

Appendix B

Cultural Resources



Rincon Consultants, Inc.

250 East 1st Street, Suite 1400
Los Angeles, California 90012

213 788 4842 OFFICE AND FAX

info@rinconconsultants.com
www.rinconconsultants.com

September 29, 2020
Project No: 20-09787

Jeffrey P. Tuck, A.I.A.
Bently Real Estate
Brenton Development Corporation
Email: jtuck@hassen.com

Subject: Archaeological Resources Assessment for the Proposed Shopping Center at 2539 and 2505 E. Garvey Avenue North Project, West Covina, Los Angeles County, California

Dear Mr. Tuck:

Bently Real Estate retained Rincon Consultants, Inc. (Rincon) to conduct an archaeological resources assessment for the Proposed Shopping Center at 2539 and 2505 E. Garvey Avenue North Project (project), in the city of West Covina, Los Angeles County, California. The purpose of this letter report is to document the results of the tasks Rincon performed, specifically: a cultural resources records search, and historical maps review. This project is subject to the California Environmental Quality Act (CEQA). The City of West Covina (City) is the lead agency under CEQA.

Project Site

The project site is located generally west of E. Garvey Avenue North and north of Interstate 10 (I-10), in the northeastern part of the City of West Covina, in southeastern Los Angeles County. Specifically, the project site is bounded by E. Garvey Avenue North and Citrus Avenue on the east; a car dealership on the north; a preschool and residential neighborhood on the west, and E. Garvey Avenue North and I-10 to the south. The project site lies within the *Baldwin Park* quadrangle, Township 1 South, Range 10 West, and Section 13, 14, 23, and 24 (Figure 1 and Figure 2, Attachment A).

Project Description

The project involves the demolition of three buildings located at 2539 and 2505 East Garvey Avenue North, totaling approximately 24,650 square feet (sf), and constructing three new single-story commercial buildings totaling 47,000 sf on the 3.67-acre project site. The three new commercial buildings would include one 35,000-sf building that would provide retail space for the major tenant of the commercial development, one 7,500-sf building that would house multi-tenant retail uses in five storefronts, and one 4,500-sf restaurant with a 525-sf patio. The proposed project would provide 201 parking spaces, including 11 handicap spaces, 15 compact spaces, and 175 standard parking spaces. The project would also include 19,200 sf of landscaped area. Infrastructure improvements associated with the proposed project include replacing the sidewalk on the north side of East Garvey Avenue North and relocating an existing storm drain catch basin on East Garvey Avenue North.



Cultural Resources Records Search

Rincon requested search results of the California Historical Resources Information System (CHRIS) at the South Central Coastal Information Center (SCCIC) located at the California State University, Fullerton. The purpose of the records search was to identify previously conducted cultural resources studies within the project site and a 0.5-mile radius, and previously recorded cultural resources within the project site and a 0.5-mile radius. The CHRIS search included a review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the Office of Historic Preservation Historic Properties Directory, the California Inventory of Historic Resources, and the Archaeological Determinations of Eligibility list.

The SCCIC records search identified ten previously conducted cultural resources studies performed within a 0.5-mile radius of the project site (Table 1), of which two include portions of the current project site (LA-03306 and LA-10190). Neither study identified cultural resources within the current project site. Study LA-10190 was conducted for the I-10 High Occupancy Vehicle (HOV) lane construction on both the north and south sides of I-10 throughout West Covina, Covina, San Dimas, Baldwin Park, and other unincorporated areas of Los Angeles County.

Table 1 Previous Cultural Resource Studies within 0.5 mile of the Project Site

Report Number	Author	Year	Title	Relationship to APE
LA-02872	Wlodarski, Robert J. and Dan Larson	1993	<i>Department of Transportation Negative Archaeological Survey Report Dpd-ep-25 (revised 2/83) Interstate 10 (I-10) Between Puente Avenue in the City of Baldwin Park on the West, and the Interchange Between I-10 and State Routes 57 (SR 71/interstate 210)</i>	Outside
LA-03306	Whitney-Desautels, Nancy A.	1993	<i>Historic Property Survey Report Interstate 10 HOV Widening Los Angeles County, California</i>	Within
LA-03687	Demak, Carol R.	1997	<i>Report of Archaeological Monitoring for L.A. Cellular Site # 158, 2640 E. Garvey Street S., West Covina, Los Angeles County</i>	Outside
LA-04114	Brechbiel, Brant A.	1998	<i>Cultural Resources Records Search and Literature Review Report for a Pacific Bell Mobile Services Telecommunications Facility: La 081-11 in the City of West Covina, California</i>	Outside
LA-07238	Bonner, Wayne H. and Christeen Taniguchi	2004	<i>Records Search Results and Site Visit for Sprint Telecommunications Facility Candidate La60xc001b (villa Tapeyac) 2200 East Garvey Avenue South, West Covina, Los Angeles County, California</i>	Outside
LA-08249	Peterson, Patricia A.	2002	<i>Cultural Resources Records Search and Survey Report for the Reclaimed Water Backbone Transmission Project, Los Angeles County, California</i>	Outside



