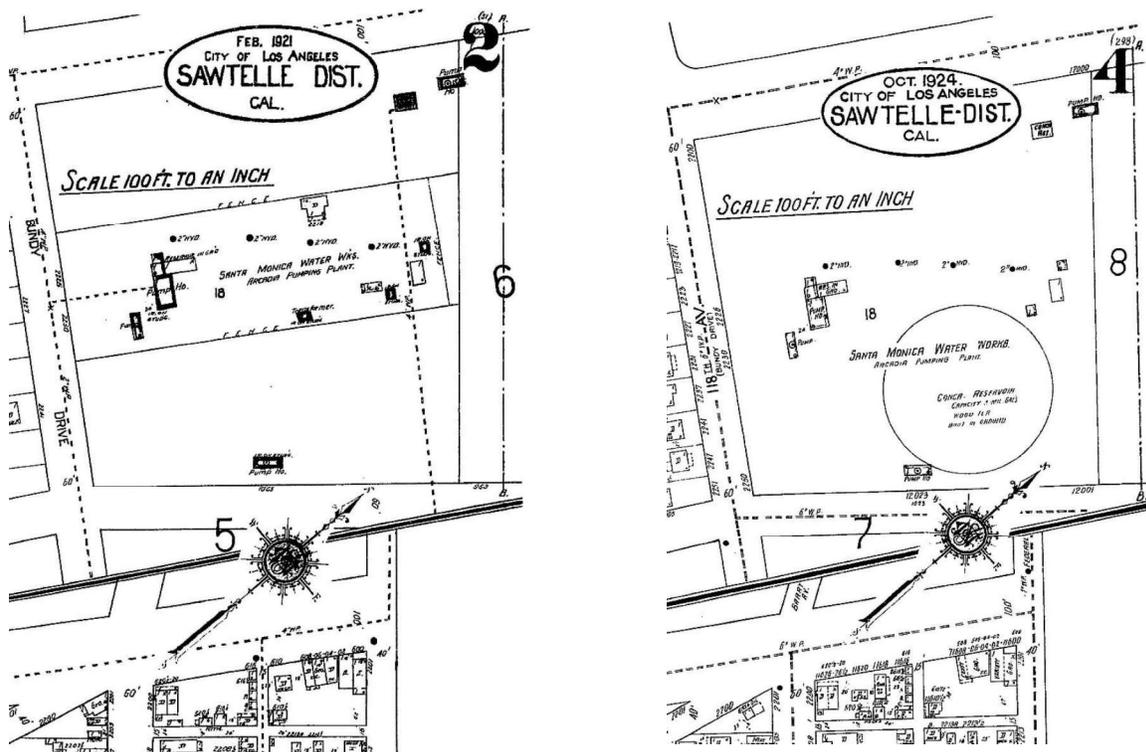


Figure 5. Sanborn Fire Insurance maps depicting Arcadia Pumping plant in 1921 (left) and 1924(right).
Note addition of 5 million gallon reservoir in 1924 image (Sanborn 1921, 1924)

HISTORICAL RESOURCES EVALUATION REPORT FOR
 OLYMPIC WELL FIELD RESTORATION AND ARCADIA WTP EXPANSION PROJECT

In the mid-1940s, a vault allowing MWD water to enter the plant was added at the Arcadia Pumping Plant parcel. At the time, the Arcadia plant's connection was the only point at which MWD water could reach the city's system. Another connection point at Charnock Well Pumping Plant was added in 1949. In 1956, a Chlorination Building was added to the plant (Permit 1956WL18112) (Figure 6). In 1957, The City consulted with engineering firm James M. Montgomery Inc. to begin studying improvements for the Arcadia Pumping Plant. These included two new houses for water department employees along Texas Avenue, a Water Pumping Plant Control Building, a garage, a new meter structure, a new valve structure, valve manholes, and a new Venturi meter structure for the MWD pipeline connection. In 1958, the City of Santa Monica gave the city's water system a \$2,700,000 overhaul, including increasing the capacity at the Charnock Pumping Station (LAT 1957, 1958; Permits 1958LA07347, 1958LA07348, 1958LA07350, 1958LA07351, 1958WL07346, 1958WL07349).

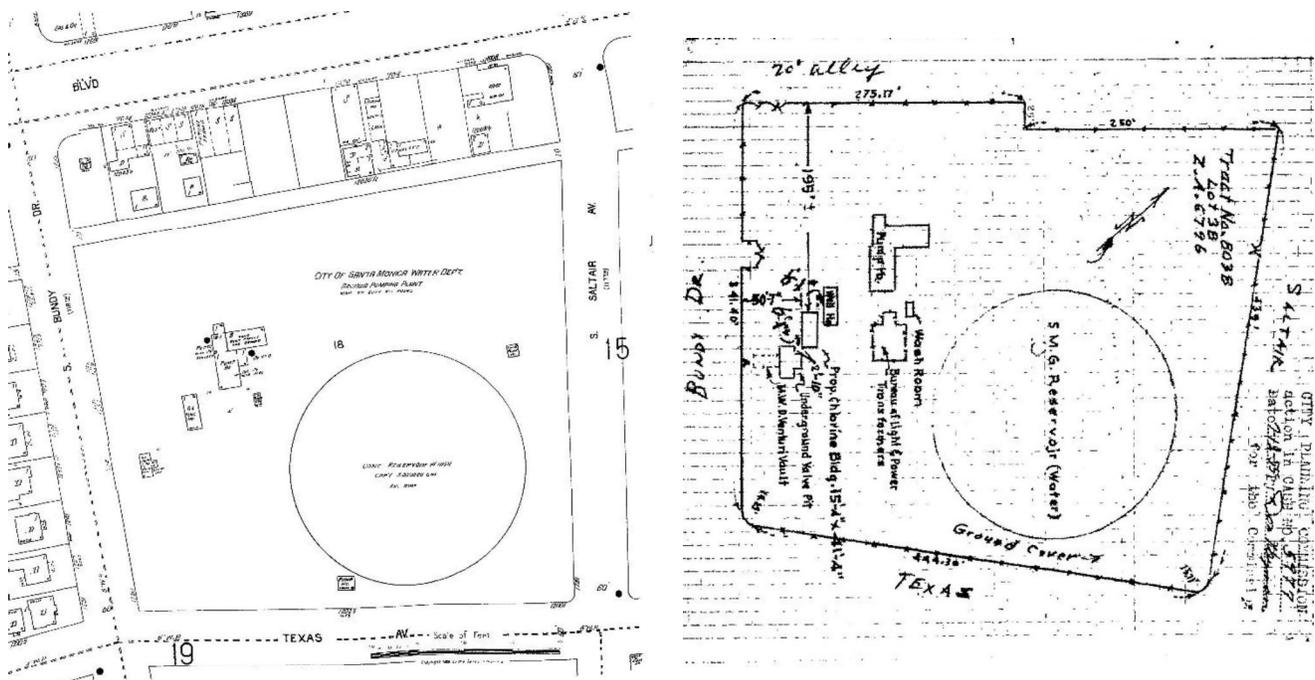


Figure 6. Maps depicting Arcadia Pumping Plant in 1948 (left) and 1956 (right). Both maps oriented so Wilshire Boulevard is at the top (Sanborn 1948; Permit 1956WL18112)

HISTORICAL RESOURCES EVALUATION REPORT FOR
 OLYMPIC WELL FIELD RESTORATION AND ARCADIA WTP EXPANSION PROJECT

In 1964, the City of Santa Monica again hired the engineering firm of James M. Montgomery to design facilities for an 800,000 water softening and filtration plant at the Arcadia Pumping Plant site. The City had been mixing harder well water with treated, softer MWD water for decades before upgrading their system. This came amidst price hikes from MWD and the City of Santa Monica promoting self-reliance on their own wells (Figure 7). (LAT 1964, 1966; Montgomery 1966).

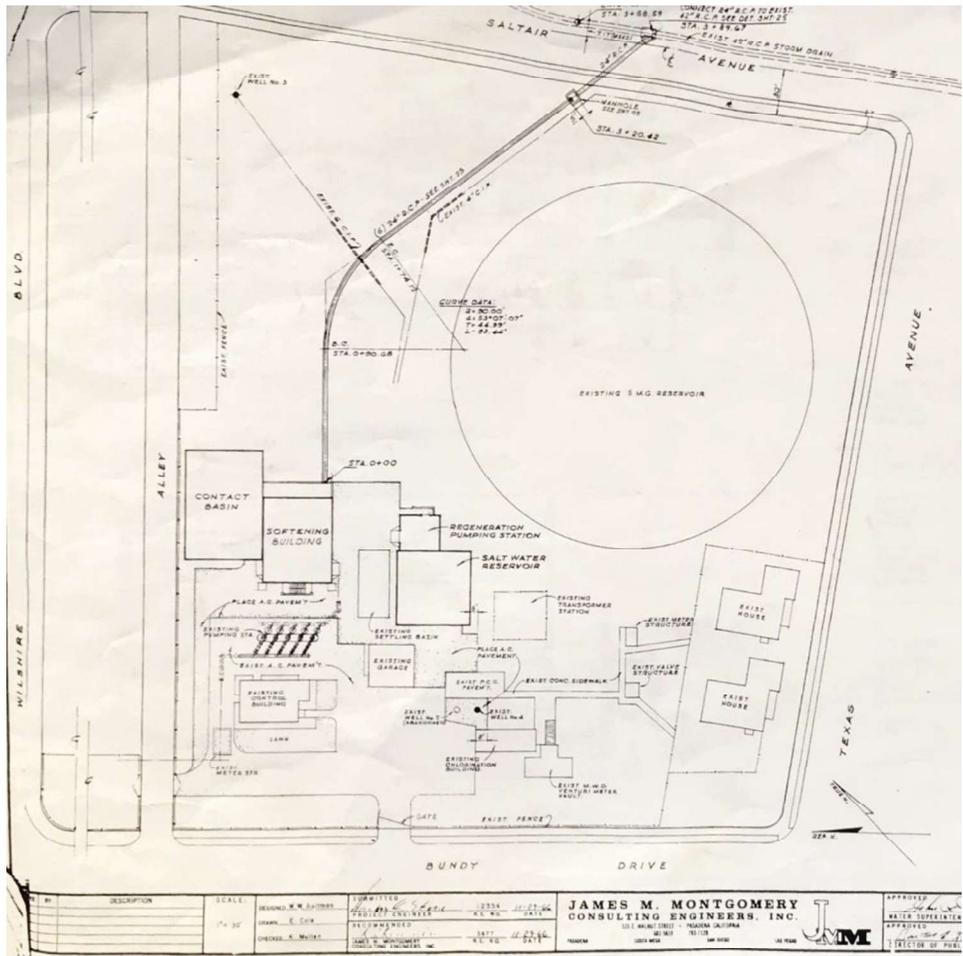


Figure 7. Plan map of the Arcadia Water Treatment Plant South elevation, James M. Montgomery, Consulting Engineers, Inc., 1966. Map oriented so Wilshire Boulevard is at left (Montgomery 1966)

A few piecemeal equipment structures and buildings were added to the property between 1964 and 2010. In 1970, a separate laboratory building was added to the facility. In 1986, a maintenance garage was added. In the 1990s the engineering firm Kennedy Jenks Clinton consulted with the City of Santa Monica for a project to install a stack, outdoor chemical feed facility, GAC scrubber, and off-gas system for the 5-million gallon reservoir (City of Santa Monica Records held at Arcadia WTP).

In 1996, an intrusion of the chemical MTBE was detected in the Santa Monica well water supply. The source of the contamination came from a leaking, below ground gasoline storage tank owned by Mobil Oil. The City of Santa Monica sued Mobil and eventually sought relief for decontaminating the wells and associated water treatment equipment. As part of the settlement, the City of Santa Monica Public Works Department also gained funding to make significant improvements to the Charnock and Arcadia Plants. At Arcadia WTP, improvements were added in

2010 when the Contact Basin building, softening building, salt water reservoir, regeneration pumping station, and settling basin, and associated cover buildings were all demolished. New buildings added in 2010 were the Greensand Filter Complex, Chemical Storage Buildings, covered Chemical Storage Area, RO Building, Decarbonator Building, and others (see Table 3) (ARG/HRG 2018; LAT 1996, 1997; SA Associates 2010).

Olympic Well Field, SM-3 Well Site

The first well field to provide water for City of Santa Monica was located near the San Vicente Springs, northeast of City of Santa Monica, which continued to provide water for City of Santa Monica from 1875 to the 1910s. The City of Santa Monica has extracted groundwater from the various wells in the Santa Monica Basin since 1924. In 1924, the Charnock Wellfield first began providing water to the City of Santa Monica, but wells appear at various private water company sites as early as 1918, including at the Arcadia property and along Olympic Boulevard. Two wells, including the SM-3 well site, along Olympic Boulevard were installed between 1968 and 1970, according to aerial imagery. After a 10-week closure in 1980, The Santa Monica City Council approved that the well be re-opened. The Olympic well sites accounted for 12% of the City water supply in 1980. (ARG/HRG 2018; LAT 1980; Sanborn 1918, 1921, 1924; Santa Monica Outlook 1924; UCSB 2019).

Overview of the Well Sites and Proposed Recycled Water Pipeline

Further west from the SM-3 Well Site, three new wells are proposed for the median in Olympic Boulevard. The 1875 Los Angeles & Independence Railroad (later owned by Southern Pacific, then used as the Santa Monica Air Line) was the original primary link between downtown Los Angeles and Santa Monica. Olympic Boulevard was not extended from Los Angeles to Santa Monica until 1936. Before 1936, the road's route comprised short sections of discontinuous, two-lane paved road, interspersed with long stretches of unimproved dirt or gravel road between Los Angeles' sprawling early cities, including cutting through the Twentieth Century Fox studios and a golf course. The 1929 decision to link Olympic Boulevard to Los Angeles was prompted by the desire to have the street be a secondary state highway, linking Santa Monica to Los Angeles. The route extended the boulevard east of Tenth Street in Santa Monica, adjacent to the Santa Monica Air Line right-of-way (ARG/HRG 2018; LAT 1929, 1936).

Nearby, the Bergamot Station, had served as a passenger stop until the Santa Monica Air Line stopped in 1953. After this, the station's use became much more industrial and it was used as a siding. Olympic Boulevard in the region of these new wells changed again in 1959 when the City of Santa Monica approved a rezoning of the south side of Olympic Boulevard, between 18th Street and 21st Street, from residential to industrial. As part of the City' 1958 Master Plan, the zoning change gave Santa Monica much needed industrial parcels to offer to developers, creating the industrial area beside the Santa Monica Air Line right-of-way and the route of Interstate 10. As a result, in the 1960s many industrial buildings were built in this area of Santa Monica. South of Exposition Boulevard (ARG/HRG 2018).

While industrial uses dominated near the railroad track and Olympic Boulevard, residential areas were still being established along and south of Exposition Boulevard. Between Stewart and Warwick Avenue, Tract 7993 was developed with multi-family housing in mind, and several one and two-story apartment buildings were built there beginning in 1924. Just east, Tract 14800 was one of Santa Monica's only suburban residential subdivisions, bordered by Exposition Boulevard on the north, present-day Virginia Avenue on the south, Centinela Avenue on the east, and Warwick Avenue on the west. The tract's developers used Federal Housing Authority (FHA) guidelines, which typified so many post-World War II developments in the Los Angeles region. Residences in this tract were constructed in 1951 in Minimal Traditional style. (ARG/HRG 2018).

3.3 Engineer: James M. Montgomery, Consulting Engineers, Inc. (1945-1990)

James M. Montgomery (1896-1969) was born in Ohio in 1896, and moved to Los Angeles California by 1910. He briefly served in the military during World War I, and was honorably discharged in October 1918. Montgomery returned to Newark, Ohio for a few years, but eventually moved back to Los Angeles Between 1935 and 1940. Montgomery launched his engineering firm in 1941, after having some success in helping design the F.E. Weymouth Memorial Water Softening and Filtration Plant in 1936 with MWD. This early connection with water infrastructure led to a career of consulting, studies, reports, and designing water infrastructure systems for Southern California and the greater West Coast of the United States for the next five decades. The firm was based in Pasadena for the first few decades. James Montgomery himself passed away in 1969, but his firm continued consulting work focused on water infrastructure. In 1990, the James M. Montgomery, Consulting Engineers, Inc. firm merged with Watson Hawksley, Ltd of the United Kingdom to become Montgomery-Watson. In 2001, Montgomery Watson merged with Harza Engineering and became Montgomery Watson Harza. This name was shortened to MWH Global in 2003. In 2016, MWH was acquired by Stantec Consulting, Inc. (Ancestry 2019).

Known works include:

- F.E. Weymouth Memorial Water Softening and Filtration Plant, Metropolitan Water District, City of La Verne, 1936-1941
- Arcadia plant improvements, City of Santa Monica, 1958
- William B. Cater Filtration Plan, City of Santa Barbara, 1962
- Arcadia Plant improvements, City of Santa Monica, 1966
- Water Softening System, Alameda County Water District, 1966
- South San Diego Reservoir, City of San Diego, 1968
- Anaheim Lake demonstration desalination plant, Orange County Water District, 1973
- Warner Ave Sewer Pump Station, City of Huntington Beach, 1986

4 Field Survey

4.1 Methods

Dudek Architectural Historian Kate Kaiser, MSHP, conducted a pedestrian survey of the Arcadia WTP property and a windshield survey of the proposed Olympic Well Field well locations and the route of proposed Olympic pipeline, which would connect the Arcadia WTP and Olympic Well Field, on September 24, 2019. The project components added in April and May 2020, which included additional well sites and the proposed recycled water pipeline were surveyed using Google Streetview and aerial imagery on May 5, 2020. The pedestrian survey entailed walking all portions of the exterior of the Arcadia WTP property and documenting the building on site with notes and photographs, specifically noting character-defining features, spatial relationships, observed alterations, and examining any historic landscape features on the property. The windshield survey entailed driving the route of the proposed pipeline as well as the Olympic Boulevard well locations. All field notes, photographs, and records related to the current study are on file at Dudek's Pasadena, California, office.

4.2 Results

During the course of the pedestrian survey, Dudek identified 13 buildings and structures over 40 years¹ of age requiring recordation and evaluation for historical significance at the Arcadia WTP property located at 1228 South Bundy Drive (Table 3). Additionally, Dudek identified two above ground structures associated with the SM-3 well site within the Olympic Boulevard median. These are described in brief below Table 3. All buildings numbers in the table below correspond to building numbers in Figure 3 Arcadia WTP Study Area. State of California Department of Parks and Recreation Series 523 (DPR) forms are located in Appendix C. No resources were identified as a result of the survey at proposed well sites SM-8, SM-9, SM-10i, SM-11i, or at the proposed Recycled Water Pipeline.

¹ Although 45 years is typically the age threshold for CEQA projects, this report uses a 40 year age threshold in consideration of City of Santa Monica Municipal Code Chapter 9.25E (Demolition and Relocation).

