



**PALEONTOLOGICAL SURVEY OF THE 1/2 ACRE  
MULTI-USE COMMERCIAL DEVELOPMENT BUILDING SITE,  
8888 WASHINGTON BOULEVARD, CULVER CITY, LOS ANGELES COUNTY,  
CALIFORNIA**

**Prepared for:**

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## **INTRODUCTION**

In accordance with the authorization of The Runyon Group, John Minch & Associates (JMA) has conducted a paleontological resources survey of the 1/2 acre multi-use commercial development building site, located at 8888 Washington Boulevard, Culver City, Los Angeles County, California (Figure 1). The property, identified as APN 4206-015-002, 033, 023, lies southwest of the intersection of W. Washington Boulevard and National Boulevard on the south side of Washington Boulevard. Legally, the subject property is located within an unsectioned portion of Township 2 South, Range 14 West, (USGS *Beverly Hills 7.5'* Topographic Quadrangle; Figure. 2). This survey was performed to evaluate the site and the existing paleontological resources of the area; to determine if the development of the site will have any significant adverse impact on the paleontological resources if developed as per the Development Plan and to determine appropriate mitigation measures to minimize adverse impacts (if any).

## **DESCRIPTION OF THE SITE**

The site is situated on the flat to gently sloping alluvial fan surface that forms the Los Angeles basin that is the dominant feature of the area. The site was previously occupied by automotive sales and services uses. The project is rehabilitating and reusing parts of the existing building (i.e. an automotive paint and repair shop). The area surrounding the parcel is both residential and commercial.

## **METHODOLOGY**

The following was included in the investigation:

1. Field survey of the site to determine extent of development.
2. Review of the geologic literature pertinent to the geologic units and fossils including paleontological localities.
3. Review of available EIR reports deemed pertinent to the site development.
4. Knowledge of the significance of paleontological localities on and near the site.