Report Number	Author	Year	Title	Relationship to APE
LA-08675	Bonner, Wayne H.	2006	<i>Cultural Resources Records Search Results and Site Visit for T-Mobile Candidate Ie05392 (sc392 Cortez Park), 2500 Cortez Street, West Covina, Los Angeles County, California</i>	Outside
LA-10190	Harbert, Claudia	2002	<i>Supplemental Historic Property Survey Report for the I-10 HOV Lane Between I-605 and the SR-57/SR-71/I-210 Interchange in the Cities of Los Angeles, Baldwin Park, West Covina, Covina, San Dimas, and Pomona in Los Angeles County, CA</i>	Within
LA-11060	Smith, Brian	2009	<i>New Tower Submission Packet FCC090611B, IE04770F Cotown, 535 S. 2nd Street</i>	Outside
LA-13205	Roland, Jennifer	2016	<i>Phase I Investigation for the Crown Castle IE392 Cortez Park Antenna Installation Project, West Covina, Los Angeles County, California</i>	Outside

Source: SCCIC, 2020

The SCCIC search identified eight previously recorded cultural resources are within a 0.5-mile radius of the project site (Table 2). No resources are found within the project site.

Table 2 Previously Recorded Resources within 0.5 mile of the Project Site

Primary Number	Trinomial	Resource Type	Description	Recorder(s) and Year(s)	NRHP/CRHR Status	Relationship to Project Site
P-19-188965	-	Historic District	Tract # 17547	2002 (Ewing, Kelly F.)	Recommended ineligible for listing on NRHP or CRHR	Outside
P-19-188966	-	Historic Building	106 S Baymar St	2002 (Ewing, Kelly F.)	Recommended ineligible for listing on NRHP or CRHR	Outside
P-19-188967	-	Historic Building	Villa Tepeyac Mexican Restaurant	2002 (Ewing, Kelly F.)	Recommended ineligible for listing on NRHP or CRHR	Outside
P-19-188968	-	Historic Building	101 S Fircroft St	2002 (Ewing, Kelly F.)	Recommended ineligible for listing on NRHP or CRHR	Outside
P-19-188969	-	Historic Building	2330 E Garvey Ave S	2002 (Ewing, Kelly F.)	Recommended ineligible for listing on NRHP or CRHR	Outside



Primary Number	Trinomial	Resource Type	Description	Recorder(s) and Year(s)	NRHP/CRHR Status	Relationship to Project Site
P-19-188970	-	Historic Building	2346 E Garvey Ave S	2002 (Ewing, Kelly F.)	Recommended ineligible for listing on NRHP or CRHR	Outside
P-19-188971	-	Historic Building	2451 E Garvey Ave S	2002 (Ewing, Kelly F.)	Recommended ineligible for listing on NRHP or CRHR	Outside
P-19-188972	-	Historic District	Tract # 19682	2002 (Ewing, Kelly F.)	Recommended ineligible for listing on NRHP or CRHR	Outside

Source: SCCIC, 2020

Aerial Imagery and Historical Topographic Map Review

Rincon completed a review of historical topographic maps and aerial imagery to ascertain the development history of the project site. Historic topographic maps from 1897 to 1932 depict undeveloped land with an orchard being depicted on the 1939 through 1955 maps (NETR Online 2020). Aerial imagery available from 1948 to 1954 depict the project site as an orchard (NETR Online 2020). Aerial imagery from 1964 to 1965 depict the project site as graded with development starting, and development of the two rectangular buildings on the project site by 1972 (NETR Online). Emerging development of the area is present on the 1967 historical topographic maps, including the buildings on the project site, with further development of the vicinity throughout 1982 (NETR Online 2020). Aerial imagery from 1980 to 1995 depict the development of the building to the southwest and the parking lot (NETR Online 2020). Aerial imagery from 2003 depicts the project site in its current condition (NETR Online 2020).