Arcadia Water Treatment Plant

Table 3. Surveyed Resources at the Arcadia Water Treatment Plant

Building Name, Map Key building number	Engineer; Year Constructed	Description	Alterations
<i>Buildings and Structures over 40 years old</i>			
Reservoir landscaping 	Unknown engineer; 1924	This landscaped slope is located northeast of the 5 million-gallon reservoir and slopes downhill towards Saltair Ave. The area is covered with grass lawn, and features a row of 8 immature trees.	Aerial photographs indicate that this area has had trees since the earliest available photographs from 1927, and various numbers of mature trees were removed sometime between 1929 and 1934 and again between 1981 and 1983, and most recently in 2010
3. Water Storage Reservoir  	Unknown engineer; 1924	The Water Storage Reservoir is an in-ground concrete reservoir with a capacity for 5 million gallons. The Roughly 3 feet of the concrete reservoir wall, reservoir roof, off-gas system, and access scaffolding and metal walkways are the only above ground features. The visible reservoir wall is board formed concrete. The reservoir roof is wood, clad with rolled roofing with metal seams at the lip. A concrete gutter runs the circumference of the reservoir, just under the drip line. A metal water pipe also runs the circumference of the reservoir, just under the drip line	1981: Structural repairs to reservoir roof 1994: off-gas duct system added

Table 3. Surveyed Resources at the Arcadia Water Treatment Plant

Building Name, Map Key building number	Engineer; Year Constructed	Description	Alterations
<p>20. Arcadia Groundwater Wells (Well No. 4)</p> 	<p>Circa 1928-1956</p>	<p>Arcadia Well No. 4 is located just north of the Chlorination Building and consists of a pumping apparatus over a raised concrete pedestal. The well structure extends below ground.</p>	<p>Well No. 4 had well house structure over it which was demolished by 1970</p>
<p>19. Electrical Equipment (Transformer Yard)</p> 	<p>Circa 1940-1947</p>	<p>While a transformer yard appears on the permit maps after 1956, the yard is absent from the 1948 Sanborn Fire Insurance Map. Transformer models could not be ascertained during field visit.</p>	<p>Addition (Building No. 11 Emergency Generator)</p>

Table 3. Surveyed Resources at the Arcadia Water Treatment Plant

Building Name, Map Key building number	Engineer; Year Constructed	Description	Alterations
<p>21. Chlorine Building</p> 	<p>Kirk B. Florence, 1956</p>	<p>The Chlorination Building is a flat roofed, rectangular plan building constructed of concrete masonry units (CMU), with a short parapet extending above roofline. Fenestration consists of a large roll-up metal garage door on the northwest elevation, two one-over-one aluminum sash windows on the northeast elevation, a metal door and one-over-one aluminum sash window on the southeast elevation, and three and one-over-one aluminum sash windows on the southwest elevation. Two metal scuppers and downspouts are visible on the southwest elevation.</p>	<p>Observed alterations: HVAC system, storage lockers, emergency eyewash added to sides and roof of building</p>

Table 3. Surveyed Resources at the Arcadia Water Treatment Plant

Building Name, Map Key building number	Engineer; Year Constructed	Description	Alterations
<p>26. 12035 Texas Avenue (Employee Housing)</p> 	<p>Wallie A Pollock (Architect); Bartlett L. Kennedy (Engineer), 1957</p>	<p>This employee house and integrated garage were built in 1957, and are irregular plan Ranch Style buildings. The building is clad with stucco and features a hipped roof with open eave. The main elevation (facing southeast to Texas Avenue) is the only visible and accessible elevation. The porch is a covered concrete stoop, with the roof supported by wood posts. Fenestration consists of aluminum sliding sash windows, a picture window framed by aluminum sliding sash windows to both sides, and porch integrated under the roof overhang. The garage features a wood, tilt-up garage door and no fenestration. No other elevations were visible during survey.</p>	<p>No observed or permitted alterations were noted for this building</p>

Table 3. Surveyed Resources at the Arcadia Water Treatment Plant

Building Name, Map Key building number	Engineer; Year Constructed	Description	Alterations
<p>26. 12041 Texas Avenue (Employee Housing)</p> 	<p>Wallie A Pollock (Architect); Bartlett L. Kennedy (Engineer), 1957</p>	<p>This employee house and integrated garage were built in 1957, and are irregular plan Ranch Style buildings. The building is clad with stucco and features a hipped roof with open eave. The main elevation faces southeast to Texas Avenue, and features a covered, concrete stoop porch, with the roof supported by wood posts. Fenestration consists of aluminum sliding sash windows, a picture window framed by aluminum sliding sash windows to both sides and a screen door. The garage features a metal roll up garage door and no fenestration. No other elevations were visible during survey.</p>	<p>Observed alterations include the replacement of the garage door with a modern automatic roll up garage door and a large covered shed roofed awning attached to the southwest elevation of the house, providing a covered porch in the side yard. Additionally, skylights have been added to the roof in various locations</p>
<p>17. Booster Pumps</p> 	<p>Circa 1958</p>	<p>The Booster Pump station consists of a set of five horizontal metal pumps set into a concrete platform. Connected through pipes and four raised aluminum boxes. The pumping station first appears in aerials and on maps in 1958 and was likely installed in concert with the other 1958 improvements to the Arcadia property.</p>	<p>No observed or permitted alterations were noted for this structure.</p>

Table 3. Surveyed Resources at the Arcadia Water Treatment Plant

Building Name, Map Key building number	Engineer; Year Constructed	Description	Alterations
<p>18. Staff Room/Conference Room (Garage)</p> 	<p>James M. Montgomery Consulting Engineers, Inc., 1958</p>	<p>This building is a rectangular plan, utilitarian style building, with a flat roof and parapet and constructed of concrete masonry units. Fenestration consists of two lite sliding metal sash windows and metal doors with single lites. A metal scupper and downspout are visible on the northwest elevation.</p>	<p>1970: Relocate overhead garage door from west to south elevation (Permit 1970WL82354)</p>
<p>22. MWD Vault Building (MCR Meter Building)</p>  	<p>James M. Montgomery Consulting Engineers, Inc., 1958</p>	<p>This building is a rectangular plan, utilitarian style building, with a flat roof and parapet and constructed of concrete masonry units. The above-ground portion, A component of this building is underground and features a concrete lined staircase with metal guard rails. The underground portion was not accessed during the field visit. Fenestration in the above-ground portion and consists solely of louvered vents. Fenestration in the below ground portion is limited to a metal, window-less door.</p>	<p>No observed or permitted alterations were noted for this building. The 1958 vault seems to have replaced an earlier vault placed between 1941 and 1956, referred to in maps and building plans as a “Venturi Vault”</p>

Table 3. Surveyed Resources at the Arcadia Water Treatment Plant

Building Name, Map Key building number	Engineer; Year Constructed	Description	Alterations
<p>23. Administration Building (Control Building)</p> 	<p>James M. Montgomery Consulting Engineers, Inc., 1958</p>	<p>The Administration Building is a Mid-Century Modern Style office building, featuring a flat roof with slight overhang and CMU constructed walls. The main elevation faces southeast, and overlooks a small lawn, trees, landscaped plants, and planters. Fenestration consists of metal sash windows on the main elevation set into protruding concrete bezeled frames, and metal-framed glass doors. Fenestration on all other elevation consists of single lite fixed windows, metal doors with single lites, and one-over-one metal sash windows under awning hoods.</p>	<p>Southwest Addition (c.1989-1994)</p>
<p>Meter and Valve Structures (located in trenching, construction, staging area)</p> 	<p>James M. Montgomery Consulting Engineers, Inc., 1958</p>	<p>Located near the southwest corner of the property, immediately north of the two employee residences along Texas Avenue. This consists of two in-ground concrete vaults with a metal lids. Vaults project roughly 8-12 inches above the surface and are situated in a grass lawn, they are connected to the remainder of the site by paved sidewalks.</p>	<p>No observed or permitted alterations were noted for this structure.</p>

Table 3. Surveyed Resources at the Arcadia Water Treatment Plant

Building Name, Map Key building number	Engineer; Year Constructed	Description	Alterations
<p>16. Office/Storage</p> 	<p>Ivan D. Goplen, 1970</p>	<p>This is a one-story rectangular plan, utilitarian building, featuring a flat roof with parapet and CMU construction. The main elevation faces southeast. Fenestration consists of fixed, single lite windows, solid metal doors, metal doors with single lites, and a metal roll-up garage door.</p>	<p>Addition on southwest elevation in circa 1981, 1983 (Building No. 24)</p>
<p><i>Buildings and Structures less than 40 years old</i></p>			
<p>24. Laboratory</p> 	<p>c. 1981-1983</p>	<p>This building is not a separate building, but a one-story rectangular plan, utilitarian addition to the 1970 office/storage building. Fenestration consists of fixed, single lite windows and solid, windowless metal doors. The northeast elevation abuts 19. Office Storage building.</p>	<p>Addition to Building No 16. Office/Storage</p>
<p>5. Maintenance Building (Garage Building)</p> 	<p>City of Santa Monica Water/Waste Water Division, 1986</p>	<p>This building is a 25 foot by 60 foot vehicle storage building, with a flat roof and parapet. The rear and side elevations are banked into the artificial hillside of the reservoir. The main elevation features three roll-up garage doors and one solid metal door. The building is constructed of 4" concrete masonry unit block.</p>	<p>No observed or permitted alterations were noted for this structure.</p>

Table 3. Surveyed Resources at the Arcadia Water Treatment Plant

Building Name, Map Key building number	Engineer; Year Constructed	Description	Alterations
<p>Driveway to Saltair Ave exit</p> 	<p>Unknown, c.1989-1994</p>	<p>This pavement is a standard 2-line width, unlined asphalt road connecting the parking and activity area near the control room and pumps to Saltair Avenue. Previously, pavement extended no further than the northern extend of Building 11. Greensand Filter Complex, which was the former location of the water softening plant. It was added to the property some time between 1989 and 1994, corroborated by aerial photographs.</p>	<p>2010: resurfaced during City of Santa Monica Civil Engineering; Black & Veatch Corporation Well Field Restoration Project</p>
<p>11. Emergency Generator</p> 	<p>City of Santa Monica General Services Department Engineering Division; 1992</p>	<p>The emergency generator is housed in a metal trailer located southwest of the 5 million gallon reservoir.</p>	<p>Paved generator pad added in 2010 during City of Santa Monica Civil Engineering; Black & Veatch Corporation Well Field Restoration Project</p>
<p>Stack</p> 	<p>Kennedy/Jenks/Clinton; 1994</p>	<p>35-foot high, by 4-foot diameter Welded Steel Pipe off gas stack with steel flanges bolted together between sections. Tapers slightly at the top to a 3 foot opening</p>	<p>No observed or permitted alterations were noted for this structure.</p>

Table 3. Surveyed Resources at the Arcadia Water Treatment Plant

Building Name, Map Key building number	Engineer; Year Constructed	Description	Alterations
<p>4. Outdoor Chemical Feed Facility</p> 	<p>Kennedy/Jenks/Clinton; 1994</p>	<p>The outdoor chemical feed facility consists of three blue metal cisterns, located just northwest of the GAC scrubber structure</p>	<p>No observed or permitted alterations were noted for this structure.</p>
<p>4. GAC Scrubber</p> 	<p>Kennedy/Jenks/Clinton; 1994</p>	<p>The GAC Scrubber structure consists of a rectangular plan CMU structure with three open-ended bays facing southeast. The open-ended bays are loosely covered in canvas cloth and have large metal ducts leading through them.</p>	<p>No observed or permitted alterations were noted for this structure.</p>
<p>6. Storage Building</p> 	<p>Kennedy/Jenks/Clinton; 1994</p>	<p>The storage building is a rectangular plan, gable ended stucco-clad building behind (west of) the GAC Scrubber Building. Fenestration consists only of a metal door with louvered vent on the northeast side.</p>	<p>No observed or permitted alterations were noted for this structure.</p>

Table 3. Surveyed Resources at the Arcadia Water Treatment Plant

Building Name, Map Key building number	Engineer; Year Constructed	Description	Alterations
<p>1. RO Building</p> 	<p>City of Santa Monica Civil Engineering; Black & Veatch Corporation; 2010</p>	<p>The RO (Reverse Osmosis) Building is located in the north corner of the property and consists of a steel framed building with a semi-circular metal roof, clad with a prefinished metal wall panel system. Fenestration consists of metal doors, fixed single-pane windows, louvered vents, and four large bays with roll-up metal doors on the northeast elevation facing Saltair Avenue.</p>	<p>No observed or permitted alterations were noted for this structure.</p>
<p>2. Decarbonator</p> 	<p>City of Santa Monica Civil Engineering; Black & Veatch Corporation; 2010</p>	<p>The Decarbonator Building is a solid concrete platform with no fenestration. The building has a metal stair attached to the northwest elevation and has equipment, ducts and cisterns atop it. The platform also has a metal rail along the outer edge, and a green awning on the southwest elevation, sheltering electrical equipment and chemical stores.</p>	<p>No observed or permitted alterations were noted for this structure.</p>
<p>7. Cartridge Filter</p> 	<p>City of Santa Monica Civil Engineering; Black & Veatch Corporation; 2010</p>	<p>The cartridge filter consists of four cartridge filters on a short (8-inch height) concrete pad, immediately northeast of the greensand filter complex.</p>	<p>No observed or permitted alterations were noted for this structure.</p>

Table 3. Surveyed Resources at the Arcadia Water Treatment Plant

Building Name, Map Key building number	Engineer; Year Constructed	Description	Alterations
<p>8. Greensand Filter Complex</p> 	<p>City of Santa Monica Civil Engineering; Black & Veatch Corporation; 2010</p>	<p>The Greensand Filter Complex is a series of open-air filtration equipment set atop a concrete pad. The structure is bordered by the alley to the northwest, cartridge filter structure to the northeast chemical storage and garage buildings to the southeast, and electrical building to the southwest.</p>	<p>No observed or permitted alterations were noted for this structure.</p>
<p>9. Chemical Storage Building</p> 	<p>City of Santa Monica Civil Engineering; Black & Veatch Corporation; 2010</p>	<p>This building is a gable-ended, rectangular plan steel framed utilitarian building, clad with prefinished metal roof panels, and clad with metal screens to allow ventilation. A Shed roofed portion of the building is on the northeast elevation. Fenestration consists of two roll up garage doors on the northeast elevation, metal doors on the northwest, and southeast elevations.</p>	<p>No observed or permitted alterations were noted for this structure.</p>
<p>10. RO Feed Pumps</p> 	<p>City of Santa Monica Civil Engineering; Black & Veatch Corporation; 2010</p>	<p>The RO Pump building (formerly the Fluoride Building) consists of a steel framed building with a semi-circular metal roof, clad with a prefinished metal wall panel system. Fenestration consists of metal doors on the northwest and northeast elevations and one roll-up metal door on the northwest elevation.</p>	<p>No observed or permitted alterations were noted for this structure.</p>

Table 3. Surveyed Resources at the Arcadia Water Treatment Plant

Building Name, Map Key building number	Engineer; Year Constructed	Description	Alterations
<p>12. Staff Facilities (showers/lockers)</p> 	<p>City of Santa Monica Civil Engineering; Black & Veatch Corporation; 2010</p>	<p>The Staff Facilities and Locker Building is a rectangular plan, flat roofed building with parapet, with split face CMU wall construction topped with metal coping. Fenestration consists of metal doors and 8"x8" glass block windows on the southeast, southwest and northwest elevations. The building is situated between the 12. Chemical Storage Building and the 21. Staff Room/Conference Room (Garage)</p>	<p>No observed or permitted alterations were noted for this structure.</p>
<p>13. Electrical Building and Inlet Valve</p> 	<p>City of Santa Monica Civil Engineering; Black & Veatch Corporation; 2010</p>	<p>The Electrical Building and Inlet Valve structure at attached to the northwest elevation of the 11. Greensand Filter Complex. The Electric Building is a rectangular plan, flat roofed building with parapet, set atop a smooth concrete platform pad, with split face CMU wall construction topped with metal coping. The building is accessed by a metal stair and railing leading to the operating floor of the concrete pad. Fenestration consists only of metal doors on the northwest and northeast elevations. A fan providing ventilation and a signboard reading "Santa Monica Water Treatment Plant" is attached to the exterior of the southwest elevation.</p>	<p>No observed or permitted alterations were noted for this structure.</p>

Table 3. Surveyed Resources at the Arcadia Water Treatment Plant

Building Name, Map Key building number	Engineer; Year Constructed	Description	Alterations
<p>14. Washwater Recovery System and Tank</p> 	<p>City of Santa Monica Civil Engineering; Black & Veatch Corporation; 2010</p>	<p>This structure is set atop the concrete pad operating floor of the 11. Greensand Filter Complex. It consists of a square-shaped welded steel tank with horizontal ribbing and an inlet pipe, and a chevron shaped welded steel tank with horizontal ribbing and an inlet pipe.</p>	<p>No observed or permitted alterations were noted for this structure.</p>
<p>15. Empty Storage Building</p> 	<p>City of Santa Monica Civil Engineering; Black & Veatch Corporation; 2010</p>	<p>This building is a square plan, gable ended small building situated between the booster pumps and electrical room building pad. The building is clad with T1-11 plywood panels, and prefabricated standing seam metal roofing. Fenestration consists of a metal door on the main (southwest) elevation and louvered vents.</p>	<p>No observed or permitted alterations were noted for this structure.</p>

SM-3 Well Site

Two above-ground structures associated with the Olympic Well Field were recorded in the course of survey. Only SM-3, the northeastern-most well, will be decommissioned as a part of the proposed Project. The well is immediately southwest of the intersection of Centinela Avenue (northwest-bound) and Olympic Boulevard. It is located on a concrete pad in the grass lawn of the median. The above ground portion of the well structure consists of two raised concrete pads, roughly 8” tall, with four ventilation pipes on one pad (Figure 8). According to aerial photographs, two wells along Olympic Boulevard, including SM-3, appear sometime between 1968 and 1970 (UCSB 2019). Well SM-3 is an existing operational well located approximately 100 feet north of the proposed Well SM-9 location, which

would be decommissioned. This process involves the abandonment of the groundwater well in accordance with California Department of Water Resources (DWR) Well Standards regulations and Bulletin 74-81 that governs well abandonment requirements, including the removal of all material from the well, removal of the well casing and subterranean pumping equipment, and sealing the well. The existing vault, concrete/access hatch, and concrete slab would remain as-is.

