

Appendix C

Cultural Resources Assessment



Rincon Consultants, Inc.

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January 7, 2021
Project No: 20-09860

Matt Maehara
Forward Planning Manager
MLC Holdings, Inc.
Via Email: Matt.Maehara@meritagehomes.com

Subject: Cultural Resources Assessment for the Residential Development at 1024 West Workman Avenue, West Covina, Los Angeles County, California

Dear Mr. Maehara:

This memorandum presents the findings of a cultural resources study completed in support of the 1024 West Workman Avenue Residential Project, a proposed infill, residential development located at 1024 West Workman Avenue in West Covina, California (project). Rincon Consultants, Inc. (Rincon) was retained by MLC Holdings, Inc. to support the project's compliance with the California Environmental Quality Act (CEQA). This memorandum documents the results of the tasks performed by Rincon, specifically a cultural resources records search, Sacred Lands File Search, archival and background research, and an intensive-level field survey. All work was completed in accordance with CEQA and applicable local regulations.

This study was prepared by cultural resources specialist Alexandra Madsen, MA, RPA, who meets the Secretary of the Interior's Professional Qualification Standards (PQS) for history, architectural history, and archaeology. Additional support was provided by architectural historians James Williams, MA and Steven Treffers, MHP, with quality assurance/quality control completed by Rincon Principal Christopher Duran, MA, RPA, each of whom meets the PQS in their respective fields.

Project Description

The project site is located at 1024 West Workman Avenue, West Covina, Los Angeles County, California and includes Assessor's Parcel Number (APN) 8457-029-906 (Attachment A, Figure 1). The project site is developed with the former Vincent School public elementary school campus, which is currently used as a childcare center. The project site is surrounded by residential development, with Interstate 10 located approximately 375 feet to the south (Attachment A, Figure 2). The project involves the demolition of existing buildings and the construction of 120 homes: 51 single family detached single-family residences and 69 attached townhomes (Attachment A, Figure 3).



Methods

Cultural Resources Records Search

A search of the California Historical Resources Information System (CHRIS) at the South Central Coastal Information Center (SCCIC) located at California State University, Fullerton was requested on August 25, 2020 and received by Rincon on October 15, 2020. The search was performed to identify all previously recorded cultural resources, as well as previously conducted cultural resources studies within the project site and a 0.5-mile radius surrounding it.

The SCCIC records search included a review of the listings of the NRHP, the CRHR, California Points of Historical Interest, California Historical Landmarks, and the California Built Environment Resources Directory (BERD). This search confirmed there are no NRHP or CRHR listed properties, California Points of Historical Interest or Historical Landmarks, or BERD-listed resources located within or adjacent to the project site.

The SCCIC records search identified eight previously conducted studies within a 0.5-mile radius of the project site, none of which intersect the project site (Table 1). A summary of these studies included with the records search is included in Attachment B.

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

Report Number	Author	Year	Title	Relationship to Project Site
LA-02872	Wlodarski, Robert K. 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-06272	Duke, Curt	2001	<i>Cultural Resource Assessment Cingular Wireless Facility No. Vy 127-01 Los Angeles County, California</i>	Outside
LA-08937	Strudwick, Ivan H.	2007	<i>Results of Cultural Resource Record Search and Recommendations for the West Covina Transit Project (wty0702)</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>	Outside
LA-11501	Perez, Don	2010	<i>Cultural Resource Analysis CA-LOS4406B North Sunset Avenue & West Rowland Avenue West Covina Los Angeles County, California 91790</i>	Outside
LA-11923	Bonner, Wayne and Kathleen Crawford	2012	<i>Cultural Resources Collocation Records Search and Site Visit Results for T-Mobile West, LLC Candidate IE04098A (LA080 LA- 080-10), 126 South Glendora, West Covina, Los Angeles County, California</i>	Outside



Report Number	Author	Year	Title	Relationship to Project Site
LA-12985	O'Neil Stephen	2016	<i>Negative Phase I Cultural Resources Survey for the Portos Bakery & Café Project, in the City of West Covina, Los Angeles County, CA</i>	Outside
LA-13000	Bonner, Diake F., Carrie D. Wills, and Kathleen A. Crawford	2014	<i>Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate IE04098A (126 Glendora), 126 South Glendora Avenue, West Covina, Los Angeles County, California</i>	Outside

Source: SCCIC 2020

The SCCIC records search identified 12 previously recorded cultural resources within a 0.5-mile radius of the project site, all of which were built environment resources. None of these were eligible historical resources or located within the project site. A summary of the previously recorded resources can be seen in Table 2 below.