Assembly Bill 52

As of July 1, 2015, California Assembly Bill 52 of 2014 (AB 52) was enacted and expands CEQA by defining a new resource category, “tribal cultural resources.” AB 52 establishes that “A project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment” (PRC Section 21084.2). It further states that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3).

PRC Section 21074 (a)(1)(A) and (B) defines tribal cultural resources as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe” and is:

1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources



Code Section 5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also establishes a formal consultation process for California tribes regarding those resources. The consultation process must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to “begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.” Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency. The following is a summary of the AB 52 consultation efforts conducted by the City of West Covina to date.

The Soboba Band of Luiseño Indians, Gabrieleño Band of Mission Indians – Kizh Nation (Kizh Nation), and Gabrielino/Tongva Nation have requested notification of projects within the City of West Covina. Per PRC Section 21080.3.1, the City mailed consultation letters to the three tribes on August 13, 2020.

On August 21, 2020, the Kizh Nation responded to the City’s letter requesting consultation for the project. A consultation meeting between Kizh Nation representatives and City occurred on September 3, 2020. During the meeting, the Kizh Nation expressed concern regarding the proposed project as the representatives had knowledge of tribal villages within the vicinity, and former trade routes that used to follow what is now the I-10 alignment. The Kizh Nation representatives additionally requested information regarding on-site soils, asking if the soil proposed to be disturbed by grading is the original/native soil or fill that was brought in.

Findings and Recommendations

The background research did not identify any recorded archaeological resources within the project site; however, the Kizh Nation requested tribal monitoring through AB 52 consultation as the project site lies within ancestral tribal territory. Based on this information, the lack of studies within the project site prior to development, history of the area, and village site and trade routes identified by the Kizh Nation within the vicinity, the project site is considered sensitive for archaeological resources. Rincon recommends a worker environmental awareness program and archaeological and Native American monitoring during ground disturbing activities. With adherence to these measures, Rincon recommends a finding of ***less than significant impact to archaeological resources with mitigation*** under CEQA. Recommended measures are provided in further detail below. The project is also required to adhere to regulations regarding the unanticipated discovery of human remains, detailed below.

Worker’s Environmental Awareness Program

A qualified archaeologist should be retained to conduct a WEAP training on archaeological sensitivity for all construction personnel prior to the commencement of any ground-disturbing activities. The training should be conducted by an archaeologist who meets or exceeds the Secretary of Interior’s Professional Qualification Standards for archaeology (National Park Service [NPS] 1983). Archaeological sensitivity training should include a description of the types of cultural material that may be encountered, cultural sensitivity issues, the regulatory environment, and the proper protocol for treatment of the materials in the event of a find.



Archaeological and Native American Monitoring

Rincon recommends archaeological and Native American monitoring of all project-related ground disturbing activities by a qualified archaeologist and Native American consultant. Archaeological monitoring should be performed under the direction of an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology (National Park Service 1983). Native American monitoring should be provided by a locally affiliated tribal member(s). Monitors will have the authority to halt and redirect work should any archaeological resources be identified during monitoring. If archaeological resources are encountered during ground-disturbing activities, work in the immediate area must halt and the find evaluated for listing in the CRHR and NRHP. Archaeological or Native American monitoring or both may be reduced or halted at the discretion of the monitors, in consultation with the lead agency, as warranted by conditions such as encountering bedrock, sediments being excavated are fill, or negative findings during the first 50 percent of ground-disturbance. If monitoring is reduced to spot-checking, spot-checking shall occur when ground-disturbance moves to a new location within the project site and when ground disturbance will extend to depths not previously reached (unless those depths are within bedrock).

Unanticipated Discovery of Archaeological Resources

If archaeological resources are encountered during ground-disturbing activities, work in the immediate area should be halted and an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology (National Park Service 1983) should be contacted immediately to evaluate the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for California Register of Historical Resources (CRHR) eligibility. If the discovery proves to be eligible for the CRHR and cannot be avoided by the project, additional work, such as data recovery excavation, may be warranted to mitigate any significant impacts to historical resources.