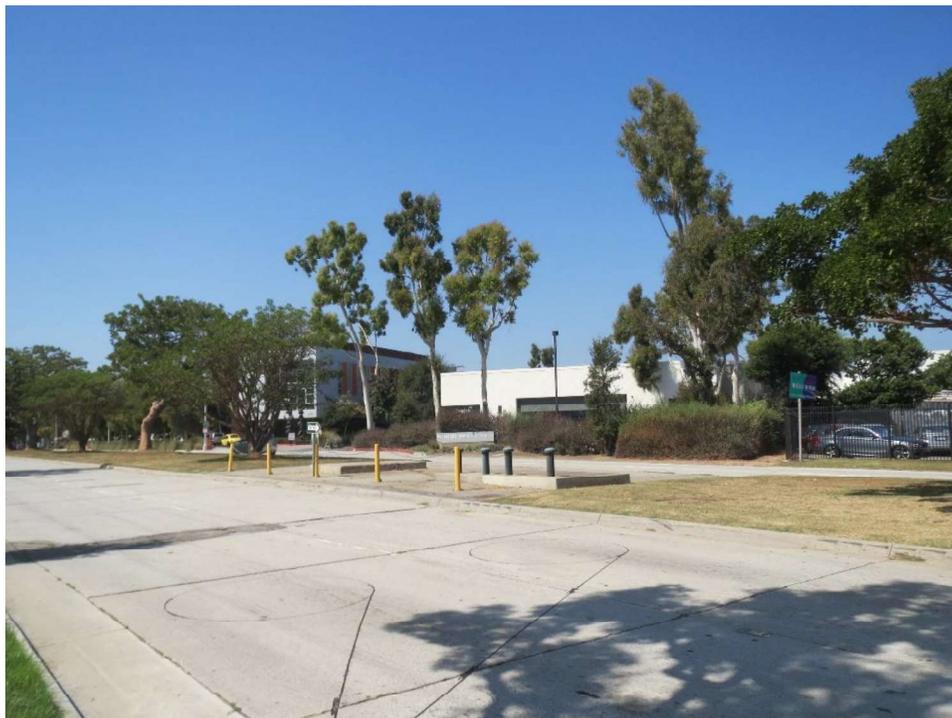


Figure 8. Northwest-most well (SM-3), view looking west (IMG_4280)

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5 Significance Evaluation

Two properties over 40 years old were identified within the study area as a result of the survey: the Arcadia Water Treatment Plant at 1228 South Bundy Drive, and the wells along Olympic Boulevard between the Centinela Avenue and Stewart Street intersections. The following provides an evaluation of the two sites in consideration of NRHP, CRHR, and City of Santa Monica designation criteria and integrity requirements.

5.1 Arcadia Water Treatment Plant

The Arcadia WTP parcel, located at 1228 South Bundy Drive (APN 4263-003-270), was originally developed in 1904 and had water infrastructure, including several wells, by 1910. Nearly all original development has been demolished, leaving only later developments, the earliest of which is the 1924 5-million gallon reservoir, and a few 1958 and 1966 historic-age buildings. The site has had several modern development periods, with 4 buildings added in 1994 and 10 buildings added in 2010.

NRHP/CRHR Designation Criteria

The following provides an evaluation of the Arcadia WTP property at 1228 South Bundy Drive 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.

Archival research did not find any association with events that have made significant contributions to the broad patterns of local or regional history. The Arcadia WTP parcel was first developed in 1904, and the City of Santa Monica acquired the parcel from private water company Santa Monica Water Company in 1916. The 5-million gallon reservoir was added in 1924, and all buildings on site were introduced after 1956. However, all original infrastructure from the 1904-1916 private water company period has been lost as of 2010, and the remaining buildings and structures are not associated with any specific patterns of history within Santa Monica. Additionally, the Arcadia WTP is not known to be directly associated with events that have made a significant contribution to the history of the State or nation. Therefore, the 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 did not indicate that the Arcadia WTP is associated with any historically significant figures at the national, State, or local level. Therefore, the 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 Arcadia WTP property was originally developed in 1904, however, all known infrastructure from this period have been demolished. The oldest structure at Arcadia WTP is from 1924, and the majority of structures were added between 1956 and 1964. The 1924 reservoir, and all buildings and structure added to the site between 1956 and 1966 are utilitarian in construction and lack a cohesive, specific architectural style. Most buildings and structures are constructed of either metal or concrete masonry units and are otherwise unremarkable in their construction

methods and architectural style. The buildings and structure at Arcadia WTP do not possess high artistic value. The known engineer associated with buildings developed between 1956 and 1966 at Arcadia WTP was James M. Montgomery, Consulting Engineers, Inc. however, it is unlikely that Montgomery himself was consulting and designing buildings for this plant as his name is specifically not on records. Montgomery and his firm are strongly associated with the development of water infrastructure in Southern California, and in later years throughout the United States, however there is nothing at the Arcadia WTP that specifically recalls an association with the firm. Further, many of the firm's buildings were removed in 2010 when much of the plant was redeveloped. Though Montgomery himself may be considered a master engineer with a specific water infrastructure focus, his consulting firm may not be considered master engineers. Overall, the buildings and structure at Arcadia WTP are simplistic and utilitarian in design. Therefore, the 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 Arcadia WTP property is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the property does not appear eligible under NRHP/CRHR Criterion D/4.

City of Santa Monica Structure of Merit Designation Criteria

For the same reasons already discussed in application of NRHP and CRHR criteria, the Arcadia WTP at 1228 South Bundy Drive does not appear eligible under any of the City of Santa Monica Structure of Merit criteria, as described below:

The structure has been identified in the City's Historic Resources Inventory.

The Arcadia WTP at 1228 South Bundy Drive is not currently listed in the City's Historic Resources Inventory.

The structure is a minimum of 50 years of age

The Arcadia WTP at 1228 South Bundy Drive was originally developed in 1904, but all original buildings and structures have been removed. The oldest structure remaining at the Arcadia WTP is the 1924 5-million gallon reservoir. The remaining buildings and structures were added to the site after 1956.

and meets one of the following criteria:

- 1. The structure is a unique or rare example of an architectural design, detail or historical type.***

The buildings and structures at the Arcadia WTP at 1228 South Bundy Drive are utilitarian in construction and are not unique or rare examples of an architectural design, detail or historical type.

- 2. The structure is representative of a style in the City that is no longer prevalent.***

Utilitarian structures housing utilities are not a style in the City which can be categorized as "no longer prevalent." Utilitarian structures have been constructed at the Arcadia WTP as recently as 2010 and the practicality of the style persists as a cost-effective and functional architectural style.

3. *The structure contributes to a potential Historic District. (Added by Ord. No. 2486CCS §§ 1, 2, adopted June 23, 2015)*

The Arcadia WTP at 1228 South Bundy Drive does not contribute to a potential historic district as defined in Ord. No. 2486CCS §§ 1, 2.

City of Santa Monica Landmark Designation Criteria

For the same reasons already discussed in application of NRHP and CRHR criteria, the Arcadia WTP at 1228 South Bundy Drive does not appear eligible under any of the City of Santa Monica Landmark or Historic District criteria, as described below:

1. *It exemplifies, symbolizes, or manifests elements of the cultural, social, economic, political or architectural history of the City.*

The Arcadia WTP at 1228 South Bundy Drive is one of several pumping plants and well sites originally developed by a private water company in the early twentieth century. It is neither the oldest such site associated with private water companies in Santa Monica, nor with the oldest water company operating in the region. The plant was also one of several private water company holdings sold to the City of Santa Monica in 1916 and developed into municipal water infrastructure, including wells, treatment plants, and pumping stations. The buildings and structure at Arcadia WTP are not good examples of this early period of municipal utility development in Santa Monica as none of the original buildings from the 1904-1916 or 1916 purchase period remain. The tenuous connection to the City's economic or political history and the Arcadia WTP were lost when the original buildings were demolished in 2010. It is also not associated with specific instances of cultural, social, or architectural history in the City of Santa Monica. Therefore, the Arcadia WTP does not appear eligible under City of Santa Monica Landmark Criteria 1.

2. *It has aesthetic or artistic interest or value, or other noteworthy interest or value.*

As described above in NRHP/CRHR Criteria C/3, the Arcadia WTP has no artistic interest or value. Therefore, the Arcadia WTP does not appear eligible under City of Santa Monica Landmark Criteria 2.

3. *It is identified with historic personages or with important events in local, state or national history.*

As described above in NRHP/CRHR Criteria A/1 and B/2, the Arcadia WTP is not associated with an important historic person or important historical event. Therefore, the Arcadia WTP does not appear eligible under City of Santa Monica Landmark Criteria 3.

4. *It embodies distinguishing architectural characteristics valuable to a study of a period, style, method of construction, or the use of indigenous materials or craftsmanship, or is a unique or rare example of an architectural design, detail or historical type valuable to such a study.*

As described above in NRHP/CRHR Criteria C/3, the Arcadia WTP does not have a distinctive have the architectural characteristics of a specific historical style that could be considered valuable to a study of period, style, method of construction, and craftsmanship; or as a rare example of architectural design, detail of historical type. The buildings and structure at Arcadia WTP are overly simplistic, lack reference to a specific style and may be categorized as utilitarian in both design and materials. Therefore, the Arcadia WTP does not appear eligible under City of Santa Monica Landmark Criteria 4.

5. *It is a significant or a representative example of the work or product of a notable builder, designer or architect.*

As described above in NRHP/CRHR Criteria C/3, the remaining building stock at Arcadia WTP may be associated with the designing engineering firm James M. Montgomery, Consulting Engineers, Inc. but may not be specifically associated with James M. Montgomery himself. Therefore, the Arcadia WTP does not appear eligible under City of Santa Monica Landmark Criteria 5.

6. *It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City.*

The Arcadia WTP at 1228 South Bundy Drive was established on an existing well site in the early twentieth century, originally several blocks east of the City of Santa Monica limits at 26th Street and later Centinela Avenue. The site was quickly absorbed into the town site of Sawtelle, which became part of the City of Los Angeles in 1918. Therefore, the location of the Arcadia WTP is outside of the City of Santa Monica and may not be considered an established and familiar visual feature of a neighborhood, community, or the City.

Integrity Discussion

Integrity is the ability of a property to convey its significance. To be listed in the NRHP or CRHR, a property must not only be shown to be significant under designation criteria, but it also must have integrity. The seven aspects of integrity are location, setting, design, materials, workmanship, feeling, and association. In order to retain historic integrity “a property will always possess several, and usually most, of the aspects” (Andrus and Shrimpton 2002).

Location: The Arcadia WTP property is sited on the original 1904 location. Therefore, the property retains integrity of location.

Design: The Arcadia WTP does not retain integrity of design. Nearly all buildings and structures on the Arcadia WTP property remain unchanged since their construction, lacking significant additions or alterations to the building origination, function, layout, materials, etc. However, the basic function of Arcadia WTP has changed over time from a well site and pumping station to a reservoir storage site, to a hard-water treatment plant, and then experienced a period of disuse while the wells sites were contaminated, before being redeveloped into a water storage and treatment site in the 2010s. The Arcadia WTP site as a whole no longer functions as originally designed in the 1910s, 1920s, 1950s, or 1960s historical construction periods.

Setting: The Arcadia WTP does not retain integrity of setting. When the Arcadia WTP was first developed, Salt Air Avenue and Wilshire Boulevard did not have the commercial or multi-family properties which are there today. In the 1956-1966 period of development for which many buildings and structures at Arcadia WTP are associated, Wilshire Boulevard, Bundy Drive, and Saltair Avenue were still relatively less densely developed. The setting of the Arcadia WTP within a residential neighborhood and small-scale commercial area along Wilshire Boulevard changed rapidly between 1960 and 1990, allowing many more multiple family residential uses, and densifying commercial properties along Wilshire Boulevard. This growth continued until roughly the 1990s, and as a result, the current Arcadia WTP and its setting cannot be associated with the historic periods of development.

Materials: The Arcadia WTP does not retain integrity of materials. All of the original buildings and structures from the 1904 an-1916 private water company period have been demolished. The oldest structure, the 1924 reservoir has been reroofed with modern material several times and had an off-gas duct system added. The 1950s and 1960s-period of development building have minor alterations such as in-kind additions, door reconfiguration, and

material replacement of windows and doors. Existing materials observed during survey, namely concrete, are so ubiquitous that it cannot be identified to a specific historical period.

Workmanship: Similar to materials, the Arcadia WTP does not retain integrity of workmanship. The physical evidence of the craftsmanship for these simple utilitarian buildings was already low. Coupled with the removed original 1904-1916 period buildings, all evidence of early/original craftsmanship has been demolished.

Feeling: Overall, the Arcadia WTP does not retain integrity of feeling. Though most standing buildings have few non-intrusive alterations, the removal of all original and early-period building diminishes the feel of an early twentieth century water treatment plant. This is further diminished by the addition of the ten buildings and structures added to the property in 2010. The Arcadia WTP property no longer retains the feeling of an early twentieth century well site and treatment plant.

Association: The Arcadia WTP does not retain integrity of association. Per NRHP Bulletin 15: Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. The Arcadia WTP was originally developed by private water company Santa Monica Water Company, and purchased by the City of Santa Monica in 1916, but has no association with a specific person or event in the history of Santa Monica.

In summary, the Arcadia WTP at 1228 South Bundy Drive only retains integrity of location, but lacks integrity of design, setting, materials, workmanship, feeling, and association.

5.2 Olympic Boulevard Well SM-3

NRHP/CRHR Designation Criteria

The following provides an evaluation of the SM-3 well site identified along Olympic Boulevard between Centinela Avenue and Stewart Street 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.

Archival research did not find any association with events that have made significant contributions to the broad patterns of local Santa Monica history or regional history. The well first appears on aerial photographs between 1968 and 1970. This late 1960s development is very late in the water infrastructure development history of Santa Monica, which relied on spring water for its initial period of growth and turned to wells in the 1890s and 1900s as the spring site production began to fall behind demand. The well's construction was part of City of Santa Monica Water Department's natural growth and there is no indication that the construction of the well indicated a pivotal point in the history of City of Santa Monica. Further, the SM-3 well site on Olympic Boulevard is not directly associated with events that have made a significant contribution to the history of the State or nation. Therefore, SM-3 well site 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 did not indicate that historically significant figures at the national, State, or local level were associated with the Olympic Boulevard SM-3 well site. Therefore, the SM-3 well site 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.

Two Olympic Boulevard wells were visible in the Olympic Boulevard median beginning with the 1970 aerial photograph, giving a rough construction date of 1968 (not visible in aerials) to 1970 (visible). However, the SM-3 well site does not embody distinctive characteristics of a type, period, or method of construction. Archival research did not indicate that the construction of the SM-3 well site was associated with a master engineer. The SM-3 well site does not possess high artistic value, nor are they valuable as a representative of other significant or distinguishable wells. Therefore, the SM-3 well site 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 Olympic Boulevard SM-3 well is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the SM-3 well site does not appear eligible under NRHP/CRHR Criterion D/4.

City of Santa Monica Structure of Merit Designation Criteria

For the same reasons already discussed in application of NRHP and CRHR criteria, the SM-3 well site does not appear eligible under any of the City of Santa Monica Structure of Merit criteria, as described below:

The structure has been identified in the City's Historic Resources Inventory.

The SM-3 well site on Olympic Boulevard is not currently listed in the City's Historic Resources Inventory.

The structure is a minimum of 50 years of age

The SM-3 well site is currently between 49 and 51 years of age and according to aerials were constructed between 1968 and 1970.

and meets one of the following criteria:

- 1. The structure is a unique or rare example of an architectural design, detail or historical type.***

The SM-3 well site is utilitarian in construction and are not unique or rare examples of an architectural design, detail or historical type.

- 2. The structure is representative of a style in the City that is no longer prevalent.***

Utilitarian structures housing utilities are still in use by City of Santa Monica and may not be considered a style in the City that is no longer prevalent.

3. *The structure contributes to a potential Historic District. (Added by Ord. No. 2486CCS §§ 1, 2, adopted June 23, 2015)*

The SM-3 well site does not contribute to a potential historic district as defined in Ord. No. 2486CCS §§ 1, 2.

City of Santa Monica Landmark Designation Criteria

For the same reasons already discussed in application of NRHP and CRHR criteria, the SM-3 well site does not appear eligible under any of the City of Santa Monica Landmark or Historic District criteria, as described below:

1. *It exemplifies, symbolizes, or manifests elements of the cultural, social, economic, political or architectural history of the City.*

The SM-3 well site is not particularly good examples of any cultural, social, economic, political or architectural history of the City. The SM-3 well site was constructed relatively late in the development of City of Santa Monica water infrastructure, and are not associated with any cultural, social or political groups. As described above in NRHP/CRHR Criteria C/3, the SM-3 well site is utilitarian construction and not an example of an architectural style. Therefore, the SM-3 well site does not appear eligible under City of Santa Monica Landmark Criteria 1.

2. *It has aesthetic or artistic interest or value, or other noteworthy interest or value.*

As described above in NRHP/CRHR Criteria C/3, the SM-3 well site has no artistic interest or value. Therefore, the SM-3 well site does not appear eligible under City of Santa Monica Landmark Criteria 2.

3. *It is identified with historic personages or with important events in local, state or national history.*

As described above in NRHP/CRHR Criteria A/1 and B/2, the SM-3 well site is not associated with an important historic person or important historical event. Therefore, the SM-3 well site does not appear eligible under City of Santa Monica Landmark Criteria 3.

4. *It embodies distinguishing architectural characteristics valuable to a study of a period, style, method of construction, or the use of indigenous materials or craftsmanship, or is a unique or rare example of an architectural design, detail or historical type valuable to such a study.*

As described above in NRHP/CRHR Criteria C/3, the SM-3 well site does not have a distinctive have the architectural characteristics of a specific historical style that could be considered valuable to a study of period, style, method of construction, and craftsmanship; or as a rare example of architectural design, or a detail of historical type. Therefore, the SM-3 well site does not appear eligible under City of Santa Monica Landmark Criteria 4.

5. *It is a significant or a representative example of the work or product of a notable builder, designer or architect.*

As described above in NRHP/CRHR Criteria C/3, the SM-3 well site is not associated with any specific person that may be considered a master engineer. Therefore, the SM-3 well site does not appear eligible under City of Santa Monica Landmark Criteria 5.

6. *It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City.*

The Olympic Boulevard wells were established in the median of Olympic Boulevard after it was reconfigured into a multi-lane road with median in the early 1960s. However this location is not unique and the SM-3 well site is not established and familiar visual feature of Olympic Boulevard. Therefore, the SM-3 well site does not appear eligible under City of Santa Monica Landmark Criteria 6.

Integrity Discussion

Location: The SM-3 well site is sited on the original location of construction in its original orientation. Therefore, they retain integrity of location.

Design: The SM-3 well site retains integrity of design, and does not appear to have been altered since their original construction between 1968 and 1970.

Setting: The SM-3 well site retains integrity of setting. It is still located in the grassy median lawn between two multi-lane busy surface streets. The neighborhood fronting onto Olympic Boulevard still retains many characteristics of its industrial and manufacturing past, and is noticeably recognizable as such.

Materials: The SM-3 well site retains integrity of materials. No noticeable alterations have been made to either well.

Workmanship: Similar to materials, the SM-3 well site retains integrity of workmanship. The physical evidence of the craftsmanship required to create the utilitarian constructed wells has been retained.

Feeling: The SM-3 well site retains integrity of feeling. Due to the lack of large-scale alterations, the SM-3 well site still evokes the feeling of twentieth century water infrastructure.

Association: The SM-3 well site does not retain integrity of association. The well is still owned and operated by the City of Santa Monica Department of Public Works Water division, but is not specifically associated with a historical person or event.

In summary, the SM-3 well site retains all aspects of integrity: location, design, setting, materials, workmanship, and feeling.