Table 2 Previously Recorded Cultural Resources within a 0.5-Mile Radius of the Project Site

Primary Number	Resource Type	Description	Recorder(s) and Year(s)	NRHP/CRHR Status	Relationship to Project Site
P-19-188944	Historic Building	1415 W. Garvey Avenue	2002 (Kelly F. Ewing, Caltrans)	Recommended ineligible for listing in the NRHP.	Outside
P-19-188945	Historic Building	117 N. Ellen Drive	2002 (Kelly F. Ewing, Caltrans)	Recommended ineligible for listing in the NRHP.	Outside
P-19-188946	Historic Building	118 N. Morada Avenue	2002 (Kelly F. Ewing, Caltrans)	Recommended ineligible for listing in the NRHP.	Outside
P-19-188947	Historic Building	118 N. Maplewood Avenue	2002 (Kelly F. Ewing, Caltrans)	Recommended ineligible for listing in the NRHP.	Outside
P-19-188948	Historic Building	1038 E. Mardina Street	2002 (Kelly F. Ewing, Caltrans)	Recommended ineligible for listing in the NRHP.	Outside
P-19-188949	Historic Building	1042 E. Mardina Street	2002 (Kelly F. Ewing, Caltrans)	Recommended ineligible for listing in the NRHP.	Outside
P-19-188950	Historic Building	1046 E. Mardina Street	2002 (Kelly F. Ewing, Caltrans)	Recommended ineligible for listing in the NRHP.	Outside
P-19-188951	Historic Building	Tract #16738	2002 (Kelly F. Ewing, Caltrans)	Recommended ineligible for listing in the NRHP.	Outside



Primary Number	Resource Type	Description	Recorder(s) and Year(s)	NRHP/CRHR Status	Relationship to Project Site
P-19-188952	Historic Building	Dental Office; T-Mobile West LLC	2002 (Kelly F. Ewing, Caltrans)	Recommended ineligible for listing in the NRHP.	Outside
P-19-188953	Historic Building	104 S. Glendora Avenue	2002 (Kelly F. Ewing, Caltrans)	Recommended ineligible for listing in the NRHP.	Outside
P-19-188954	Historic Building	105 S. Gardenglen Street	2002 (Kelly F. Ewing, Caltrans)	Recommended ineligible for listing in the NRHP.	Outside
P-19-188955	Historic Building	106 S. Gardenglen Street	2002 (Kelly F. Ewing, Caltrans)	Recommended ineligible for listing in the NRHP.	Outside

Source: SCCIC 2020

Archival and Background Research

Archival research was completed in September through December 2020 and focused on the review of a variety of primary and secondary source materials relating to the history and development of the project site and its surroundings. Sources included, but were not limited to, historic maps and aerial photographs, contemporary newspaper articles, and written histories of the area. The following is a list of sources consulted in order to conduct research pertaining to the subject property.

- Historic aerial photographs accessed digitally via Nationwide Environmental Title Research (NETR) Online, Inc.
- Historic topographic maps accessed digitally via United States Geologic Survey
- Historic newspaper articles accessed digitally via newspapers.com
- *City of West Covina Historic Survey Report and Citywide Context Statement (2006)*
- *City of West Covina Historic Context Statement and Historic Resource Inventory Update (2019)*
- Additional sources as indicated in the References section

Review of Historical Topographic Maps and Aerial Imagery

Rincon reviewed available historical maps and aerial imagery to assess past land use of the project site. Available aerial imagery from 1948 shows the area improved with trees and several single-family homes. Adjacent land uses were agricultural, and citrus trees were located on the parcel immediately to the west. Between 1952 and 1953, the trees from the parcel were cleared and some of the single-family residences appear to have been demolished. By 1964, the subject property was improved with the Vincent School and surrounding parcels were developed with single-family tract homes. U.S. Highway 101 was also constructed by this date and is visible in aerials to the south (NETR 1948, 1952, 1953, 1964; Google Earth, various).



City of West Covina Survey Report and Citywide Historic Context Statement (2006)

In 2006, Historic Preservation Partners completed *Survey Report and Citywide Historic Context Statement* on behalf of the City of West Covina. In addition to summarizing major themes in the community's history between the late eighteenth century and the mid-twentieth century, the report documents a survey of historic properties constructed in the city prior to 1946. The survey was conducted in three phases and covered the entirety of West Covina's city limits. Following an initial windshield survey of the city documented around 300 residences, recording each on DPR 523 forms. In the second phase, a more in-depth reconnaissance survey recorded properties that had not incurred substantial alteration. Finally, in the third phase, an intensive-level survey documented 89 properties deemed most likely to be individually eligible for designation and recorded them on full sets of DPR 523 forms. Of the 89 documented properties, 33 of these properties were "recommended for immediate protection."