Unanticipated Discovery of Human Remains

The discovery of human remains is always a possibility during ground-disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner makes a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the county coroner must be notified immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site and provide recommendations for treatment to the landowner within 48 hours of being granted access.

Please do not hesitate to contact Rincon with any questions regarding this archaeological resources assessment.



Sincerely,
Rincon Consultants, Inc.

A handwritten signature in black ink, appearing to read "Courtney Montgomery".

Courtney Montgomery, MA
Archaeologist

A handwritten signature in black ink, appearing to read "Hannah Haas".

Hannah Haas, MA, RPA
Cultural Resources Program Manager and Senior
Archaeologist

A handwritten signature in black ink, appearing to read "Christopher A. Duran".

Christopher A. Duran, MA, RPA
Principal/ Senior Archaeologist

Attachment:

- Attachment A. Figures
- Attachment B. CHRIS Cultural Resources Report List
- Attachment C. NAHC SLF Results

References

National Park Service

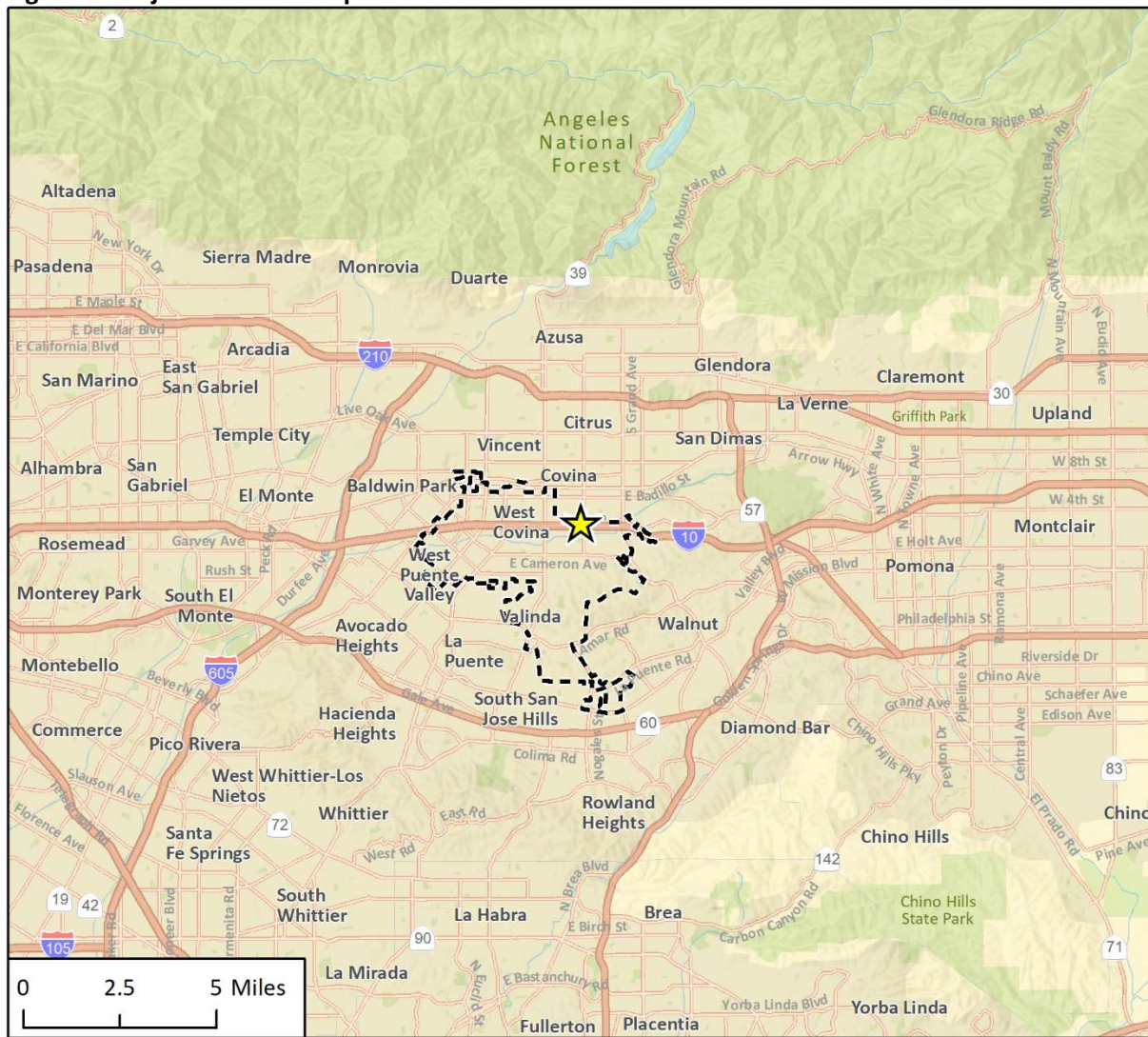
- 1983 Archaeological and Historic Preservation: Secretary of the Interior's Standards and Guidelines. Electronic document, online at http://www.nps.gov/history/local-law-Arch_Standards.htm accessed December 6, 2011.