5.3 Evaluation Findings

In summary both the Arcadia WTP and the SM-3 well site do not appear eligible for listing in the NRHP, CRHR, or as a City of Santa Monica Structure of Merit or Landmark due to a lack of important historical associations, lack of architectural significance, and insufficient integrity. Nor do they appear eligible as contributors to an historic district. As such, the Arcadia WTP and the SM-3 well site do not appear to be historical resources for the purposes of CEQA. Both resources identified during survey have been assigned a California Historical Resource Status Code of 6Z (found ineligible for the NRHP, CRHR, or local designation through survey evaluation).

6 Findings and Conclusions

No historical resources were identified within the Project site as a result of the CHRIS records search, archival research, field survey, or property significance evaluation. Two adjacent previously recorded sites were identified as a result of the records search: Mountain View Mobile Home Park (P-19-190932) and the Santa Monica Air Line (P-19-003803). The Mountain View Mobile Home Park (P-19-190932) was found in 2010 to be ineligible for the CRHR, NRHP, or Local Designation through survey evaluation (CHRS status code 6Z), and is therefore not considered a historic resource for the purposes of CEQA (Brunzell 2010). The Santa Monica Air Line (P-19-003803) is a historical resource for the purposes of CEQA and was identified adjacent to the Project site as a result of the CHRIS records search. This resource is adjacent to and south of Olympic Boulevard within the railroad right-of-way, and appears to have been recently modified to accommodate Metro light rail tracks and several new stations. The Santa Monica Air Line was determined eligible by way of consensus through the Section 106 process under Criterion A for its significant role in the creation and development of the City of Santa Monica, and as an important commuter rail system that served to sustain a critical connection between downtown Los Angeles and Santa Monica. Though a detailed map of this resource was not available and Dudek could not verify its location in aerial imagery, the railroad right-of-way is adjacent to and roughly 60 feet south of the proposed SM-8 well site and 90 feet south of the proposed SM-10i well site. Section 6.1 (Impacts Discussion) provides an analysis of potential project-related impacts with respect to this adjacent resource.

The Arcadia WTP and Olympic Boulevard Well sites were evaluated as part of the current study and appear not eligible for the NRHP, CRHR, or as a City of Santa Monica Structure of Merit or Landmark due to a lack of significant historical associations, integrity, and architectural merit. Therefore, these properties are not considered historical resources for the purposes of CEQA. No management recommendations are required for cultural resources.

6.1 Impacts Discussion

No historical resources were identified within the Project site as a result of the current study. However, one previously recorded historical resource was identified in close proximity to the Project site: the Santa Monica Air Line (P-19-003803), located roughly 60 feet south of the proposed SM-8 well site and 90 feet south of the proposed SM-10i well site, within the railroad right-of-way. The proposed Project will not demolish, relocate or cause any direct change to the resource which would result in a substantial adverse change as defined in CEQA guidelines §15064.5.

Potential Indirect Impacts

The Project proposes to construct the well completion equipment for four (4) new groundwater wells (SM-8, SM-9, SM-10i, and SM-11i), and decommission one groundwater well (SM-3) in the median of Olympic Boulevard. SM-10i would be located west of the intersection of Olympic Boulevard and 26th Street, and SM-8 would be located approximately 1,400 feet east of SM-10i and west of the intersection of Olympic Boulevard and Stewart Street. These two proposed well locations are adjacent to the Santa Monica Air Line right-of-way, however, the new well sites are proposed more than 50 feet north of the Santa Monica Air Line, and will consist of a mostly subsurface structure, with low-profile equipment on the surface, just above grade. This Santa Monica Air Line is eligible under Criterion A for its significant role in the creation and development of the City of Santa Monica, and as an important commuter rail system that served to sustain a critical connection between downtown Los Angeles and Santa Monica. The proposed new well construction will be low-profile and is consistent with the overarching industrial and

municipal uses of the surrounding area, including the historical industrial, railroad adjacent setting still extant along this segment of Olympic Boulevard. Therefore, the Project, as proposed, will not diminish the setting of the adjacent Santa Monica Air Line segment and will not impact the ability of the resource as a whole to convey its significance.

No other adjacent resources were identified as a result of the records search or survey that could be indirectly impacted by the proposed Project. The proposed replacement of the equipment within the Decarbonator Building may result in the placement of new larger air stripping towers, which could be 4 to 5-feet taller than the existing RO Building height. However, this potential height increase would not result in a change in the character or use of the site, would not cast shadows on adjacent land uses, and would not result in a visual intrusion to any potential nearby historical resources. The Arcadia WTP will continue to operate but will feature new buildings that will be comparable size and scale to existing buildings on site. The proposed Olympic pipeline segment will remain entirely within the street right-of-way, will be entirely subsurface, and will have no impact to adjacent buildings and structures along the pipeline route. The pipeline work proposes no modifications to existing streetscape features.

As a result, the proposed Project will have a less than significant impact on historical resources under CEQA. No further management recommendations are required for this adjacent resource.

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Appendix A

Preparers' Qualifications

Kate Kaiser, MSHP

Architectural Historian

Kate Kaiser is an architectural historian with 7 years' professional experience as a cultural resource manager specializing in California Environmental Quality Act (CEQA) compliance, National Historic Preservation Act Section 106 compliance, reconnaissance and intensive level surveys, archival research, cultural landscapes, and GIS. Ms. Kaiser has worked as an archaeological technician for the National Park Service and USDA Forest Service. Ms. Kaiser meets the Secretary of the Interior's Professional Qualification Standards for both architectural history and archaeology.



Kate Kaiser

Project Experience

Northside Specific Plan Draft EIR, City of Riverside, Riverside County, California (ongoing). Kaiser served as architectural historian and author of the Draft EIR Cultural Resources Chapter developed for City of Riverside's Northside Specific Plan. The cultural resource chapter documented record search results, developed a historic context for the Specific Plan Area, and developed impacts analysis and mitigation measures for the future development of the Northside Specific Plan Area.

LADWP City Trunkline South Project, Los Angeles Department of Water and Power, California (ongoing). Served as architectural historian and author of the Cultural Resources Technical Report for the City Trunkline South Project. Preparation of the report involved site recordation, extensive archival research, historic context development, engineering feature development descriptions, historical significance evaluations, and State of California Department of Parks and Recreation Series 523 forms (DPR forms) for buildings and structures in the APE. The project proposed to replace sections of the pipeline in located in the Coldwater Canyon Road area of the San Fernando Valley. The report analyzed the vibration effects of pipeline replacement and pipe-jacking practices expected as part of the Trunkline project.

LADWP Western District Yards Project, Los Angeles Department of Water and Power, California (ongoing). Served as architectural historian and author of the Cultural Resources Technical Report for the Western District Yards Rehabilitation Project. The report evaluated the historical significance for each building of the project. The project proposed to demolish 11 buildings and structures constructed between 1946 and 2007.

LADWP Valley Generating Station Project, Los Angeles Department of Water and Power, California. Served as architectural historian and author of the Cultural Resources Technical Report for the Valley Generating Station Project. The report evaluated the historical significance for each building and structure in the study area. The project proposed to remove the 1953 steam generating plant, as well as the four stacks, SPRR rail spur, and underground fuel tanks.

Education

University of Oregon

MS, Historic Preservation, 2017

Boston University

BA, Archaeology, 2009

Professional Affiliations

*Association for Preservation
Technology – Southwest*

California Preservation Foundation

Vernacular Architecture Forum

LACSD Gardena Pumping Station Project, Sanitation Districts of Los Angeles County, Gardena, California. Served as architectural historian and author of the Cultural Resources Technical Report for the Gardena Pumping Project. The report evaluated the historical significance for each building of the project. The project proposed to remove the 1929 and 1960 pumping plant above and below-ground structures, as well as two adjacent parcels containing commercial buildings (1954, 1957) and replace them with a larger capacity pumping plant facility.

Phillips 66 and Kinder Morgan Relocation Project, Berths 150-151, Marine Oil Terminal Engineering and Maintenance Standards (MOTEMS), Port of Los Angeles, California. Served as architectural historian and co-author of the Updated Historical Resources Evaluation Report for the Phillips 66 and Kinder Morgan Relocation Project. Preparation of the report involved reviewing previous evaluations for Union Oil Terminal Berths 150-151 and writing an updated significance evaluation. The project proposed to remove and replace the original wharfs with new concrete loading platform, mooring and breasting dolphins, access ramps, catwalks, and an underwater bulkhead.

LADWP De Soto Tanks Project, Los Angeles Department of Water and Power, California. Served as architectural historian and author of the Historic Properties Identification Report for the De Soto Tanks EIR. The report evaluated the historical significance for each building and structure of the project. The project proposed to remove the 1941 reservoir and associated buildings, and replace them with two modern underground storage tanks, as well as connections to the LADWP Rinaldi Trunk Line and De Soto Trunk Line.

LADWP Tujunga Spreading Grounds Enhancement, Los Angeles Department of Water and Power, California. Served as architectural historian and author of the cultural resources report CEQA-Plus Project. The report evaluated the historical significance for each building of the project. The evaluation found the property ineligible under all NRHP, CRHR, and Los Angeles Historic-Cultural Monuments designation criteria. The project proposed to modify a U.S. Army Corps of Engineer-owned flood control channel to divert more flood water from the Tujunga Flood Control Channel into the Tujunga Spreading Grounds.

Historic Resources Technical Report for the Silent Ranch Hillside Subdivision Project, City of Glendora, Los Angeles County, California. Served as architectural historian and author of the Historic Resources Technical Report for the Silent Ranch Hillside Subdivision Project. The report evaluated the historical significance for Charles Silent's Rancho Los Alisos property, Girl Scout Camp Aventura, Forest Service flood control crib dams and channels, and a segment of the MWD Upper Feeder Pipeline. Dudek recommended that all buildings and structures were ineligible for listing in the NRHP or CRHR with the exception of the MWD Upper Feeder Pipeline, which was recommended eligible under Criterion A/1/1. The project proposed indirect impacts to the setting of the pipeline and provided for protection against damage or overloading as the pipeline is an MWD public utility.

Campus-wide Historic Context Statement for California State University Long Beach, City of Long Beach, Los Angeles County, California. Served as architectural historian and co-author of the historic context statement report analyzing the effect of master architect Edward Killingsworth on the development of the campus. Preparation of the historic context statement involved extensive archival research, historic context development, in-person interviews of architects who worked on-campus, review of CSU Long Beach building and landscape records, and coordination with local heritage group, Long Beach Heritage.

Kaiser Permanente Los Angeles Specialty Medical Center Project, Los Angeles, Los Angeles County, California. Served as architectural historian and author of the Historical Resource Assessment for the Kaiser Permanente Los Angeles Specialty Medical Center at 755-765 W. College Street in Los Angeles. The report evaluated the historical significance for the medical center buildings and structures that are proposed for demolition as part of the multiphase project.

Adriane Gusick

Associate Archaeologist

Adriane Gusick is an associate archaeologist with more than 18 years of experience in cultural resource management specializing in cultural resource studies with private, state, and federal regulatory agencies including National Historic Preservation Act (NHPA) Sections 106 and 110 and California Environmental Quality Act (CEQA) compliance extending primarily throughout Southern California. She has worked directly with Bureau of Land Management, the California Public Utilities Commission, California State Parks, and various military installations including the Marine Corps Air Ground Combat Center at Twentynine Palms, Marine Corps Base (MCB) Camp Pendleton, Naval Base Coronado, and Navy Installation San Clemente Island. She has experience in all aspects of project development from initial research, planning, and development to interpreting and synthesizing data in technical reports. Ms. Gusick has acted as project manager and field director on complex data recovery programs, managed multiple archaeology laboratories, worked as liaison between Native American tribes and clients, and engaged in education and public outreach programs. In addition to Southern California, Ms. Gusick has worked as a consulting archaeologist in the southwestern United States, the Mid-Atlantic region, and New England.

Education

Catholic University of America, BA Anthropology, 2001

University of Oklahoma, BS Nursing, 2011

Certifications

City of San Diego Certified Archaeology and Paleontology Monitor

City of San Diego Certified Archaeology Crew Chief

Occupational Safety and Health Administration (OSHA) 10-Hour Construction Safety Training

OSHA 40-Hour Hazardous Waste Operations Worker (HAZWOPER) training

Registered Nurse

Wilderness First Responder

Relevant Project Experience

LADWP PP1&2 Transmission Line Conversion Project, Santa Clarita Valley, Los Angeles County, California. Dudek was retained by the Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for the Power Plant #1 and #2 to Olive #1 Transmission Line Conversion Project. LADWP is proposing to replace and convert an existing 120-mile length of 115 kilovolt (kV) double circuit transmission line between Haskell Canyon Switching Station and Olive Switching Station to a new 230 kV transmission line between Haskell Canyon Switching Station and Sylmar Switching Station. Ms. Gusick co-authored the report, in addition to performing archival research, conducting the pedestrian survey, providing Native American coordination, and recording newly identified cultural resources.

LADWP North Hollywood West Well Field Water Treatment Project, City of Los Angeles, Los Angeles County, California. Dudek was retained by LADWP to complete a cultural resources study for the North Hollywood West Well Field Water Treatment Project. LADWP proposes to implement a response action to address releases of 1,4-dioxane in groundwater that are migrating to the North Hollywood West Well Field by installing water treatment equipment at the well field capable of removing the 1,4-dioxane to below the identified cleanup levels. The regulatory framework is CEQA Plus, as such the project was also subject to compliance with Section 106 of the NHPA. Ms. Gusick co-authored the report, in addition to performing archival research, conducting the pedestrian survey, and providing Native American coordination.

LADWP Power Plant 1 Long Term Maintenance Program Project, Los Angeles County, California. Dudek was retained by LADWP to complete a cultural resources study for the Power Plant 1 Long Term Maintenance Program Project. LADWP proposes to develop a long-term operations and maintenance program for the Power Plant 1 hydroelectric facility, Power Plant 1, and its existing flood control infrastructure located in San Francisquito Canyon north of Santa Clarita. Ms. Gusick was lead author on the report, performed archival research, conducted the pedestrian survey, and recorded newly identified cultural resources.

LADWP Upper Stone Canyon Reservation Water Quality Improvement Project, City of Los Angeles, Los Angeles County, California. Dudek was retained by LADWP to complete a cultural resources study for the Upper Stone Canyon Reservation Water Quality Improvement Project. LADWP proposes to install an approximately 700,000-square-foot flexible membrane floating cover over the entire water surface of Upper Stone Canyon Reservoir and remove and replace the existing reservoir liner and appurtenant facilities. Ms. Gusick co-authored the report and conducted the intensive-level pedestrian survey.

LADWP Fish Creek Canyon Road Repair Project, Los Angeles County, California. Dudek was retained by LADWP to complete a cultural resources study for the Fish Creek Canyon Road Repair Project near Castaic, within the Angeles National Forest. LADWP proposes to repair a portion of Fish creek Canyon Road by removing the existing asphalt along the 84-foot length portion of the road and filling the area with compacted native materials. Ms. Gusick performed the archival research, provided Native American coordination, and conducted the intensive-level pedestrian survey.

Little Lake MDP Line B, Stage 1, Riverside County Flood Control and Water Conservation District, Riverside County, California. Ms. Gusick served as project archaeologist for the archaeological monitoring program during construction and maintenance of approximately 9,000 linear feet of storm drain facilities in San Jacinto and Hemet. Ms. Gusick was responsible for the evaluation and treatment of unanticipated discoveries and contributed to the Cultural Resources Monitoring Report.

Elsinore Valley Municipal Water District's Flagler Wells Conversion, Corona, California. Ms. Gusick served as cultural resources project director for the proposed construction of a potable water pipeline servicing the City of Corona, Riverside County. Ms. Gusick performed the CHRIS records search, Native American coordination, conducted the pedestrian survey, and authored the constraints report in accordance with CEQA guidelines.

Cultural Resource Study, Padre Dam Municipal Water District, San Diego County, California. Ms. Gusick served as associate archaeologist tasked with field excavation, GIS mapping, site recordation, strategy coordination with Native American groups, and laboratory analysis.

Cultural and Paleontological Resource Study for the City of San Diego Reclaimed Water Distribution System Project, San Diego, California. Ms. Gusick served as archaeological and paleontological monitor for the City of San Diego's continuing annual water and sewer main replacement program. Examples of projects include:

- Sewer and Water Group 683A
- Sewer and Water Group 676
- Sewer and Water Group 796
- Sewer and Water Group 741
- Sewer and Water Group 718
- Sewer Pump Station 19 Replacement

Samantha Murray, MA

Historic Built Environment Lead / Senior Architectural Historian

Samantha Murray is a senior architectural historian with 13 years' professional experience in all elements of cultural resources management, including project management, intensive-level field investigations, architectural history studies, and historical significance evaluations in consideration of the California Register of Historical Resources (CRHR), the National Register of Historic Places (NRHP), and local-level evaluation criteria. Ms. Murray meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and Archaeology. She is experienced managing multidisciplinary projects in the lines of transportation, transmission and generation, federal land management, land development, state and local government, and the private sector. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA).

Education

*California State University, Los Angeles
MA, Anthropology, 2013
California State University, Northridge
BA, Anthropology, 2003*

Professional Affiliations

*California Preservation Foundation
Society of Architectural Historians
National Trust for Historic Preservation
Registered Professional Archaeologist*

Relevant Project Experience

Kaiser Permanente Los Angeles Specialty Medical Center Project, Los Angeles, Los Angeles County, California (2019). Dudek prepared a Historical Resource Assessment for the Kaiser Permanente Los Angeles Specialty Medical Center at 755-765 W. College Street in Los Angeles. Preparation of the report involved extensive archival research, reconnaissance level fieldwork, historic context development, building development descriptions, historical significance evaluations for buildings greater than 45-years in age, and DPR forms for the medical center buildings and structures that are proposed for demolition as part of the multi-phase project. As a result of the evaluations, all buildings were found not eligible for designation under all applicable national, state, and local designation criteria and integrity requirements. Ms. Murray provided QA/QC of the report and guidance on approach.

Kaiser Permanente Los Angeles Medical Center Project, Los Angeles, Los Angeles County, California (2018). Dudek prepared a Cultural Resources Report that involved extensive archival research, reconnaissance level fieldwork, historic context development, building development descriptions, historical significance evaluations, and DPR forms for six buildings greater than 45-years in age that are proposed for demolition as part of the multi-phase project. As a result of the evaluations, all buildings proposed for demolition were found not eligible for designation under all applicable national, state, and local designation criteria and integrity requirements.

LACSD Gardena Pumping Station Project, Sanitation Districts of Los Angeles County, Gardena, California (2019). Dudek prepared a Cultural Resources Technical Report for the Gardena Pumping Project. Preparation of the report involved site recordation, extensive archival research, historic context development, engineering feature development descriptions, historical significance evaluations, and State of California Department of Parks and

Recreation Series 523 forms (DPR forms) for each building of the project. The project proposed to remove the 1929 and 1960 pumping plant above and below-ground structures, and two adjacent parcels containing commercial buildings (1954, 1957) and replace them with a larger capacity pumping plant facility. Ms. Murray provided oversight of all built environment components and provided QA/QC of all documents.