City of West Covina Historic Context Statement and Historic Resource Inventory Update (2019)

Between 2018 and 2019 and on behalf of the City of West Covina, Galvin Preservation Associates (GPA) Consulting completed the *City of West Covina Historic Context Statement, 1945-1978, and Historic Resource Inventory Update*. To update the City's existing historic context statement, the project reviewed properties previously identified as historically significant and identified properties constructed throughout the city between 1945 and 1978 that have historical significance.

In addition to expanding upon the existing historic context statement, GPA conducted a reconnaissance-level survey of the city and identified 90 properties that merited further investigation. Using the themes of the updated historic context statement, these properties were researched and evaluated for listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and for City of West Covina landmark or historic district status. Evaluations were documented on California DPR 523 forms.

Previous Evaluation of Vincent School

The former Vincent School, which comprises the project site, was evaluated in 2019 as part of the *City of West Covina Historic Context Statement, 1945-1978, and Historic Resource Inventory Update (2019)* by Amanda Duane of GPA. The property was found to be typical of a public elementary school dating from the mid-twentieth century. On this basis the property was recommended ineligible for listing in the NRHP and CRHR and for designation as a City of West Covina Landmark. The evaluation of Vincent School is included as Attachment D.

Native American Scoping

As part of the process of identifying cultural resources for this project, Rincon contacted the Native American Heritage Commission (NAHC) on September 23, 2020 and requested a Sacred Lands File (SLF) search and a list of Native American tribal organizations and individuals who may have knowledge of sensitive cultural resources in or near the project site.



On October 2, 2020, Rincon received a response from the NAHC stating the SLF search results were negative for site-specific information. Attachment C provides documentation of communication with the NAHC and results of the SLF.

Pedestrian Field Survey

Ms. Alexandra Madsen, MA, RPA conducted a pedestrian field survey of the project site on January 5, 2021 (Attachment A, Figure 4). Areas of exposed ground were inspected for prehistoric artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools, ceramics, fire-affected rock), ecofacts (marine shell and bone), soil discoloration that might indicate the presence of a cultural midden, soil depressions, and features indicative of the former presence of structures or buildings (e.g., standing exterior walls, postholes, foundations) or historic debris (e.g., metal, glass, ceramics).

Ground disturbances such as burrows and drainages were also visually inspected. Results of the field survey identified no evidence of archaeological remains or historic built-environment resources within the project site. Ground visibility throughout the project site was very poor (approximately less than 10 percent) due to vegetation including grass and weeds (Attachment A, Figure 5).

Approximately half of the project site is highly disturbed due to past development. Modern disturbances on the project site include modern refuse along the eastern boundary. No archaeological resources were identified within the project site.

Findings and Recommendations

As discussed above, one property within the project site was previously recorded and evaluated by GPA on behalf of the City of West Covina in 2019, the Vincent School at 1024 Workman Avenue. The property was found ineligible for federal, state, and local designation. Therefore, the City, which is serving as the lead agency for the current project, has determined the property is not considered a historical resource under CEQA and its demolition would not result in a significant impact.

The CHRIS records search did not identify any archaeological resources in or adjacent to the project area, and the SLF search results were negative for any known resources located within or near the project site. The pedestrian field survey also did not identify any archaeological resources within the project site. The results of this study therefore indicate the project site exhibits a low sensitivity for containing intact, subsurface archaeological deposits.

Based on these findings, Rincon recommends a finding of ***no impact to historical resources and less than significant impact with mitigation for archaeological resources*** under CEQA.

Rincon presents the following measures in case of unanticipated discovery of cultural resources during project development. The project is also required to adhere to regulations regarding the unanticipated discovery of human remains, detailed below.

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 CRHR eligibility. If the discovery proves to be significant under CEQA 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 has made 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 study.

Sincerely,

Rincon Consultants, Inc.

Alexandra Madsen, M.A., RPA
Cultural Resources Specialist

Steven Treffers, MHP
Senior Architectural Historian

James Williams, M.A.
Architectural Historian

Christopher Duran, M.A., RPA
Principal and Senior Archaeologist

Attachments

- Attachment A Figures
- Attachment B CHRIS Records Search Results Summary
- Attachment C SLF Search Results Summary
- Attachment D California DPR 523 Series Forms



References

Bean, Walton

2003 *California: An Interpretive History*. McGraw-Hill Book Company, New York. 1968.