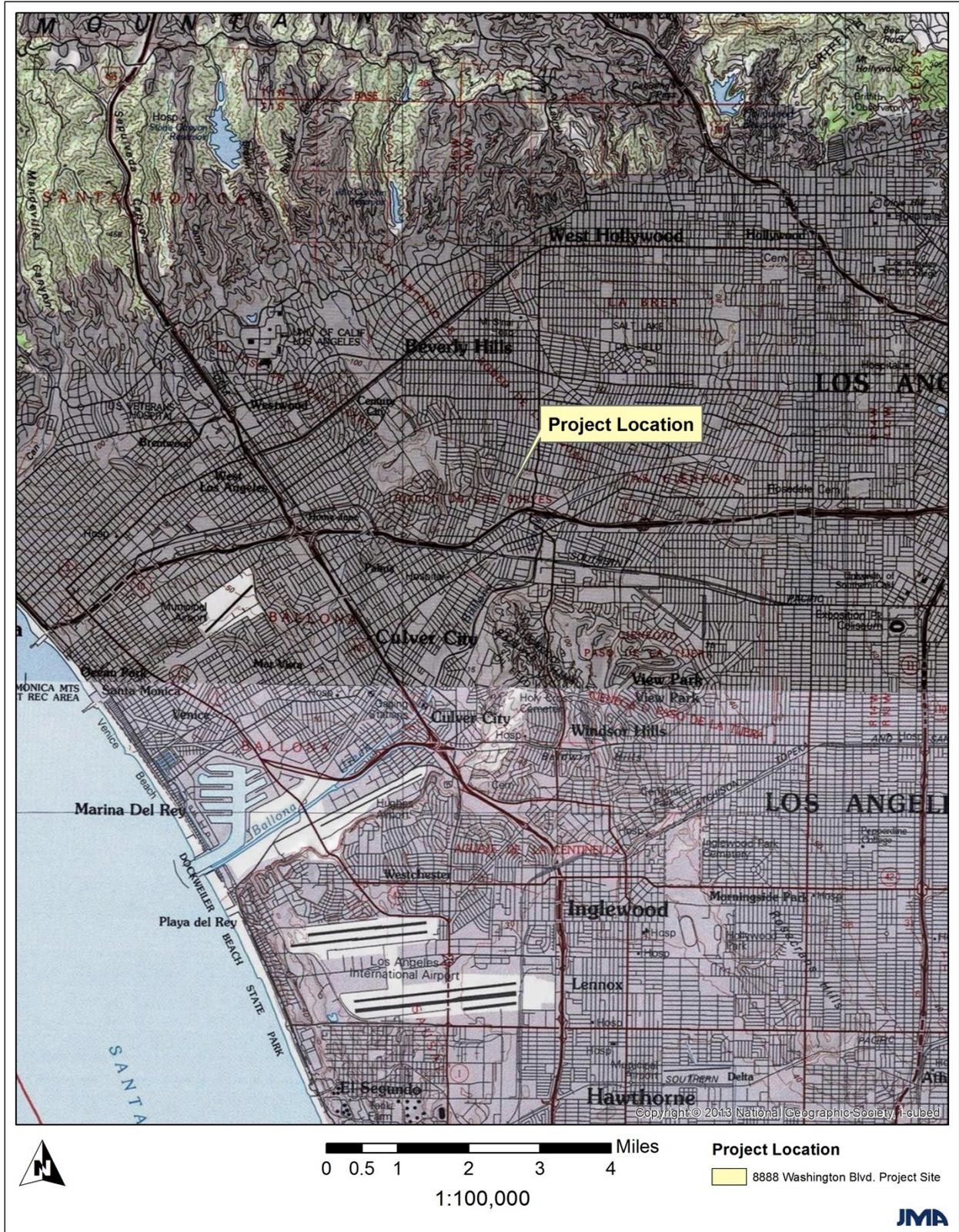


Figure 1. Project Location

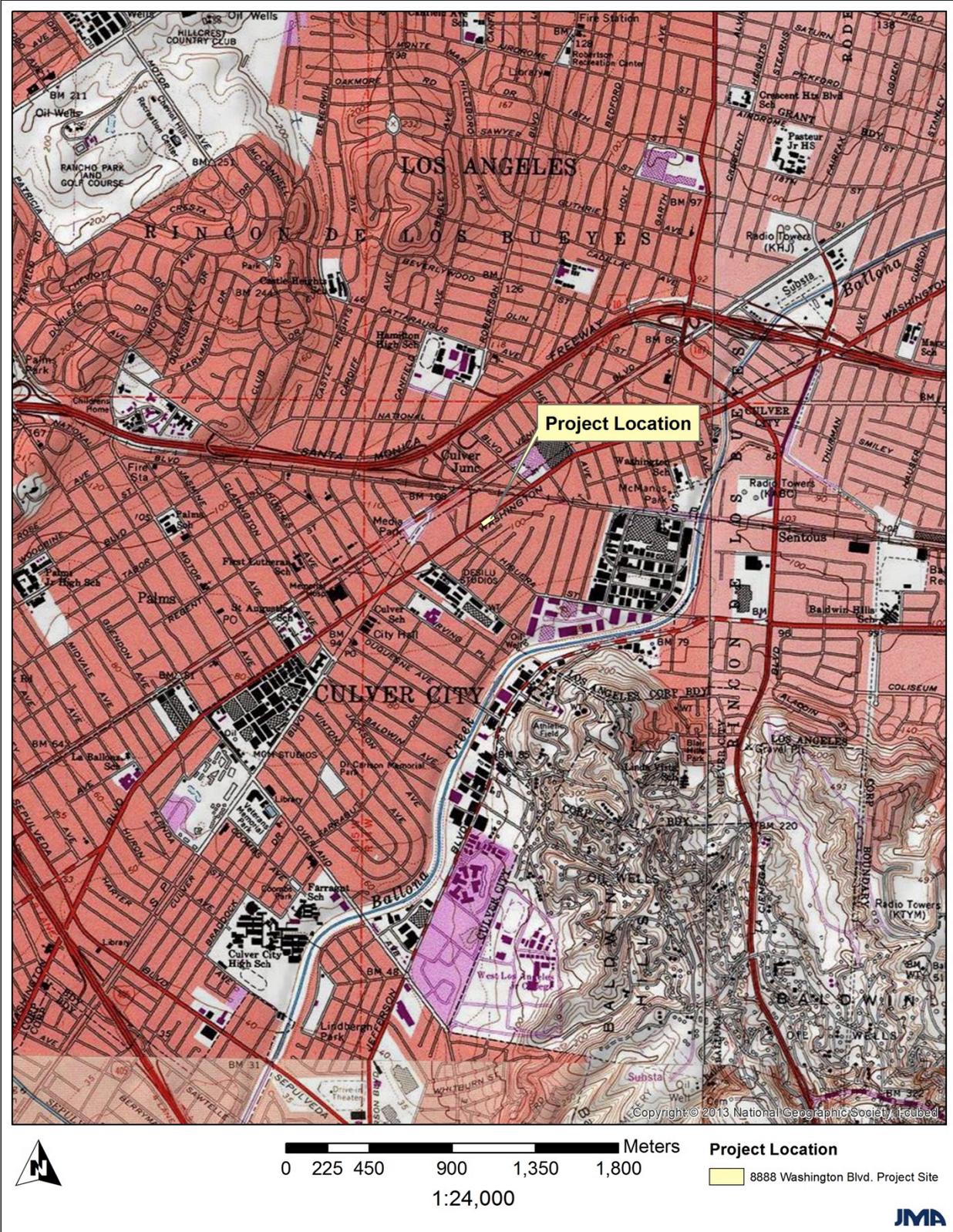


Figure 2. Study area as shown on a portion of the Beverly Hills 7.5' USGS Topographic Quadrangle (1966, photorevised (1981).

## **FIELD SURVEY**

JMA performed a field reconnaissance paleontological survey of the study area on November 18<sup>th</sup>, 2015. Richard Guttenberg, a qualified paleontologist, under the direction of Principal Paleontologist John Minch, conducted the field survey. The study area is completely developed and there were no visible soils or rock outcrops at the time of the survey.

## **PERTINENT LITERATURE**

JMA conducted a comprehensive literature search that involved a review of all available published and unpublished materials pertinent to the project area. The search also incorporates professional experience and first-hand knowledge of the vertebrate paleontological records for the Greater Los Angeles region.

## **BIOSTRATIGRAPHY**

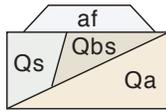
The geologic units that underlie the project are best grouped as Quaternary Alluvium (Qal). Quaternary Alluvium represents the undifferentiated relatively thin surface and near surface unconsolidated sediments that range in age up to a million years before present. Due to poor exposures combined with vertical, and lateral variability this geologic unit is difficult to characterize and, thus, difficult to trace and map as separate geologic units. These Quaternary sediments contain fossils in areas in the vicinity to the project. Quaternary Alluvium underlies the site to depths that are considered to be below the depths to be reached in any excavations. Older Alluvium (Pleistocene to Recent) generally consists of dark brown to light reddish brown and gray clayey to silty sand and silt. This unit is known to be locally fossiliferous in other parts of the Los Angeles Basin. (Figures 3 and 3a).



Figure 3. Study area as shown on a portion of the Beverly Hills and South ½ Van Nuys geologic map (Dibblee, 1991, revised edition, 2008).