LADWP De Soto Trunk Line Project, City of Los Angeles, Los Angeles County, California (2018). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for the De Soto Trunk Line Project. LADWP is proposing the replacement of portions of four existing water pipelines: De Soto, Roscoe, Canoga Topham, and Ventura Trunk Lines. LADWP is proposing to replace these segments with new pipeline. The regulatory framework is CEQA Plus, as such the project was also subject to compliance with Section 106 of the NHPA. Ms. Murray provided QA/QC of the cultural resources report.

The Santa Monica City Yards Master Plan Project, City of Santa Monica, Los Angeles County, California (2017). The City of Santa Monica retained Dudek to complete a cultural resources study for the proposed City Yards Master Plan project site located at 2500 Michigan Avenue in the City of Santa Monica. The study involved evaluation of the entire City Yards site, including two murals and a set of concrete carvings for historical significance and integrity. As a result, the City Yards and its associated public art work was found ineligible under all designation criteria.

LADWP West Los Angeles District Yard Project, City of Los Angeles, Los Angeles County, California (2017). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for a project that proposes demolition of five LADWP-owned administrative buildings and warehouses at the West Los Angeles District Headquarters located at 12300 West Nebraska Avenue. Dudek evaluated the yard for historical significance in consideration of NRHP, CRHR, and City of Los Angeles HCM criteria and integrity requirements.

LADWP Haynes Generating Station Units 3 through 6 Demolition Project, City of Long Beach, Los Angeles County, California (2017). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for a project that proposes demolition of Units 3-6 at the LADWP Haynes Generating Station. Ms. Murray evaluated the entire steam plant for historical significance in consideration of NRHP, CRHR, and City of Long Beach designation criteria and integrity requirements, and co-authored the cultural resources report.

LADWP Green Verdugo Reservoir Improvement Project, City of Los Angeles, Los Angeles County, California (2017). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for a project that proposes facility updates at the reservoir site in order to ensure safe water quality. Ms. Murray evaluated the reservoir for historical significance in consideration of NRHP, CRHR, and City of Los Angeles HCM designation criteria and integrity requirements, and co-authored the cultural resources report.

LADWP Upper Stone Canyon Reservoir Water Quality Improvement Project, City of Los Angeles, Los Angeles County, California (2016). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for a project that proposes to maintain and improve the quality, reliability, and stability of the Stone Canyon Reservoir Complex (SCRC) service area drinking water supply. Dudek prepared an updated evaluation of the reservoir in consideration of NRHP, CRHR, and City of Los Angeles HCM criteria and integrity requirements.

LADWP Power Plant 1 Long-Term Maintenance Program Project, City of Los Angeles, Los Angeles County, California (2016). Dudek was retained by Los Angeles Department of Water and Power (LADWP) to complete a cultural resources study for the proposed long-term maintenance of the flood control infrastructure in the vicinity of Power Plant 1. Ms. Murray prepared the cultural resources impacts assessment, co-authored the cultural resources report, and provided QA/QC of the cultural resources technical report.

Appendix B

Confidential Records Search Results

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 30 *Resource Name or #: (Assigned by recorder) Arcadia Water Treatment Plant

P1. Other Identifier: Santa Monica Water Treatment Plant, Santa Monica Water Works

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad Beverly Hills Date 1995 T 01S; R 15W; NE ¼ of NE ¼ of Sec 32; San Bernardino B.M.

c. Address 1228 S. Bundy Drive City Los Angeles Zip 90025

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 364654.68 mE/ 3767992.02 mN

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

The Arcadia Water Treatment Plant (WTP) is located at on a 4.82-acre parcel at 1228 South Bundy Drive in the City of Los Angeles, in Los Angeles County, California. Although the Project site is located within City of Los Angeles, it is owned by City of Santa Monica. The Arcadia WTP site is approximately bound by South Saltair Avenue to the northeast, Texas Avenue to the southeast, South Bundy Drive to the southwest and (See Continuation Sheet)

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

During the course of the pedestrian survey, Dudek identified 31 total buildings and structures, of which 13 buildings and structures were over 40 years of age requiring recordation and evaluation for historical significance. These are described on the Continuation Sheet in a table. (See Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP9. Public Utility Building (See B11. Additional Resource Attributes)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



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

*P5b. Description of Photo: (view, date, accession #) Overview to Arcadia Water Treatment Plant from Bundy Drive, looking northeast

*P6. Date Constructed/Age and Source: Historic Prehistoric Both
1904 (Evening Outlook 1975)

*P7. Owner and Address:

City of Santa Monica
Public Works Department, Water Resources
1212 5th Street, 3rd floor
Santa Monica, CA 90401

*P8. Recorded by: (Name, affiliation, and address) Kate Kaiser, Dudek
38 N. Marengo Avenue
Pasadena, CA 91101

*P9. Date Recorded: 10/30/2019

*P10. Survey Type: pedestrian

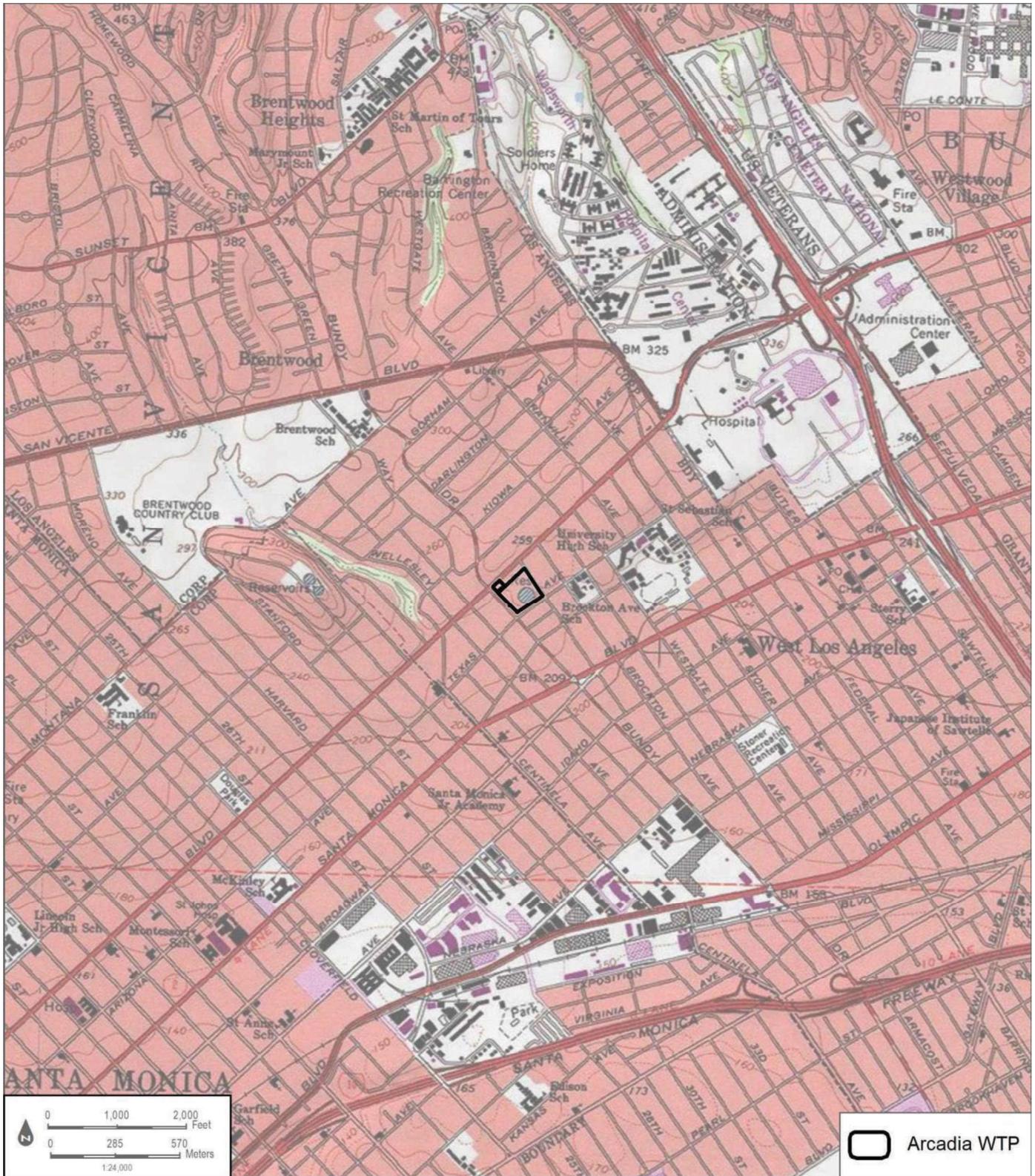
*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Kaiser, Kate, Adriane Gusick, and Samantha Murray. 2019. Historical Resources Technical Report for the Olympic Well Field Restoration and Arcadia Expansion Project, City of Santa Monica, California. Prepared by Dudek for the City of Santa Monica Public Works Department, Water Resources.

*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): _____



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Arcadia Water Treatment Plant *NRHP Status Code 6Z

Page 3 of 30

B1. Historic Name: Arcadia Water Treatment Plant

B2. Common Name: Santa Monica Water Treatment Plant

B3. Original Use: groundwater storage and treatment B4. Present Use: groundwater treatment

*B5. Architectural Style: utilitarian

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

The construction history of the extant buildings and structures at the Arcadia Water Treatment Plant are described in the Continuation Sheet, section P3a Description resource table. This table lists dates of construction, builder/contractor if known, and known alterations and dates. An additional development history is included on the Continuation Sheet, Section B6. Construction history. (See Continuation Sheet)

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

*B8. Related Features:

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) HP 22. Reservoir; AH3. Landscaping; AH5 Wells/Cisterns

*B12. References:

(See Continuation Sheet)

B13. Remarks:

(Sketch Map with north arrow required.)

(See Continuation Sheet)

*B14. Evaluator: Kate Kaiser, MSHP

*Date of Evaluation: October 30, 2019

(This space reserved for official comments.)

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P2e. Other Locational Data (Continued): Wilshire Boulevard to the northwest. The facility is located within a predominantly residential neighborhood in West Los Angeles, with commercial businesses and office buildings located to the north.
 Assessors Identification Number (AIN): 4263-003-270
 Elevation: 230 ft. amsl-245 ft. amsl
 Decimal Degrees: 34°02'37.6"N 118°27'58.6"W

P3a. Description (Continued):

The buildings described below are listed in chronological order of construction and have building numbers that correspond to building numbers defined by the City of Santa Monica Water Department.

Table 1. Surveyed Resources at the Arcadia Water Treatment Plant

Building Name, Map Key building number	Engineer; Year Constructed	Description	Alterations
<i>Buildings and Structures over 40 years old</i>			
Reservoir landscaping 	Unknown engineer; 1924	This landscaped slope is located northeast of the 5 million-gallon reservoir and slopes downhill towards Saltair Ave. The area is covered with grass lawn, and features a row of 8 immature trees.	Aerial photographs indicate that this area has had trees since the earliest available photo-graphs from 1927, and various numbers of mature trees were re-moved sometime between 1929 and 1934 and again between 1981 and 1983, and most recently in 2010

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Property Name: Arcadia Water Treatment Plant
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Table 1. Surveyed Resources at the Arcadia Water Treatment Plant

Building Name, Map Key building number	Engineer; Year Constructed	Description	Alterations
<p>3. Water Storage Reservoir</p> 	<p>Unknown engineer; 1924</p>	<p>The Water Storage Reservoir is an in-ground concrete reservoir with a capacity for 5 million gallons. The Roughly 3 feet of the concrete reservoir wall, reservoir roof, off-gas system, and access scaffolding and metal walkways are the only above ground features. The visible reservoir wall is board formed concrete. The reservoir roof is wood, clad with rolled roofing with metal seams at the lip. A concrete gutter runs the circumference of the reservoir, just under the drip line. A metal water pipe also runs the circumference of the reservoir, just under the drip line</p>	<p>1981: Structural repairs to reservoir roof 1994: off-gas duct system added</p>
<p>20. Arcadia Groundwater Wells (Well No. 4)</p> 	<p>Circa 1928-1956</p>	<p>Arcadia Well No. 4 is located just north of the Chlorination Building and consists of a pumping apparatus over a raised concrete pedestal. The well structure extends below ground.</p>	<p>Well No. 4 had well house structure over it which was demolished by 1970</p>

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Property Name: Arcadia Water Treatment Plant
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Table 1. Surveyed Resources at the Arcadia Water Treatment Plant

Building Name, Map Key building number	Engineer; Year Constructed	Description	Alterations
<p>19. Electrical Equipment (Transformer Yard)</p> 	<p>Circa 1948-1956</p>	<p>While a transformer yard appears on the permit maps after 1956, the yard is absent from the 1948 Sanborn Fire Insurance Map. Transformer models could not be ascertained during field visit.</p>	<p>Addition (Building No. 11 Emergency Generator)</p>
<p>21. Chlorine Building</p> 	<p>Kirk B. Florence, 1956</p>	<p>The Chlorination Building is a flat roofed, rectangular plan building constructed of concrete masonry units (CMU), with a short parapet extending above roofline. Fenestration consists of a large roll-up metal garage door on the northwest elevation, two one-over-one aluminum sash windows on the northeast elevation, a metal door and one-over-one aluminum sash window on the southeast elevation, and three and one-over-one aluminum sash windows on the southwest elevation. Two metal scuppers and downspouts are visible on the southwest elevation.</p>	<p>Observed alterations: HVAC system, storage lockers, emergency eyewash added to sides and roof of building</p>

CONTINUATION SHEET

Property Name: Arcadia Water Treatment Plant
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Table 1. Surveyed Resources at the Arcadia Water Treatment Plant

Building Name, Map Key building number	Engineer; Year Constructed	Description	Alterations
<p>26. 12035 Texas Avenue (Employee Housing)</p> 	<p>Wallie A Pollock (Architect); Bartlett L. Kennedy (Engineer), 1957</p>	<p>This employee house and integrated garage were built in 1957, and are irregular plan Ranch Style buildings. The building is clad with stucco and features a hipped roof with open eave. The main elevation (facing southeast to Texas Avenue) is the only visible and accessible elevation. The porch is a covered concrete stoop, with the roof supported by wood posts. Fenestration consists of aluminum sliding sash windows, a picture window framed by aluminum sliding sash windows to both sides, and porch integrated under the roof overhang. The garage features a wood, tilt-up garage door and no fenestration. No other elevations were visible during survey.</p>	<p>No observed or permitted alterations were noted for this building</p>

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Property Name: Arcadia Water Treatment Plant
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Table 1. Surveyed Resources at the Arcadia Water Treatment Plant

Building Name, Map Key building number	Engineer; Year Constructed	Description	Alterations
<p>26. 12041 Texas Avenue (Employee Housing)</p> 	<p>Wallie A Pollock (Architect); Bartlett L. Kennedy (Engineer), 1957</p>	<p>This employee house and integrated garage were built in 1957, and are irregular plan Ranch Style buildings. The building is clad with stucco and features a hipped roof with open eave. The main elevation faces southeast to Texas Avenue, and features a covered, concrete stoop porch, with the roof supported by wood posts. Fenestration consists of aluminum sliding sash windows, a picture window framed by aluminum sliding sash windows to both sides and a screen door. The garage features a metal roll up garage door and no fenestration. No other elevations were visible during survey.</p>	<p>Observed alterations include the replacement of the garage door with a modern automatic roll up garage door and a large covered shed roofed awning attached to the southwest elevation of the house, providing a covered porch in the side yard. Additionally, skylights have been added to the roof in various locations</p>
<p>17. Booster Pumps</p> 	<p>Circa 1958</p>	<p>The Booster Pump station consists of a set of five horizontal metal pumps set into a concrete platform. Connected through pipes and four raised aluminum boxes. The pumping station first appears in aerials and on maps in 1958 and was likely installed in concert with the other 1958 improvements to the Arcadia property.</p>	<p>No observed or permitted alterations were noted for this structure.</p>

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Property Name: Arcadia Water Treatment Plant
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Table 1. Surveyed Resources at the Arcadia Water Treatment Plant

Building Name, Map Key building number	Engineer; Year Constructed	Description	Alterations
<p>18. Staff Room/Conference Room (Garage)</p> 	<p>James M. Montgomery Consulting Engineers, Inc., 1958</p>	<p>This building is a rectangular plan, utilitarian style building, with a flat roof and parapet and constructed of concrete masonry units. Fenestration consists of two lite sliding metal sash windows and metal doors with single lites. A metal scupper and downspout are visible on the northwest elevation.</p>	<p>1970: Relocate overhead garage door from west to south elevation (Permit 1970WL82354)</p>
<p>22. MWD Vault Building (MCR Meter Building)</p>  	<p>James M. Montgomery Consulting Engineers, Inc., 1958</p>	<p>This building is a rectangular plan, utilitarian style building, with a flat roof and parapet and constructed of concrete masonry units. The above-ground portion, A component of this building is underground and features a concrete lined staircase with metal guard rails. The underground portion was not accessed during the field visit. Fenestration in the above-ground portion and consists solely of louvered vents. Fenestration in the below ground portion is limited to a metal, window-less door.</p>	<p>No observed or permitted alterations were noted for this building. The 1958 vault seems to have replaced an earlier vault placed between 1941 and 1956, referred to in maps and building plans as a "Venturi Vault"</p>

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Property Name: Arcadia Water Treatment Plant
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Table 1. Surveyed Resources at the Arcadia Water Treatment Plant

Building Name, Map Key building number	Engineer; Year Constructed	Description	Alterations
<p>23. Administration Building (Control Building)</p> 	<p>James M. Montgomery Consulting Engineers, Inc., 1958</p>	<p>The Administration Building is a Mid-Century Modern Style office building, featuring a flat roof with slight overhang and CMU constructed walls. The main elevation faces southeast, and overlooks a small lawn, trees, landscaped plants, and planters. Fenestration consists of metal sash windows on the main elevation set into protruding concrete bezeled frames, and metal-framed glass doors. Fenestration on all other elevation consists of single lite fixed windows, metal doors with single lites, one over one metal sash windows, under awning hoods, consists of</p>	<p>Southwest Addition (c.1989-1994)</p>
<p>Meter and Valve Structures (located in trenching, construction, staging area)</p> 	<p>James M. Montgomery Consulting Engineers, Inc., 1958</p>	<p>Located near the southwest corner of the property, immediately north of the two employee residences along Texas Avenue. This consists of two in-ground concrete vaults with a metal lids. Vaults project roughly 8-12 inches above the surface and are situated in a grass lawn, they are connected to the remainder of the site by paved sidewalks.</p>	<p>No observed or permitted alterations were noted for this structure.</p>

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Property Name: Arcadia Water Treatment Plant
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Table 1. Surveyed Resources at the Arcadia Water Treatment Plant