GPA Consulting

2019 *City of West Covina: Historic Context Statement, 1945-1978 and Historic Resource Inventory Update*. Prepared by GPA Consulting in 2019 for the City of West Covina. December.

Historic Preservation Partners

2006 *Survey Report and Citywide Historic Context Statement*. Prepared for the City of West Covina.

Los Angeles Conservancy

2020 "West Covina." Accessed on December 17, 2020. Available at:
<https://www.laconservancy.org/communities/west-covina>

National Park Service (NPS)

1995 *How to Apply the National Register Criteria for Evaluation*. National Register Bulletin. U.S. Department of the Interior. Accessed on December 15, 2020. Available at:
<https://www.nps.gov/nr/publications/bulletins/nrb15/>

Netronline

Var. "Historic Aerials." Via [Historicaerials.com](http://historicaerials.com) [digital photograph database]. Accessed on December 28, 2020. Available at: <https://www.historicaerials.com/viewer>.

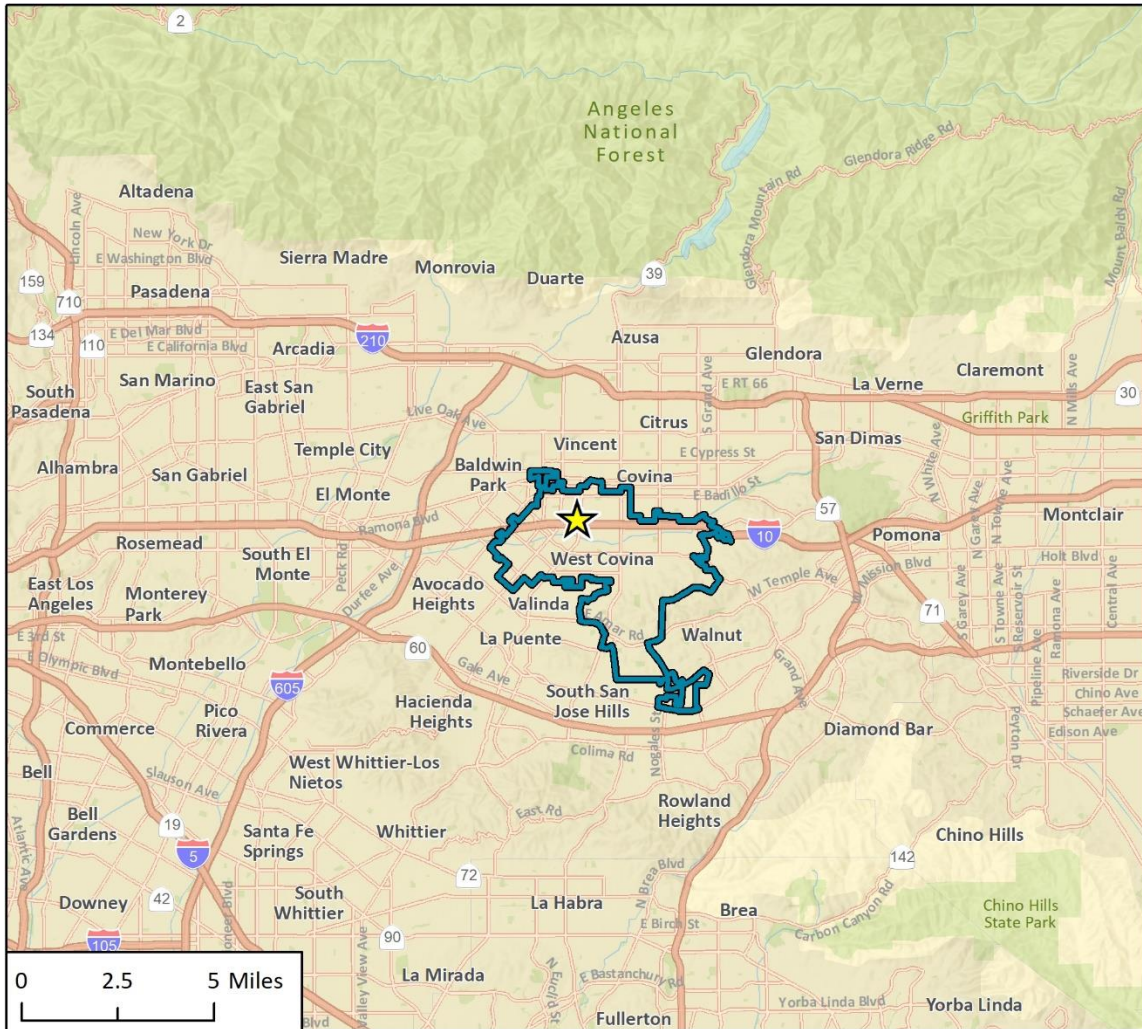
UCSB Map & Imagery Lab.