NETR Online



- 2020 Historic Aerials. <https://www.historicaerials.com/viewer>. Accessed September 2020.

Attachment A.
Figures

Figure 1. Project Location Map



Imagery provided by Esri and its licensors © 2020.

-  Project Location
-  City of West Covina

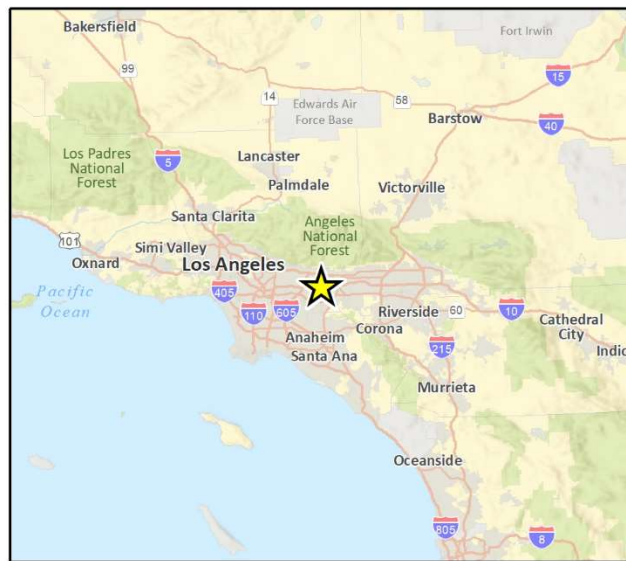


Fig. 1. Regional Location

Figure 2. Project Boundary Map



Imagery provided by Microsoft Bing and its licensors © 2020.

Fig 2 Project Location

Attachment B.
CHRIS Cultural Resource Report List

South Central Coastal Information Center

California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395 / FAX 657.278.5542
sccic@fullerton.edu

California Historical Resources Information System
Orange, Los Angeles, and Ventura Counties

8/25/2020

Records Search File No.: 21536.7660

Courtney Montgomery
Rincon Consultants, Inc.
180 N. Ashwood Avenue
Ventura, CA 93003

Re: Records Search Results for the 20-09787 2539 & 2505 E Garvey Avenue North Project

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Baldwin Park, CA USGS 7.5' quadrangle. Due to the COVID-19 emergency, we have temporarily implemented new records search protocols. With the exception of some reports that have not yet been scanned, we are operationally digital for Los Angeles, Orange, and Ventura Counties. See attached document for your reference on what data is available in this format. The following reflects the results of the records search for the project area and a ½-mile radius:

As indicated on the data request form, the locations of resources and reports are provided in the following format: custom GIS maps shape files hand drawn maps

Resources within project area: 0	None
Resources within ½-mile radius: 8	SEE ATTACHED LIST
Reports within project area: 2	LA-03306, LA-10190
Reports within ½-mile radius: 8	SEE ATTACHED LIST

- Resource Database Printout (list):** enclosed not requested nothing listed
- Resource Database Printout (details):** enclosed not requested nothing listed
- Resource Digital Database (spreadsheet):** enclosed not requested nothing listed
- Report Database Printout (list):** enclosed not requested nothing listed
- Report Database Printout (details):** enclosed not requested nothing listed
- Report Digital Database (spreadsheet):** enclosed not requested nothing listed
- Resource Record Copies:** enclosed not requested nothing listed
- Report Copies:** enclosed not requested nothing listed
- OHP Built Environment Resources Directory (BERD) 2019:** available online; please go to https://ohp.parks.ca.gov/?page_id=30338
- Archaeo Determinations of Eligibility 2012:** enclosed not requested nothing listed
- Los Angeles Historic-Cultural Monuments** enclosed not requested nothing listed