Building Name, Map Key building number	Engineer; Year Constructed	Description	Alterations
<p>16. Office/Storage</p> 	<p>Ivan D. Goplen, 1970</p>	<p>This is a one-story rectangular plan, utilitarian building, featuring a flat roof with parapet and CMU construction. The main elevation faces southeast. Fenestration consists of fixed, single lite windows, solid metal doors, metal doors with single lites, and a metal roll-up garage door.</p>	<p>Addition on southwest elevation in circa 1981, 1983 (Building No. 24)</p>
<p><i>Buildings and Structures less than 40 years old</i></p>			
<p>24. Laboratory</p> 	<p>c. 1981-1983</p>	<p>This building is not a separate building, but a one-story rectangular plan, utilitarian addition to the 1970 office/storage building. Fenestration consists of fixed, single lite windows and solid, windowless metal doors. The northeast elevation abuts 19. Office Storage building.</p>	<p>Addition to Building No 16. Office/Storage</p>
<p>5. Maintenance Building (Garage Building)</p> 	<p>City of Santa Monica Water/Waste Water Division, 1986</p>	<p>This building is a 25 foot by 60 foot vehicle storage building, with a flat roof and parapet. The rear and side elevations are banked into the artificial hillside of the reservoir. The main elevation features three roll-up garage doors and one solid metal door. The building is constructed of 4" concrete masonry unit block.</p>	<p>No observed or permitted alterations were noted for this structure.</p>

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Table 1. Surveyed Resources at the Arcadia Water Treatment Plant

Building Name, Map Key building number	Engineer; Year Constructed	Description	Alterations
<p>Driveway to Saltair Ave exit</p> 	<p>Unknown, c.1989-1994</p>	<p>This pavement is a standard 2-line width, unlined asphalt road connecting the parking and activity area near the control room and pumps to Saltair Avenue. Previously, pavement extended no further than the northern extend of Building 11. Greensand Filter Complex, which was the former location of the water softening plant. It was added to the property some time between 1989 and 1994, corroborated by aerial photographs.</p>	<p>2010: resurfaced during City of Santa Monica Civil Engineering; Black & Veatch Corporation Well Field Restoration Project</p>
<p>11. Emergency Generator</p> 	<p>City of Santa Monica General Services Department Engineering Division; 1992</p>	<p>The emergency generator is housed in a metal trailer located southwest of the 5 million gallon reservoir.</p>	<p>Paved generator pad added in 2010 during City of Santa Monica Civil Engineering; Black & Veatch Corporation Well Field Restoration Project</p>

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Property Name: Arcadia Water Treatment Plant
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Table 1. Surveyed Resources at the Arcadia Water Treatment Plant

Building Name, Map Key building number	Engineer; Year Constructed	Description	Alterations
<p>Stack</p> 	<p>Kennedy/Jenks / Clinton; 1994</p>	<p>35-foot high, by 4-foot diameter Welded Steel Pipe off gas stack with steel flanges bolted together between sections. Tapers slightly at the top to a 3 foot opening</p>	<p>No observed or permitted alterations were noted for this structure.</p>
<p>4. Outdoor Chemical Feed Facility</p> 	<p>Kennedy/Jenks / Clinton; 1994</p>	<p>The outdoor chemical feed facility consists of three blue metal cisterns, located just northwest of the GAC scrubber structure</p>	<p>No observed or permitted alterations were noted for this structure.</p>
<p>4. GAC Scrubber</p> 	<p>Kennedy/Jenks / Clinton; 1994</p>	<p>The GAC Scrubber structure consists of a rectangular plan CMU structure with three open-ended bays facing southeast. The open-ended bays are loosely covered in canvas cloth and have large metal ducts leading through them.</p>	<p>No observed or permitted alterations were noted for this structure.</p>

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Property Name: Arcadia Water Treatment Plant
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Table 1. Surveyed Resources at the Arcadia Water Treatment Plant

Building Name, Map Key building number	Engineer; Year Constructed	Description	Alterations
<p>6. Storage Building</p> 	<p>Kennedy/Jenks / Clinton; 1994</p>	<p>The storage building is a rectangular plan, gable ended stucco-clad building behind (west of) the GAC Scrubber Building. Fenestration consists only of a metal door with louvered vent on the northeast side.</p>	<p>No observed or permitted alterations were noted for this structure.</p>
<p>1. RO Building</p> 	<p>City of Santa Monica Civil Engineering; Black & Veatch Corporation; 2010</p>	<p>The RO (Reverse Osmosis) Building is located in the north corner of the property and consists of a steel framed building with a semi-circular metal roof, clad with a prefinished metal wall panel system. Fenestration consists of metal doors, fixed single-pane windows, louvered vents, and four large bays with roll-up metal doors on the northeast elevation facing Saltair Avenue.</p>	<p>No observed or permitted alterations were noted for this structure.</p>
<p>2. Decarbonator</p> 	<p>City of Santa Monica Civil Engineering; Black & Veatch Corporation; 2010</p>	<p>The Decarbonator Building is a solid concrete platform pad with no fenestration. The building has a metal stair attached to the northwest elevation and has equipment, ducts and cisterns atop it. The platform also has a metal rail along the outer edge, and a green awning on the southwest elevation, sheltering electrical equipment and chemical stores.</p>	<p>No observed or permitted alterations were noted for this structure.</p>

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Table 1. Surveyed Resources at the Arcadia Water Treatment Plant

Building Name, Map Key building number	Engineer; Year Constructed	Description	Alterations
<p>7. Cartridge Filter</p> 	<p>City of Santa Monica Civil Engineering; Black & Veatch Corporation; 2010</p>	<p>The cartridge filters consists of four cartridge filters on a short (8-inch height) concrete pad, immediately northeast of the greensand filter complex.</p>	<p>No observed or permitted alterations were noted for this structure.</p>
<p>8. Greensand Filter Complex</p> 	<p>City of Santa Monica Civil Engineering; Black & Veatch Corporation; 2010</p>	<p>The Greensand Filter Complex is a series of open-air filtration equipment set atop a concrete pad. The structure is bordered by the alley to the northwest, cartridge filter structure to the northeast chemical storage and garage buildings to the southeast, and electrical building to the southwest.</p>	<p>No observed or permitted alterations were noted for this structure.</p>
<p>9. Chemical Storage Building</p> 	<p>City of Santa Monica Civil Engineering; Black & Veatch Corporation; 2010</p>	<p>This building is a gable-ended, rectangular plan steel framed utilitarian building, clad with prefinished metal roof panels, and clad with metal screens to allow ventilation. A Shed roofed portion of the building is on the northeast elevation. Fenestration consists of two roll up garage doors on the northeast elevation, metal doors on the northwest, and southeast elevations.</p>	<p>No observed or permitted alterations were noted for this structure.</p>

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Property Name: Arcadia Water Treatment Plant
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Table 1. Surveyed Resources at the Arcadia Water Treatment Plant

Building Name, Map Key building number	Engineer; Year Constructed	Description	Alterations
<p>10. RO Feed Pumps</p> 	<p>City of Santa Monica Civil Engineering; Black & Veatch Corporation; 2010</p>	<p>The RO Pump building (formerly the Fluoride Building) consists of a steel framed building with a semi-circular metal roof, clad with a prefinished metal wall panel system. Fenestration consists of metal doors on the northwest and northeast elevations and one roll-up metal door on the northwest elevation</p>	<p>No observed or permitted alterations were noted for this structure.</p>
<p>12. Staff Facilities (showers/lockers)</p> 	<p>City of Santa Monica Civil Engineering; Black & Veatch Corporation; 2010</p>	<p>The Staff Facilities and Locker Building is a rectangular plan, flat roofed building with parapet, with split face CMU wall construction topped with metal coping. Fenestration consists of metal doors and 8"x8" glass block windows on the southeast, southwest and northwest elevations. The building is situated between the 12. Chemical Storage Building and the 21. Staff Room/Conference Room (Garage)</p>	<p>No observed or permitted alterations were noted for this structure.</p>

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Table 1. Surveyed Resources at the Arcadia Water Treatment Plant

Building Name, Map Key building number	Engineer; Year Constructed	Description	Alterations
<p>13. Electrical Building and Inlet Valve</p> 	<p>City of Santa Monica Civil Engineering; Black & Veatch Corporation; 2010</p>	<p>The Electrical Building and Inlet Valve structure at attached to the northwest elevation of the 11. Greensand Filter Complex. The Electric Building is a rectangular plan, flat roofed building with parapet, set atop a smooth concrete platform pad, with split face CMU wall construction topped with metal coping. The building is accessed by a metal stair and railing leading to the operating floor of the concrete pad. Fenestration consists only of metal doors on the northwest and northeast elevations. A fan providing ventilation and a signboard reading "Santa Monica Water Treatment Plant" is attached to the exterior of the southwest elevation.</p>	<p>No observed or permitted alterations were noted for this structure.</p>

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Table 1. Surveyed Resources at the Arcadia Water Treatment Plant

Building Name, Map Key building number	Engineer; Year Constructed	Description	Alterations
<p>14. Wastewater Recovery System and Tank</p> 	<p>City of Santa Monica Civil Engineering; Black & Veatch Corporation; 2010</p>	<p>This structure is set atop the concrete pad operating floor of the 11. Greensand Filter Complex. It consists of a square-shaped welded steel tank with horizontal ribbing and an inlet pipe, and a chevron shaped welded steel tank with horizontal ribbing and an inlet pipe.</p>	<p>No observed or permitted alterations were noted for this structure.</p>
<p>15. Empty Storage Building</p> 	<p>City of Santa Monica Civil Engineering; Black & Veatch Corporation; 2010</p>	<p>This building is a square plan, gable ended small building situated between the booster pumps and electrical room building pad. The building is clad with T1-11 plywood panels, and prefabricated standing seam metal roofing. Fenestration consists of a metal door on the main (southwest) elevation and louvered vents.</p>	<p>No observed or permitted alterations were noted for this structure.</p>

B6. Construction History (Continued) : The original owners of the 1228 S. Bundy Avenue parcel was the privately-owned Santa Monica Water Company. The company officially formed in 1897, an offshoot of the Santa Monica Land & Water Company, which was a real estate development company that had promoted settlement in Santa Monica in the 1880s. The holdings included reservoirs on a 30-acre tract, which held the San Vicente rancho springs, several tunnel wells, and gravity fed pipelines back to Santa Monica, as well as a reservoir at Nevada Avenue (Wilshire Boulevard) and 26th Street (LAH 1893a, 1893b; Sanborn 1902, 1909).

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The Santa Monica Water Company acquired the parcel in Sawtelle at the corner of Nevada Boulevard (Wilshire Boulevard) and Arcadia Street (Bundy Street) in 1904, when the Santa Monica Land & Water Company purchased 30,000 acres from Senator John P. Jones and Arcadia Bandini de Baker. The purchase furnished more water bearing lands for the company as well as a model village, an electric rail line right of way, and for Santa Monica more pleasure resorts. The parcel originally held a pumping station, small in-ground reservoir, and several wells. By 1910, new wells were being placed at the "Arcadia Tract" followed by more still in 1912, driven to a depth of 300 feet. In 1913, the company reported to have 68 miles of water main, three reservoirs with a total storage capacity of 2,500,000 gallons, five wells, and two 100 horsepower pumps located at the Arcadia Pumping Station, which served 1,835 customers (LAT 1904b, 1910; Santa Monica Outlook 1912, 1913).

In 1916, the Arcadia property and all holdings of the Santa Monica Water Company were acquired by the City of Santa Monica. The property is specifically mentioned as an incentive for the City of Santa Monica to purchase the Santa Monica Water Company holdings in 1915. According to the Santa Monica 1918 Sanborn map, report for water facilities, Arcadia Pumping plant had six bored wells and electric drive pumps, a pump house and a guardhouse. Water from the Arcadia tract was pumped down the Wilshire Boulevard main to the 1,300,000-gallon No. 1 Reservoir at Wilshire and 26th Street. The property first appears in the 1921 Sawtelle Sanborn Fire Insurance Map. In 1924, the 5 million gallon reservoir was added to the Arcadia Pumping Plant site (Figure 5) (LAT 1915a, 1915b, 1915c, 1916a, 1916b, 1924; Sanborn 1921, 1924; Santa Monica Outlook 1915).

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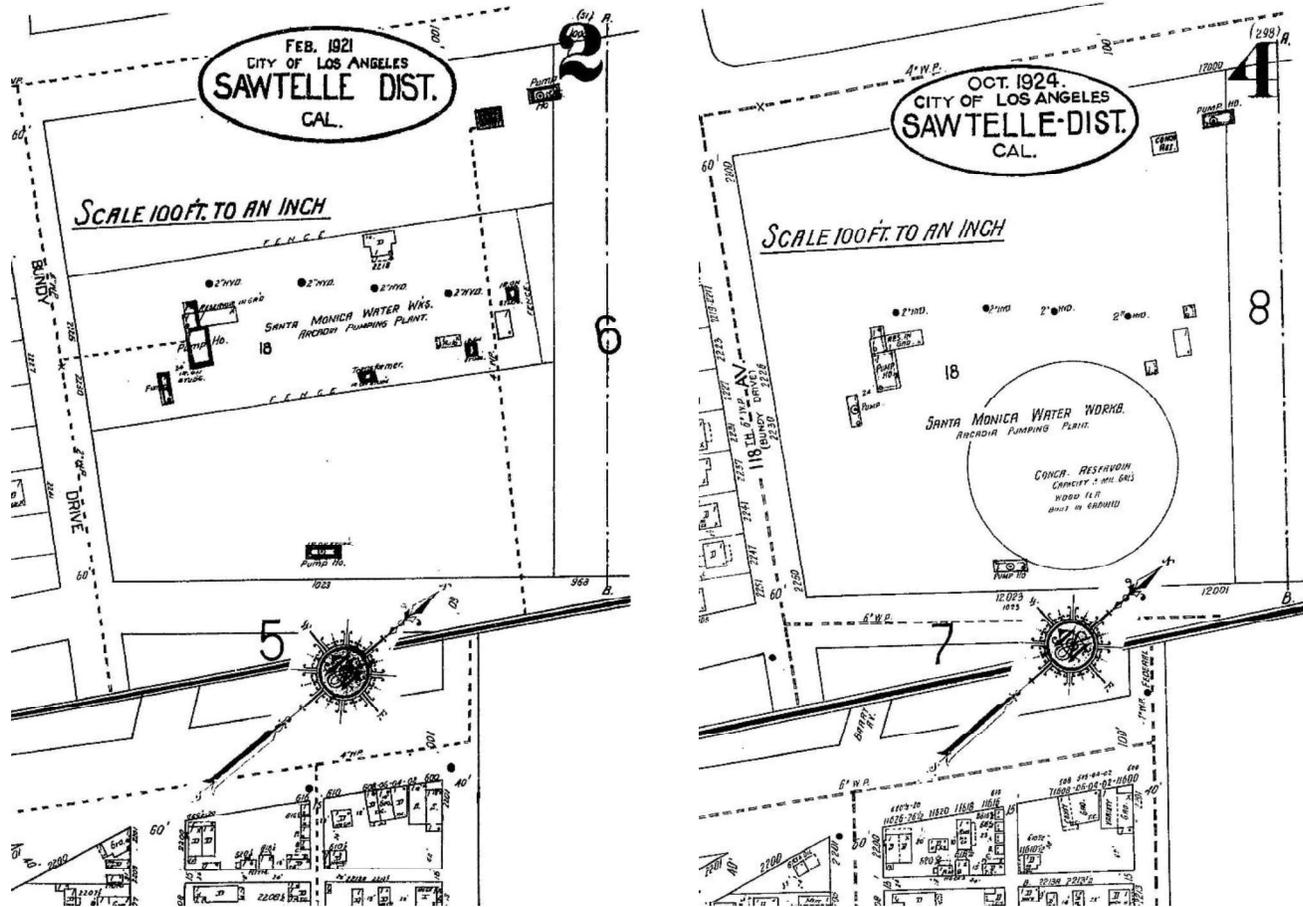


Figure 1. Sanborn Fire Insurance maps depicting Arcadia Pumping plant in 1921 (left) and 1924 (right). Note addition of 5 million gallon reservoir in 1924 image (Sanborn 1921, 1924)

In the mid-1940s, a vault allowing MWD water to enter the plant was added at the Arcadia Pumping Plant parcel. At the time, the Arcadia plant's connection was the only point at which MWD water could reach the city's system. Another connection point at Charnock Well Pumping Plant was added in 1949. In 1956, a Chlorination Building was added to the plant (Permit 1956WL18112) (Figure 6). In 1957, The City consulted with engineering firm James M. Montgomery Inc. to begin studying improvements for the Arcadia Pumping Plant. These included two new houses for water department employees along Texas Avenue, a Water Pumping Plant Control Building, a garage, a new meter structure, a new valve structure, valve manholes, and a new Venturi meter structure for the MWD pipeline connection. In 1958, the City of Santa Monica gave the city's water system a \$2,700,000 overhaul, including increasing the capacity at the Charnock Pumping Station (LAT 1957, 1958; Permits 1958LA07347, 1958LA07348, 1958LA07350, 1958LA07351, 1958WL07346, 1958WL07349).

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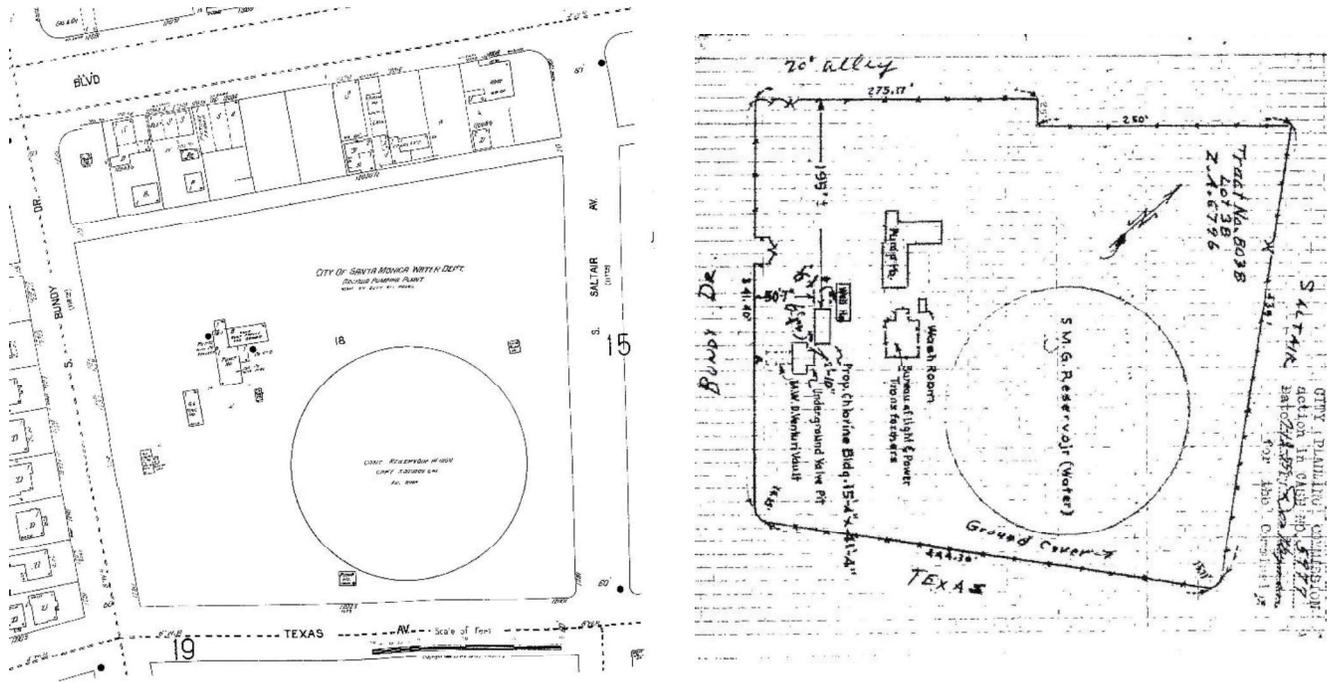


Figure 2. Maps depicting Arcadia Pumping plant in 1944 (left) and 1956 (right). Both maps oriented so Wilshire Boulevard is at the top (Sanborn 1944; Permit 1956WL18112)

In 1964, the City of Santa Monica again hired the engineering firm of James M. Montgomery to design facilities for an 800,000 water softening and filtration plant at the Arcadia Pumping Plant site. The City had been mixing harder well water with treated, softer MWD water for decades before upgrading their system. This came amidst price hikes from MWD and the City of Santa Monica promoting self-reliance on their own wells (Figure 7). (LAT 1964, 1966; Montgomery 1966).