Var. "FrameFinder" [aerial photograph database]. Aerials of project area viewed online. Accessed on December 28, 2020. Available at: http://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

Attachment A

Figures

Figure 1 Regional Location



Imagery provided by Esri and its licensors © 2020.

- Project Location
- City of West Covina

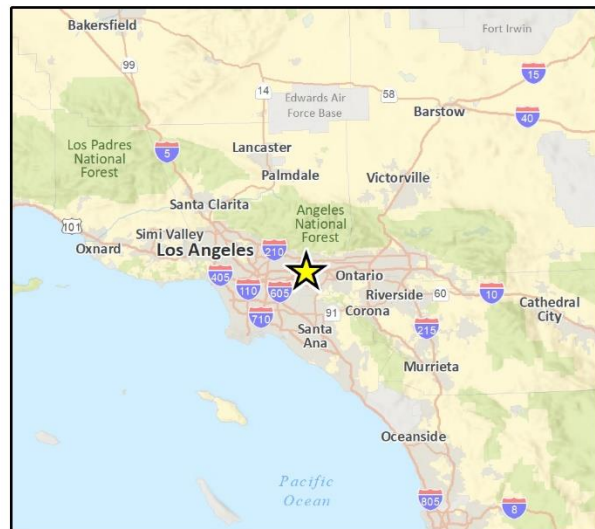


Fig 1. Regional Location

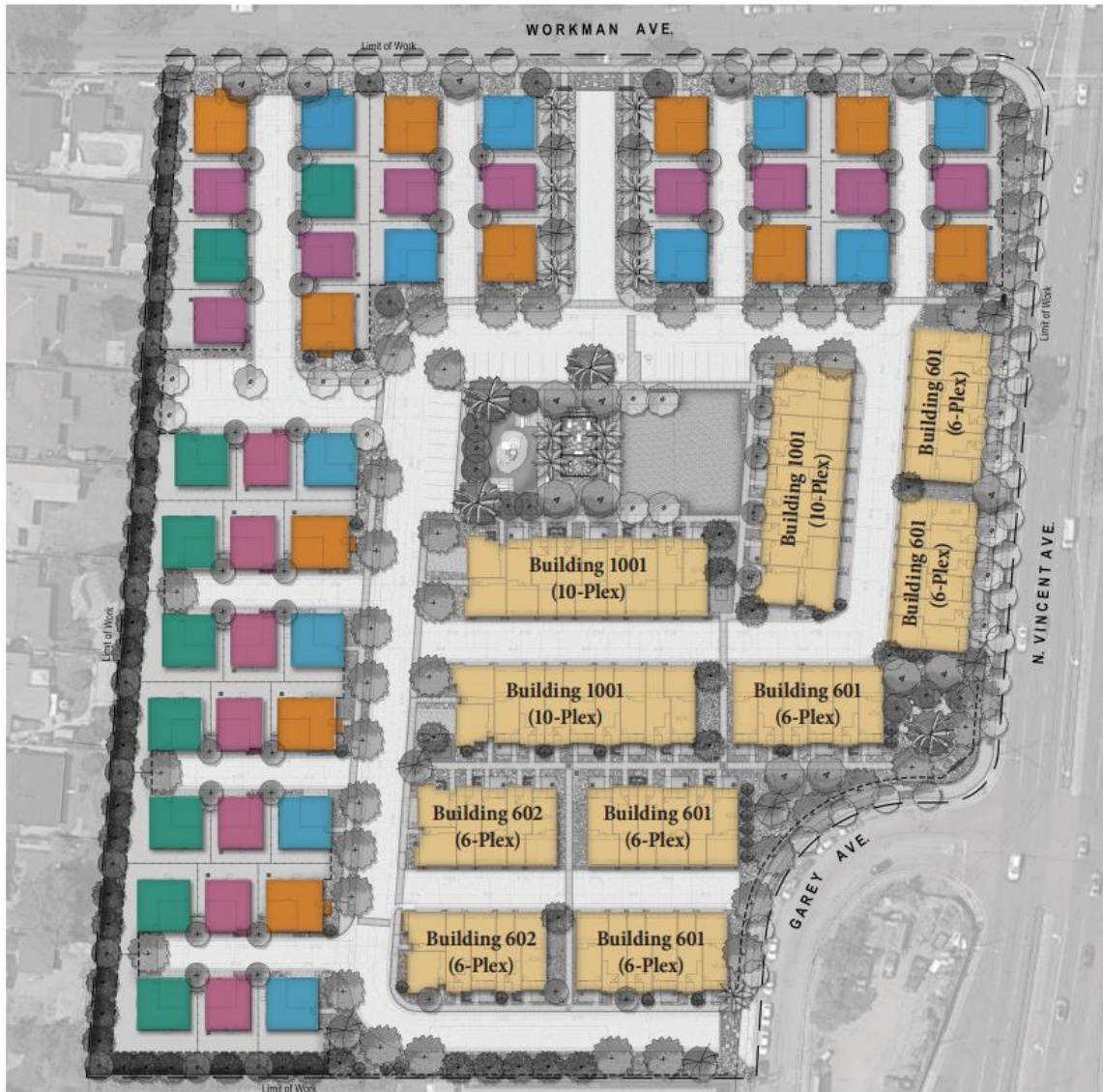
Figure 2 Project Site



Imagery provided by Microsoft Bing and its licensors © 2020.

Fig. 2 Project Location

Figure 3 Project Site Plan



Legend

Detached Cluster Homes

- Plan 3060 = 16 Homes
- Plan 3522 = 11 Homes
- Plan 3522x = 9 Homes
- Plan 3825 = 11 Homes

Total Detached = 47 Homes

Attached Cluster Homes

- Townhomes = 72 Homes

Source: MLC Holdings, Inc., 2020

Figure 4 Overview of Project Site, View facing northwest



Figure 5 Ground Visibility at Project Site, View facing west



Attachment B

CHRIS Records Search Results Summary

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

10/15/2020

Records Search File No.: 21730.7832

James Williams
Rincon Consultants, Inc.
180 N. Ashwood Avenue
Ventura CA 93003

Re: Records Search Results for the 1024 W. Workman Ave. Residential 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: 12	SEE ATTACHED LIST
Reports within project area: 0	None
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

Enclosures:

(X) Emergency Protocols for LA, Orange, and Ventura County BULK Processing Standards – 2 pages

(X) GIS Shapefiles – 20 shapes