# BEVERLY HILLS AND SOUTH 1/2 VAN NUYS MAP (DF-31)

## LEGEND



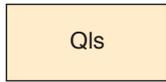
### SURFICIAL SEDIMENTS

*Unconsolidated detrital sediments; generally undissected*

**af** Artificial cut and fill

**Qs/Qbs** Beach sand

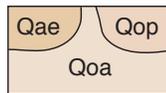
**Qa** Alluvial gravel, sand and silt-clay, derived mostly from Santa Monica Mountains; includes gravel and sand of stream channels



### LANDSLIDE DEBRIS

*Unconsolidated detrital sediments; generally undissected*

**Qls** Landslide debris



### OLDER SURFICIAL SEDIMENTS

*Unconsolidated to weakly consolidated alluvial sediments, dissected where elevated; late Pleistocene age*

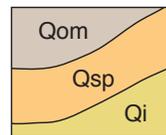
**Qae** Alluvial fan sediments of granitic sand at West Hollywood, derived from adjacent Santa Monica Mountains

**Qop** Paleosol in Baldwin Hills (Fox Hills residual paleosol of Weber et al. 1982), gray to rusty brown, sandy, locally pebbly, moderately indurated "hardpan" on **Qoa**

**Qoa** Older alluvium of gray to light brown pebble-gravel, sand, silt and clay derived from Santa Monica Mountains; slightly consolidated; in Baldwin Hills designated as Baldwin Hills sandy gravel by Weber et al, 1982, where it is much dissected and eroded

— UNCONFORMITY —

in mountain areas



### SHALLOW MARINE SEDIMENTS

*Shallow marine and some alluvial detrital sediments, weakly consolidated, dissected where elevated; Pleistocene age*

**Qom** Marine deposits of Hoots 1931: light gray to light brown sand, pebbly sand gravel and silt; probably in part non-marine alluvium

**Qsp** San Pedro Sand (of Wright 1987; Culver Sand of Weber et al. 1982, in Baldwin Hills): light gray to light brown sand, fine to coarse grained or pebbly, locally contains shell fragments

**Qi** Inglewood Formation (of Wright 1987; Weber et al. 1982, in Baldwin Hills): light gray, friable; fine grained sandstone and interbedded soft gray siltstone; base not exposed

Holocene

?

QUATERNARY

Pleistocene

Figure 3a. Map legend for Figure 3, geologic map (Dibblee, 1991, revised edition, 2008).

## **FOSSILS ON OR ADJACENT TO THE SITE**

The site is totally covered in concrete and there is no visible soil or rock outcrops on the property. There are no recorded fossil localities in the immediate vicinity; however, terrestrial vertebrate fossils have been found in the older Quarternary Alluvium sediments in the vicinity.

## **SIGNIFICANCE OF FOSSILS**

Significant paleontologic resources are defined as those fossils or assemblages of fossils which are unique, unusual, rare, uncommon, diagnostically important or stratigraphically important, as well as those which add to an existing body of knowledge in specific areas, stratigraphically or regionally. These would include fossil remains of large to very small marine and continental vertebrates, the remains of plants and animals previously not represented in certain portions of the stratigraphy, and assemblages of fossils that might aid stratigraphic correlations, particularly those relating marine to continental events.

Careful monitoring of grading operations in older alluvium in southern California has yielded fossils. Fossils contained in these units elsewhere on the Los Angeles Basin and in southern California have proven to be of significant scientific value. Very little is known about the fauna of the late Pleistocene and any new localities need to be carefully documented and collected.

## **CONCLUSIONS**

The subject area may contain paleontological resources from Pleistocene sedimentary units. Although the rock units exposed on the site are considered to be of low paleontologic sensitivity, fossils have been discovered in these geologic units during construction activities. Careful development of this area may increase our knowledge and collections of the fossil assemblages and environment of deposition of the rock units in this area. The site can be developed and still protect the paleontological resources of the area if the following mitigation measures are followed.

## **MITIGATION RECOMMENDATIONS**

1. No additional mitigation measures are necessary prior to the initiation of grading operations.
2. If the planned construction of the site will not result in deep excavations beyond 10 feet there is no need for additional paleontological mitigation measures.
3. If grading is planned below ten feet from the surface a paleontological grading observation schedule should be developed by a Certified Paleontologist to further evaluate the fossil resources of the site.
4. Salvage operations should be initiated and coordinated with the developer if significant concentrations of fossils are encountered.