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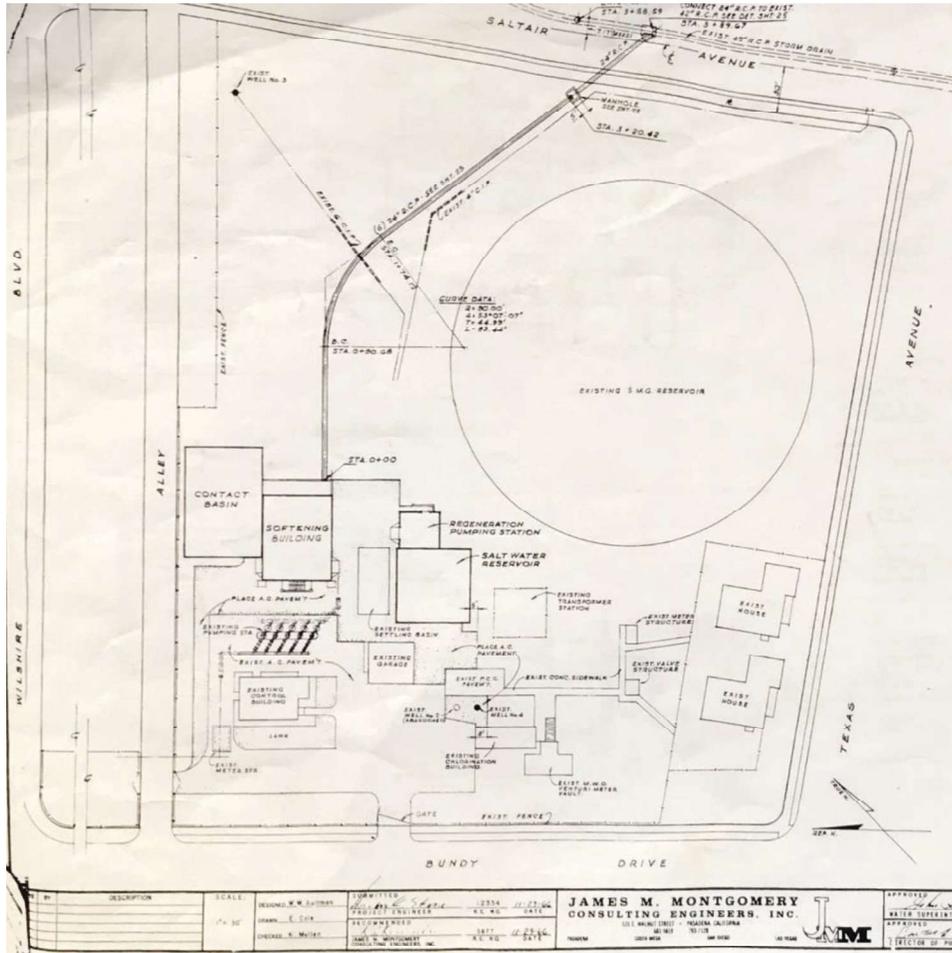


Figure 3. Plan map of the Arcadia Water Treatment Plant South elevation, James M. Montgomery, Consulting Engineers, Inc., 1966. Map oriented so Wilshire Boulevard is at left (Montgomery 1966)

A few piecemeal equipment structures and buildings were added to the property between 1964 and 2010. In 1970, a separate laboratory building was added to the facility. In 1986, a maintenance garage was added. In the 1990s the engineering firm Kennedy Jenks Clinton consulted with the City of Santa Monica for a project to install a stack, outdoor chemical feed facility GAC scrubber and off-gas system for the 5-million gallon reservoir (City of Santa Monica Records held at Arcadia WTP).

In 1996, an intrusion of the chemical MTBE was detected in the Santa Monica well water supply. The source of the contamination came from a leaking, below ground gasoline storage tank owned by Mobil Oil. The City of Santa Monica sued Mobil and eventually sought relief for decontaminating the wells and associated water treatment equipment. As part of the settlement, the City of Santa Monica Public Works Department also gained funding to make significant improvements to the Charnock and Arcadia Plants. At Arcadia, this happened in 2010 when the Contact Basin building, softening building, salt water reservoir, regeneration pumping station, and settling basin, and associated cover buildings were all demolished (ARG/HRG 2018; LAT 1996, 1997; SA Associates 2010).

B10. Significance (Continued):

The Arcadia WTP parcel, located at 1228 South Bundy Drive (APN 4263-003-270), was originally developed in 1904 and had water infrastructure installed at it, including several wells,

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by 1910. Nearly all original development has been demolished, leaving only later developments, the earliest of which is the 1924 5-million gallon reservoir, and a few 1958 and 1966 historic-age buildings. The site has had several modern development periods, with 4 buildings added in 1994 and 10 buildings added in 2010.

NRHP/CRHR Designation Criteria

The following provides an evaluation of the Arcadia WTP property at 1228 South Bundy Drive 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.

Archival research did not find any association with events that have made significant contributions to the broad patterns of local or regional history. The Arcadia WTP parcel was first developed in 1904, and the City of Santa Monica acquired the parcel from private water company Santa Monica Water Company in 1916. The 5-million gallon reservoir was added in 1924, and all buildings on site were introduced after 1956. However all original infrastructure from the 1904-1916 private water company period has been lost as of 2010, and the remaining buildings and structures are not associated with any specific patterns of history within Santa Monica. Additionally, the Arcadia WTP is not known to be directly associated with events that have made a significant contribution to the history of the State or nation. Therefore, the 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 did not indicate that the Arcadia WTP is associated with any historically significant figures at the national, State, or local level. Therefore, the 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 Arcadia WTP property was originally developed in 1904, however, all known infrastructure from this period have been demolished. The oldest structure at Arcadia WTP is from 1924, and the majority of structures were added between 1956 and 1964. The 1924 reservoir, and all buildings and structure added to the site between 1956 and 1966 are utilitarian in construction and lack a cohesive, specific architectural style. Most buildings and structures are constructed of either metal or concrete masonry units and are otherwise unremarkable in their construction methods and architectural style. The buildings and structure at Arcadia WTP do not possess high artistic value. The known engineer associated with buildings developed between 1956 and 1966 at Arcadia WTP was James M. Montgomery, consulting Engineers, Inc. however, it is unlikely that Montgomery himself was consulting and designing buildings for this plant as his name is specifically not on records. Montgomery and his firm are strongly associated with the development of water infrastructure in Southern California, and in later years throughout the United States, however there is nothing at the Arcadia WTP that specifically recalls an association with the firm. Further, many of the firm's buildings were removed in 2010 when much of the plant was redeveloped. Though Montgomery himself may be considered a master engineer with a specific water infrastructure focus, his consulting firm may not be considered master engineers. Overall, the buildings and structure at Arcadia WTP are simplistic and utilitarian in design. Therefore, the

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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 Arcadia WTP property is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the property does not appear eligible under NRHP/CRHR Criterion D/4.

City of Santa Monica Structure of Merit Designation Criteria

For the same reasons already discussed in application of NRHP and CRHR criteria, the Arcadia WTP at 1228 South Bundy Drive does not appear eligible under any of the City of Santa Monica Structure of Merit criteria, as described below:

The structure has been identified in the City's Historic Resources Inventory.

The Arcadia WTP at 1228 South Bundy Drive is not currently listed in the City's Historic Resources Inventory.

The structure is a minimum of 50 years of age

The Arcadia WTP at 1228 South Bundy Drive was originally developed in 1904, but all original buildings and structures have been removed. The oldest structure remaining at the Arcadia WTP is the 1924 5-million gallon reservoir. The remaining buildings and structures were added to the site after 1956.

and meets one of the following criteria:

- 1. The structure is a unique or rare example of an architectural design, detail or historical type.*

The buildings and structures at the Arcadia WTP at 1228 South Bundy Drive are utilitarian in construction and are not unique or rare examples of an architectural design, detail or historical type.

- 2. The structure is representative of a style in the City that is no longer prevalent.*

Utilitarian structures housing utilities are not a style in the City that is not longer prevalent. Utilitarian structures have been constructed at the Arcadia WTP as recently as 2010 and the practical of the style persists as a cost-effective and functional architectural style.

- 3. The structure contributes to a potential Historic District. (Added by Ord. No. 2486CCS §§ 1, 2, adopted June 23, 2015)*

The Arcadia WTP at 1228 South Bundy Drive does not contribute to a potential historic district as defined in Ord. No. 2486CCS §§ 1, 2.

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Property Name: Arcadia Water Treatment Plant

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City of Santa Monica Landmark Designation Criteria

For the same reasons already discussed in application of NRHP and CRHR criteria, the Arcadia WTP at 1228 South Bundy Drive does not appear eligible under any of the City of Santa Monica Landmark or Historic District criteria, as described below:

- 1. It exemplifies, symbolizes, or manifests elements of the cultural, social, economic, political or architectural history of the City.*

The Arcadia WTP at 1228 South Bundy Drive is one of several pumping plants and well sites originally developed by a private water company in the early twentieth century. It is neither the oldest such site associated with private water companies in Santa Monica, nor with the oldest water company operating in the region. The plant was also one of several private water company holdings sold to the City of Santa Monica in 1916 and developed into municipal water infrastructure, including wells, treatment plants, and pumping stations. The buildings and structure at Arcadia WTP are not good examples of this early period of municipal utility development in Santa Monica as none of the original buildings from the 1904-1916 or 1916 purchase period remain. The tenuous connection to the City's economic or political history and the Arcadia WTP were lost when the original buildings were demolished in 2010. It is also not associated with specific instances of cultural, social, or architectural history in the City of Santa Monica. Therefore, the Arcadia WTP does not appear eligible under City of Santa Monica Landmark Criteria 1.

- 2. It has aesthetic or artistic interest or value, or other noteworthy interest or value.*

As described above in NRHP/CRHR Criteria C/3, the Arcadia WTP has no artistic interest or value. Therefore, the Arcadia WTP does not appear eligible under City of Santa Monica Landmark Criteria 2.

- 3. It is identified with historic personages or with important events in local, state or national history.*

As described above in NRHP/CRHR Criteria A/1 and B/2, the Arcadia WTP is not associated with an important historic person or important historical event. Therefore, the Arcadia WTP does not appear eligible under City of Santa Monica Landmark Criteria 3.

- 4. It embodies distinguishing architectural characteristics valuable to a study of a period, style, method of construction, or the use of indigenous materials or craftsmanship, or is a unique or rare example of an architectural design, detail or historical type valuable to such a study.*

As described above in NRHP/CRHR Criteria C/3, the Arcadia WTP does not have a distinctive architectural characteristics of a specific historical style that could be considered valuable to a study of period, style, method of construction, and craftsmanship; or as a rare example of architectural design, detail of historical type. The buildings and structure at Arcadia WTP are overly simplistic, lack reference to a specific style and may be categorized as utilitarian in both design and materials. Therefore, the Arcadia WTP does not appear eligible under City of Santa Monica Landmark Criteria 4.

CONTINUATION SHEET

Property Name: Arcadia Water Treatment Plant

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5. *It is a significant or a representative example of the work or product of a notable builder, designer or architect.*

As described above in NRHP/CRHR Criteria C/3, the remaining building stock at Arcadia WTP may be associated with the designing engineering firm James M. Montgomery, Consulting Engineers, Inc. but may not be specifically associated with James M. Montgomery himself. Therefore, the Arcadia WTP does not appear eligible under City of Santa Monica Landmark Criteria 5.

6. *It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City.*

The Arcadia WTP at 1228 South Bundy Drive was established on a good well site in the early twentieth century, originally several blocks east of the City of Santa Monica limits at 26th Street and later Centinela Avenue. The site was quickly absorbed into the town site of Sawtelle, which became part of the City of Los Angeles in 1918. Therefore, the location of the Arcadia WTP is outside of the City of Santa Monica and may not be considered an established and familiar visual feature of a neighborhood, community, or the City.

Integrity Discussion

Integrity is the ability of a property to convey its significance. To be listed in the NRHP or CRHR, a property must not only be shown to be significant under designation criteria, but it also must have integrity. The seven aspects of integrity are location, setting, design, materials, workmanship, feeling, and association. In order to retain historic integrity "a property will always possess several, and usually most, of the aspects" (Andrus and Shrimpton 2002).

Location: The Arcadia WTP property is sited on the original 1904 location. Therefore, the property retains integrity of location.

Design: The Arcadia WTP does not retain integrity of design. Nearly all buildings and structures on the Arcadia WTP property remain unchanged since their construction, lacking significant additions or alterations to the building origination, function, layout, materials, etc. However the basic function of Arcadia WTP has changed over time from a well site and pumping station to a reservoir storage site, to a hard-water treatment plant, and then experienced a period of disuse while the wells sites were contaminated, before being redeveloped into a water storage and treatment site in the 2010s.

Setting: The Arcadia WTP does not retain integrity of setting. When the Arcadia WTP was first developed, Salt Air Avenue and Wilshire Boulevard did not have the commercial or multi-family properties which are there today. In the 1956-1966 period of development for which many buildings and structures at Arcadia WTP are associated, Wilshire Boulevard, Bundy Drive, and Saltair Avenue were still relatively less densely developed. The setting of the Arcadia WTP has been stable since roughly the 1990s, and cannot be associated with the historic periods of development for the Arcadia WTP.

Materials: The Arcadia WTP does not retain integrity of materials. All of the original buildings and structures from the 1904 an-1916 private water company period have been demolished. The oldest structure, the 1924 reservoir has been reroofed with modern material several times and had an off-gas duct system added. The 1950s and 1960s-period of development building have minor alterations such as in kind additions, door reconfiguration, and material replacement of windows and doors. Existing materials observed during survey, namely concrete, are so ubiquitous that it cannot be identified to a specific historical period.

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Property Name: Arcadia Water Treatment Plant

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Workmanship: Similar to materials, the Arcadia WTP does not retain integrity of workmanship. The physical evidence of the craftsmanship for these simple utilitarian buildings was already low. Coupled with the removed original 1904-1916 period buildings, all evidence of early/original craftsmanship has been demolished.

Feeling: Overall, the Arcadia WTP does not retain integrity of feeling. Though most standing buildings have few non-intrusive alterations, the removal of all original and early-period building diminishes the feel of an early twentieth century water treatment plant. This is future diminished by the addition of the ten buildings and structures added to the property in 2010. The Arcadia WTP property no longer retains the feeling of an early twentieth century well site and treatment plant.

Association: The Arcadia WTP does not retain integrity of association. Per NRHP Bulletin 15: Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. The Arcadia WTP was originally developed by private water company Santa Monica Water Company, and purchased by the City of Santa Monica in 1916, but has no association with a specific person or event in the history of Santa Monica.

In summary, the Arcadia WTP at 1228 South Bundy Drive only retains integrity of location and association, but lacks integrity of design, setting, materials, workmanship, and feeling.

B12. References (Continued):

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Property Name: Arcadia Water Treatment Plant

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- LAT. 1915b. "May Combine Four Into One - Santa Monica Water Plants Under Negotiation." Newspapers.com: *The Los Angeles Times*. December 20, 1915, pg. 16.
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- Sanborn (Sanborn Fire Insurance Company Maps). 1902. "City of Santa Monica" [map]. Cover Sheet.
- Sanborn. 1909. "City of Santa Monica" [map]. Cover Sheet.
- Sanborn. 1921. "Sawtelle, Los Angeles Co., Calif." [map]. Cover Sheet and Sheet 2.
- Sanborn. 1924. "Sawtelle, Los Angeles Co., Calif." [map]. Cover Sheet, Sheet 4, Sheet 8
- Sanborn. 1944. "City of West Los Angeles, Los Angeles Co., Calif" [map], Cover Sheet and Sheet 14.

CONTINUATION SHEET

Property Name: Arcadia Water Treatment Plant
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Santa Monica Outlook. 1912. "Arcadia to Have Big Well." SMPL.org: Santa Monica Outlook Newspaper Collection 1875-1937. September 6, 1912, pg. 1. Digitized by the Santa Monica Public Library.