(X) Resource Database Printout (list) – 1 page

(X) Report Database Printout (list) – 2 pages

(X) Resource Record Copies – (all) – 33 pages

(X) Invoice # 21730.7832

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-06272		2001	Duke, Curt	Cultural Resource Assessment Cingular Wireless Facility No. Vy 127-01 Los Angeles County, California	LSA Associates, Inc.	
LA-08937		2007	Strudwick, Ivan H.	Results of Cultural Resource Record Search and Recommendations for the West Covina Transit Project (wty0702)	LSA Associates, Inc.	
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-11501		2010	Perez, Don	Cultural Resource Analysis CA-LOS4406B North Sunset Avenue & West Rowland Avenue West Covina Los Angeles County, California 91790	EBI Consulting	

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-11923		2012	Bonner, Wayne and Kathleen Crawford	Cultural Resources Collocation Records Search and Site Visit Results for T-Mobile West, LLC Candidate IE04098A (LA080 LA-080-10), 126 South Glendora, West Covina, Los Angeles County, California	MBA	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
LA-12985		2016	O'Neil, Stephen	Negative Phase I Cultural Resources Survey for the Portos Bakery & Café Project, in the City of West Covina, Los Angeles County, CA	UltraSystems	
LA-13000		2014	Bonner, Diane F., Carrie D. Wills, and Kathleen A. Crawford	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate IE04098A (126 Glendora), 126 South Glendora Avenue, West Covina, Los Angeles County, California	Environmental Assessment Specialists, Inc.	