Historical Maps: enclosed not requested nothing listed
Ethnographic Information: not available at SCCIC
Historical Literature: not available at SCCIC
GLO and/or Rancho Plat Maps: not available at SCCIC
Caltrans Bridge Survey: not available at SCCIC; please go to
<http://www.dot.ca.gov/hq/structur/strmaint/historic.htm>
Shipwreck Inventory: not available at SCCIC; please go to
http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks_Database.asp
Soil Survey Maps: (see below) not available at SCCIC; please go to
<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the [California Historical Resources Information System](#),

Michelle Galaz
Assistant Coordinator

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-02872		1993	Wlodarski, Robert J. and Dan Larson	Department of Transportation Negative Archaeological Survey Report Dpd-ep-25 (revised 2/83) Interstate 10 (i-10) Between Puente Avenue in the City of Baldwin Park on the West, and the Interchange Between I-10 and State Routes 57 (sr 71/interstate 210	Historical, Environmental, Archaeological, Research, Team	
LA-03306		1993	Whitney-Desautels, Nancy A.	Historic Property Survey Report Interstate 10 Hov Widening Los Angeles County, California	Scientific Resource Surveys, Inc.	
LA-03687		1997	Demcak, Carol R.	Report of Archaeological Monitoring for L.a. Cellular Site # 158, 2640 E. Garvey Street S., West Covina, Los Angeles County	Archaeological Resource Management Corp.	
LA-04114		1998	Brechbiel, Brant A.	Cultural Resources Records Search and Literature Review Report for a Pacific Bell Mobile Services Telecommunications Facility: La 081-11 in the City of West Covina, California	Chambers Group, Inc.	
LA-07238		2004	Bonner, Wayne H. and Taniguchi, Christeen	Records Search Results and Site Visit for Sprint Telecommunications Facility Candidate La60xc001b (villa Tapeyac) 2200 East Garvey Avenue South, West Covina, Los Angeles County, California	Michael Brandman Associates	
LA-08249		2002	Peterson, Patricia A.	Cultural Resources Records Search and Survey Report for the Reclaimed Water Backbone Transmission Project, Los Angeles County, California	Chambers Group, Inc.	19-000179, 19-001044, 19-001045, 19-001046, 19-002805, 19-120031, 19-186112
LA-08675		2006	Bonner, Wayne H.	Cultural Resources Records Search Results and Site Visit for T-mobile Candidate le05392 (sc392 Cortez Park), 2500 Cortez Street, West Covina, Los Angeles County, California	Michael Brandman Associates	

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-10190		2002	Harbert, Claudia	Supplemental Historic Property Survey Report for the I-10 HOV Lane Between I-605 and the SR-57/SR-71/I-210 Interchange in the Cities of Los Angeles, Baldwin Park, West Covina, Covina, San Dimas, and Pomona in Los Angeles County, CA	Caltrans	19-188913, 19-188914, 19-188915, 19-188916, 19-188917, 19-188918, 19-188919, 19-188920, 19-188921, 19-188922, 19-188923, 19-188924, 19-188925, 19-188926, 19-188927, 19-188928, 19-188929, 19-188930, 19-188931, 19-188932, 19-188933, 19-188934, 19-188935, 19-188936, 19-188937, 19-188938, 19-188939, 19-188940, 19-188941, 19-188942, 19-188943, 19-188944, 19-188945, 19-188946, 19-188947, 19-188948, 19-188949, 19-188950, 19-188951, 19-188952, 19-188953, 19-188954, 19-188955, 19-188956, 19-188957, 19-188958, 19-188959, 19-188960, 19-188961, 19-188962, 19-188963, 19-188964, 19-188965, 19-188966, 19-188967, 19-188968, 19-188969, 19-188970, 19-188971, 19-188972, 19-188973, 19-188974, 19-188975, 19-188976, 19-188977, 19-188978, 19-188979, 19-188980, 19-188981, 19-188982
LA-11060		2009	Smith, Brian	New Tower Submission Packet FCC090611B, IE04770F Cotown, 535 S. 2nd Street	Novacom	19-186112
LA-13205		2016	Roland, Jennifer	Phase I Investigation for the Crown Castle IE392 Cortez Park Antenna Installation Project, West Covina, Los Angeles County, California	NWB Environmental Services, LLC	