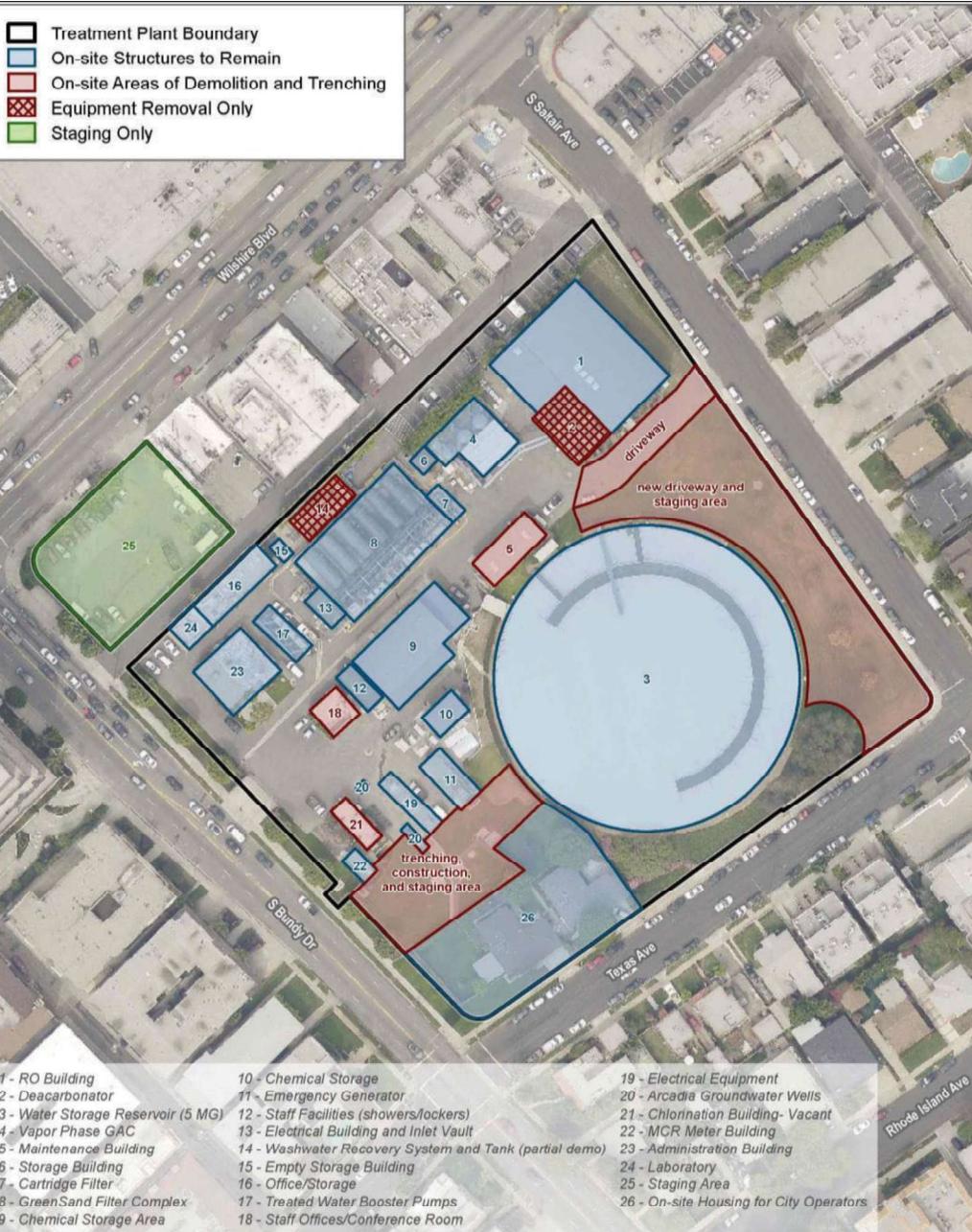
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Santa Monica Outlook. 1915. "Municipal Water Plants Santa Monicans Report." SMPL.org: Santa Monica Outlook Newspaper Collection 1875-1937. December 18, 1915, pg. 1. Digitized by the Santa Monica Public Library

Sketch Map

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Property Name: Arcadia Water Treatment Plant
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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 7 *Resource Name or #: (Assigned by recorder) SM-3 well

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad Beverly Hills Date 1995 T 02S; R 15W; NE 1/4 of NW 1/4 of Sec 04; San Bernardino B.M.

c. Address Olympic Boulevard City Santa Monica Zip 90404

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 365199.95 mE/ 3766569.20 mN

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

The Olympic Well Field Project site is located along Olympic Boulevard between the intersections with 26th Street and Centinela Avenue. SM-3 (replacement of existing SM-3) is located near the intersection of Olympic Boulevard and Centinela Avenue, just west of Centinela Avenue. Elevation: 155 ft. amsl; Decimal Degrees: 34°01'52.2"N 118°27'36.5"W

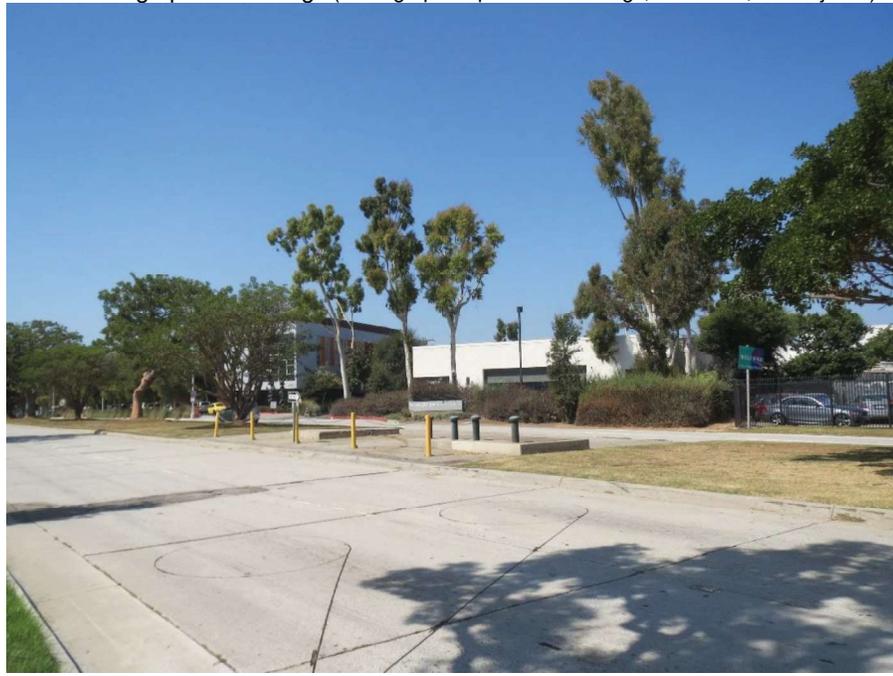
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The SM-3 well is located on a concrete pad in the grass lawn of the median. The above ground portion of the well structure consists of two raised concrete pads, roughly 8" tall, with four ventilation pipes on one pad. Barrier poles offer protection from off-roading vehicles, also located around the concrete pad.

*P3b. Resource Attributes: (List attributes and codes) AH5. Well/cistern

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Northwest-most well (SM-3), view looking west (IMG 4280)

*P6. Date Constructed/Age and Source:
 Historic Prehistoric Both
1968 and 1970 (UCSB 2019).

*P7. Owner and Address:

City of Santa Monica
Public Works Department,
Water Resources
1212 5th Street, 3rd floor
Santa Monica, CA 90401

*P8. Recorded by: (Name, affiliation, and address) Kate Kaiser, Dudek
38 N. Marengo Avenue
Pasadena, CA 91101

*P9. Date Recorded: 10/30/2019

*P10. Survey Type: pedestrian

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

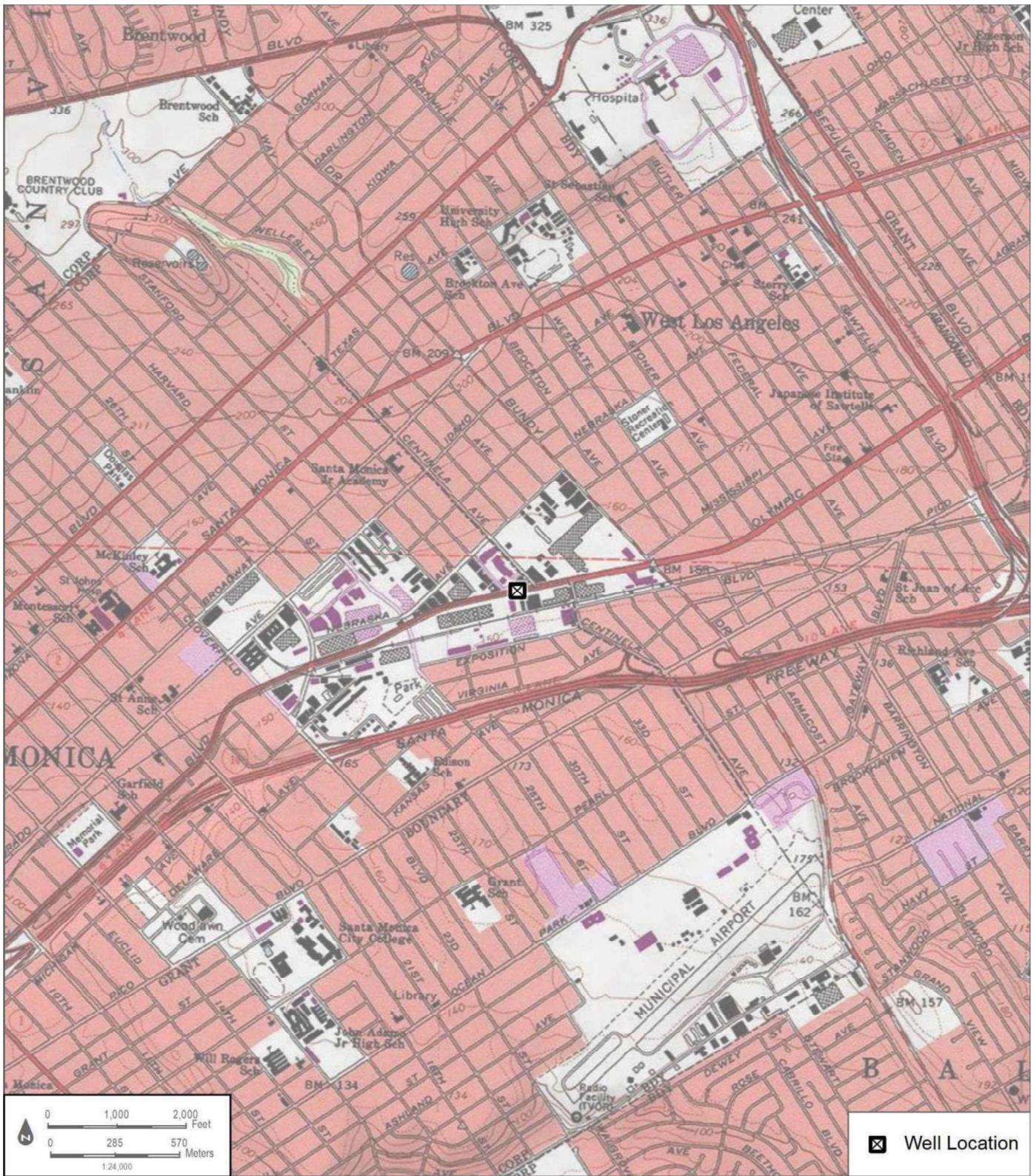
Kaiser, Kate, Adriane Gusick,

and Samantha Murray. 2019. Historical Resources Technical Report for the Olympic Well Field Restoration and Arcadia Expansion Project, City of Santa Monica, California. Prepared by Dudek for the City of Santa Monica Public Works Department, Water Resources.

*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): _____



BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Well SM-3 *NRHP Status Code 6Z

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B1. Historic Name: Olympic Well Field Well

B2. Common Name: SM-3

B3. Original Use: Well B4. Present Use: abandoned in place

*B5. Architectural Style: utilitarian

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

The first well field to provide water for City of Santa Monica was located near the San Vicente Springs, northeast of City of Santa Monica, which continued to provide water for City of Santa Monica from 1875 to the 1910s. The City of Santa Monica has extracted groundwater from the various wells in the Santa Monica Basin since 1924. In 1924, the Charnock Wellfield first began providing water to the City of Santa Monica, but wells appear at various private water company sites as early as 1918, including at the Arcadia property and along Olympic Boulevard. Two wells, including the SM-3 well site, along Olympic Boulevard were installed between 1968 and 1970, according to aerial imagery. After a 10-week closure in 1980, The Santa Monica City Council approved that the well be re-opened. The Olympic well sites accounted for 12% of the City water supply in 1980. (ARG/HRG 2018; LAT 1980; Sanborn 1918, 1921, 1924; Santa Monica Outlook 1924; UCSB 2019).

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

*B8. Related Features: _____

B9a. Architect: _____ b. Builder: _____

*B10. Significance: Theme _____ Area _____

Period of Significance _____ Property Type _____ Applicable Criteria _____

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

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

(See Continuation Sheet)

B13. Remarks:

*B14. Evaluator: Kate Kaiser, MSHP

*Date of Evaluation: October 30, 2019

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: _____

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B10. Significance (Continued):

NRHP/CRHR Designation Criteria

The following provides an evaluation of the SM-3 well site identified along Olympic Boulevard between Centinela Avenue and Stewart Street 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.

Archival research did not find any association with events that have made significant contributions to the broad patterns of local Santa Monica history or regional history. The well first appears on aerial photographs between 1968 and 1970. This late 1960s development is very late in the water infrastructure development history of Santa Monica, which relied on spring water for its initial period of growth and turned to wells in the 1890s and 1900s as the spring site production began to fall behind demand. The well' construction was part of City of Santa Monica Water Department's natural growth and there is no indication that the construction of the well indicated a pivotal point in the history of City of Santa Monica. Further, the SM-3 well site on Olympic Boulevard is not directly associated with events that have made a significant contribution to the history of the State or nation. Therefore, SM-3 well site 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 did not indicate that historically significant figures at the national, State, or local level were associated with the Olympic Boulevard SM-3 well site. Therefore, the SM-3 well site 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.

Two Olympic Boulevard wells were visible in the Olympic Boulevard median beginning with the 1970 aerial photograph, giving a rough construction date of 1968 (not visible in aerials) to 1970 (visible). However, the SM-3 well site does not embody distinctive characteristics of a type, period, or method of construction. Archival research did not indicate that the construction of the SM-3 well site was associated with a master engineer. The SM-3 well site does not possess high artistic value, nor are they valuable as a representative of other significant or distinguishable wells. Therefore, the SM-3 well site 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 Olympic Boulevard SM-3 well is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the SM-3 well site does not appear eligible under NRHP/CRHR Criterion D/4.

City of Santa Monica Structure of Merit Designation Criteria

For the same reasons already discussed in application of NRHP and CRHR criteria, the SM-3 well site does not appear eligible under any of the City of Santa Monica Structure of Merit

CONTINUATION SHEET

Property Name: _____
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criteria, as described below:

The structure has been identified in the City's Historic Resources Inventory.

The SM-3 well site on Olympic Boulevard is not currently listed in the City's Historic Resources Inventory.

The structure is a minimum of 50 years of age

The SM-3 well site is currently between 49 and 51 years of age and according to aerials were constructed between 1968 and 1970.

and meets one of the following criteria:

- 1. The structure is a unique or rare example of an architectural design, detail or historical type.*

The SM-3 well site is utilitarian in construction and are not unique or rare examples of an architectural design, detail or historical type.

- 2. The structure is representative of a style in the City that is no longer prevalent.*

Utilitarian structures housing utilities are still in use by City of Santa Monica and may not be considered a style in the City that is no longer prevalent.

- 3. The structure contributes to a potential Historic District. (Added by Ord. No. 2486CCS §§ 1, 2, adopted June 23, 2015)*

The SM-3 well site does not contribute to a potential historic district as defined in Ord. No. 2486CCS §§ 1, 2.

City of Santa Monica Landmark Designation Criteria

For the same reasons already discussed in application of NRHP and CRHR criteria, the SM-3 well site does not appear eligible under any of the City of Santa Monica Landmark or Historic District criteria, as described below:

- 1. It exemplifies, symbolizes, or manifests elements of the cultural, social, economic, political or architectural history of the City.*

The SM-3 well site is not particularly good examples of any cultural, social, economic, political or architectural history of the City. The SM-3 well site was constructed relatively late in the development of City of Santa Monica water infrastructure, and are not associated with any cultural, social or political groups. As described above in NRHP/CRHR Criteria C/3, the SM-3 well site is utilitarian construction and not an example of an architectural style. Therefore, the SM-3 well site does not appear eligible under City of Santa Monica Landmark Criteria 1.

- 2. It has aesthetic or artistic interest or value, or other noteworthy interest or value.*

As described above in NRHP/CRHR Criteria C/3, the SM-3 well site has no artistic interest or value. Therefore, the SM-3 well site does not appear eligible under City of Santa Monica Landmark Criteria 2.

- 3. It is identified with historic personages or with important events in local, state or national history.*

CONTINUATION SHEET

Property Name: _____
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As described above in NRHP/CRHR Criteria A/1 and B/2, the SM-3 well site is not associated with an important historic person or important historical event. Therefore, the SM-3 well site does not appear eligible under City of Santa Monica Landmark Criteria 3.

4. *It embodies distinguishing architectural characteristics valuable to a study of a period, style, method of construction, or the use of indigenous materials or craftsmanship, or is a unique or rare example of an architectural design, detail or historical type valuable to such a study.*

As described above in NRHP/CRHR Criteria C/3, the SM-3 well site does not have a distinctive have the architectural characteristics of a specific historical style that could be considered valuable to a study of period, style, method of construction, and craftsmanship; or as a rare example of architectural design, or a detail of historical type. Therefore, the SM-3 well site does not appear eligible under City of Santa Monica Landmark Criteria 4.

5. *It is a significant or a representative example of the work or product of a notable builder, designer or architect.*

As described above in NRHP/CRHR Criteria C/3, the SM-3 well site is not associated with any specific person that may be considered a master engineer. Therefore, the SM-3 well site does not appear eligible under City of Santa Monica Landmark Criteria 5.

6. *It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City.*

The Olympic Boulevard wells were established in the median of Olympic Boulevard after it was reconfigured into a multi-lane road with median in the early 1960s. However this location is not unique and the SM-3 well site is not established and familiar visual feature of Olympic Boulevard. Therefore, the SM-3 well site does not appear eligible under City of Santa Monica Landmark Criteria 6.

Integrity Discussion

Location: The SM-3 well site is sited on the original location of construction in its original orientation. Therefore, they retain integrity of location.

Design: The SM-3 well site retains integrity of design, and does not appear to have been altered since their original construction between 1968 and 1970.

Setting: The SM-3 well site retains integrity of setting. It is still located in the grassy median lawn between two multi-lane busy surface streets. The neighborhood fronting onto Olympic Boulevard still retains many characteristics of its industrial and manufacturing past, and is noticeably recognizable as such.

Materials: The SM-3 well site retains integrity of materials. No noticeable alterations have been made to either well.

Workmanship: Similar to materials, the SM-3 well site retains integrity of workmanship. The physical evidence of the craftsmanship required to create the utilitarian constructed wells has been retained.

Feeling: The SM-3 well site retains integrity of feeling. Due to the lack of large-scale alterations, the SM-3 well site still evokes the feeling of twentieth century water infrastructure.

CONTINUATION SHEET

Property Name: _____

Page 7 of 7

Association: The SM-3 well site does not retain integrity of association. The well is still owned and operated by the City of Santa Monica Department of Public Works Water division, but is not specifically associated with a historical person or event.

In summary, the SM-3 well site retains all aspects of integrity: location, design, setting, materials, workmanship, and feeling.

B12. References (Continued):

- Andrus, Patrick W. and Rebecca H. Shrimpton. 2002. "How to Apply the National Register Criteria for Evaluation." National Register Bulletin 15. Accessed June 10, 2019. <https://www.nps.gov/nr/publications/bulletins/pdfs/nrb15.pdf>
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- Santa Monica Outlook. 1924. "Sufficient Water for All Time is Assured." SMPL.org: *Santa Monica Outlook Newspaper Collection 1875-1937*. May 19, 1924, pg. 1. Digitized by the Santa Monica Public Library.
- UCSB (University of California, Santa Barbra). 2019. Historic Aerial Photographs of 1228 South Bundy Drive, Los Angeles, dating from 1927, 1928, 1934, 1940, 1947, 1956, 1960, 1962, 1965, 1968, 1970, 1971, 1976, 1980, 1981, and 1983. Map & Imagery Laboratory (MIL) UCSB Library, Accessed September 17, 2019. http://mil.library.ucsb.edu/ap_indexes/FrameFinder.