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-19-188944		OHP Property Number - 168187; Resource Name - 1415 W Garvey Ave	Building	Historic	HP06	2002 (Kelly F. Ewing, Caltrans)	LA-10190
P-19-188945		OHP Property Number - 168188; Resource Name - 117 N Ellen Dr	Building	Historic	HP02	2002 (Kelly F. Ewing, Caltrans)	LA-10190
P-19-188946		OHP Property Number - 168189; Resource Name - 118 N Morada Ave	Building	Historic	HP02	2002 (Kelly F. Ewing, Caltrans)	LA-10190
P-19-188947		OHP Property Number - 168190; Resource Name - 118 N Maplewood Ave	Building	Historic	HP02	2002 (Kelly F. Ewing, Caltrans)	LA-10190, LA-11923
P-19-188948		OHP Property Number - 168192; Resource Name - 1038 E Mardina St	Building		HP02	2002 (Kelly F. Ewing, Caltrans)	LA-10190, LA-11923
P-19-188949		OHP Property Number - 168193; Resource Name - 1042 E Mardina St	Building	Historic	HP02	2002 (Kelly F. Ewing, Caltrans)	LA-10190, LA-11923
P-19-188950		OHP Property Number - 168194; Resource Name - 1046 E Mardina St	Building	Historic	HP02	2002 (Kelly F. Ewing, Caltrans)	LA-10190, LA-11923
P-19-188951		OHP Property Number - 168195; Resource Name - Tract #16738	District	Historic	HP02	2002 (Kelly F. Ewing, Caltrans)	LA-10190, LA-11923
P-19-188952		OHP Property Number - 168196; Resource Name - Dental Office; Other - T-Mobile West LLC IE04098A/LA080 LA-080-10	Building	Historic	HP06	2002 (Kelly F. Ewing, Caltrans); 2012 (K.A. Crawford, Crawford Historic Services)	LA-10190, LA-11923
P-19-188953		OHP Property Number - 168197; Resource Name - 104 S Glendora Ave	Building	Historic	HP06	2002 (Kelly F. Ewing, Caltrans)	LA-10190, LA-11923
P-19-188954		OHP Property Number - 168198; Resource Name - 105 S Gardenglen St	Building	Historic	HP02	2002 (Kelly F. Ewing, Caltrans)	LA-10190, LA-11923
P-19-188955		OHP Property Number - 168199; Resource Name - 106 S Gardenglen St	Building	Historic	HP02	2002 (Kelly F. Ewing, Caltrans)	LA-10190, LA-11923

Attachment C

SLF Search Results Summary

NATIVE AMERICAN HERITAGE COMMISSION

October 2, 2020

James Williams
Rincon Consultants

Via Email to: jwilliams@rinconconsultants.com

Re: 1024 W. Workman Avenue Residential Project, Los Angeles County

Dear Mr. Williams:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: steven.quinn@nahc.ca.gov.

Sincerely,



Steven Quinn
Cultural Resources Analyst

Attachment



CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
Marshall McKay
Wintun

COMMISSIONER
William Mungary
Paiute/White Mountain Apache

COMMISSIONER
[Vacant]

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

**Native American Heritage Commission
Native American Contact List
Los Angeles County
10/2/2020**

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

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

Gabrieleno

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

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

Gabrieleno

Gabrielino /Tongva Nation

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

Gabrielino

**Gabrielino Tongva Indians of
California Tribal Council**

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

Gabrielino

Gabrielino-Tongva Tribe

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

Gabrielino

**Santa Rosa Band of Cahuilla
Indians**

Lovina Redner, Tribal Chair
P.O. Box 391820
Anza, CA, 92539
Phone: (951) 659 - 2700
Fax: (951) 659-2228
Isaul@santarosacahuilla-nsn.gov

Cahuilla

**Soboba Band of Luiseno
Indians**

Joseph Ontiveros, Cultural
Resource Department
P.O. BOX 487
San Jacinto, CA, 92581
Phone: (951) 663 - 5279
Fax: (951) 654-4198
jontiveros@soboba-nsn.gov

Cahuilla
Luiseno

**Soboba Band of Luiseno
Indians**

Scott Cozart, Chairperson
P. O. Box 487
San Jacinto, CA, 92583
Phone: (951) 654 - 2765
Fax: (951) 654-4198
jontiveros@soboba-nsn.gov

Cahuilla
Luiseno

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

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 1024 W. Workman Avenue Residential Project, Los Angeles County.

Attachment D

California DPR Series 523 Forms

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Survey # _____ Other Listings _____
DOE # _____ Review Code _____ Reviewer _____ Date _____

Page 1 *Resource Name or # (Assigned by Recorder) Vincent School

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 _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; _____ B.M.
c. Address 1024 W Workman Ave City: West Covina Zip 91790
d. UTM (Give more than one for large and/or linear resources) Zone _____; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, etc. as appropriate) APN 8457-029-906

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

Style: Modernism, Mid-Century
Stories: One to Two
Plan: Irregular
Structure: Steel frame
Foundation: Concrete
Roof: Flat roof with overhanging eaves and rolled asphalt;
flat roof with flat parapet and no eaves
Cladding: Stucco

Primary Entrance: Slab or partially glazed slab doors for classrooms
Secondary Entrance: None visible
Fenestration: Groups of paired single-light casements with single-light transoms;
clerestory windows
Architectural Features: Steel posts on building exterior extending along full length
of elevation and across roof
Site Features: Asphalt play areas with painted lines; playground equipment;
surface parking; temporary classroom structures
Alterations: No major alterations
Related Buildings: None

*P3b. Resource Attributes: (List Attributes and codes) HP15. Educational Building

*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 #)
North elevation, view facing southeast, 2019.

*P6. Date Constructed/Age and

Source: Historic Prehistoric
 Both

1960 c. Los Angeles Times

*P7. Owner and Address:

Covina Valley Unified School Dist
1024 W Workman Ave
West Covina, CA 91790

*P8. Recorded by:

Amanda Duane
GPA Consulting
617 S. Olive Street, Ste 910
Los Angeles, CA 90014

*P9. Date Recorded: 9/2/2019

*P10. Survey Type: (Describe)

Intensive

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

GPA Consulting, "City of West Covina Historic Context Statement, 1945-1978 & Historic Resource Inventory Update," 2019.

*Attachments: NONE Location Map Sketch 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

Page 2

*NRHP Status Code 6Z

*Resource Name or #: (Assigned by Recorder) Vincent School

B1. Historic Name: Vincent School

B2. Common Name: Vincent School

B3. Original Use: School

B4. Present Use: School

*B5. Architectural Style: Modernism, Mid-Century

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

c. 1960: Constructed

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

*B8. Related Features _____

B9a. Architect: Unknown

B9b Builder: Unknown

*B10. Significance: Theme Civic Improvements and Infrastructure

B10 Area: West Covina

Period of Significance: n/a

Property Type: School

Applicable Criteria: n/a

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

Vincent School is a public school campus constructed in circa 1960. The property was evaluated for historic significance under National Register (NR), California Register (CR), and local City of West Covina criteria. The property does not appear eligible under any criteria.

See continuation sheet for full evaluation.

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

*B12. References:

"School Work is Restarted," Los Angeles Times, January 17, 1960, F10.

B13. Remarks:

*B14. Evaluator: Amanda Duane

GPA Consulting

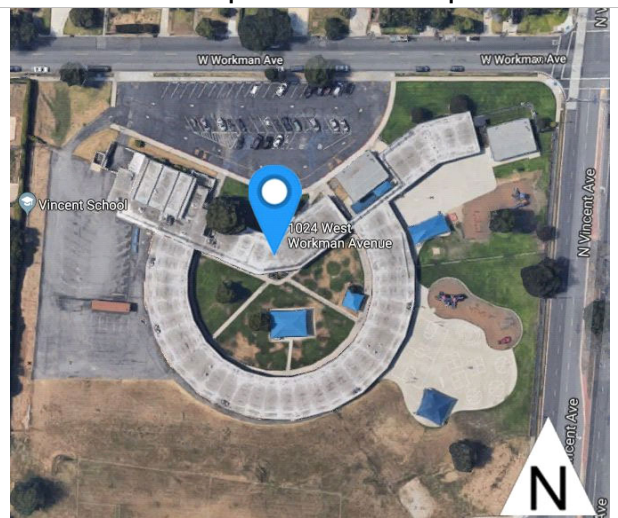
617 S. Olive Street, Ste 910

Los Angeles, CA 90014

*Date of Evaluation: 9/2/2019

(This space reserved for official comments.)

Sketch Map with north arrow required.



Page 3

Continuation Update

*Resource Name or #: Vincent School

Recorded By Amanda Duane

Date: 9/2/2019

B10. Significance (Continued from Page 2): The Vincent School was constructed c. 1960 as an elementary school campus. Today, it is used for special education and childcare programs provided by the school district. Research indicates that the construction of the campus was merely part of an ongoing trend of postwar school construction. Research did not reveal any evidence that the campus has an association with an important individual event. Mere association with a trend, in this case the need for school construction to meet a growing population is not sufficient for significance under National Register (NR) and California Register (CR) Criterion A/1 nor West Covina Landmark Criterion A. The association must also be significant. Therefore, it does not appear to be eligible under Criterion A/1/A.

Research did not reveal an association with specific individuals that might be significant to the history of West Covina. While numerous people have worked at the Vincent School since its construction, collaborative efforts like these are better evaluated under Criterion A/1/A. Therefore, the campus does not appear to be eligible under Criterion B/2/B.

The campus possesses characteristics of the Mid-Century Modern style, but it is a typical example of postwar school construction conducted on a large scale using similar stylistic features and materials throughout the region. The commonly seen combination of design details and materials of this campus does not exemplify the distinctive characteristics of a type, period, or method of construction, because it is not an important example of building practices from a particular time in history. Schools of similar design and form are extant throughout Southern California and research did not reveal any reason to suggest that this campus had an impact on this type of construction, nor does it represent an evolution or transition. Research did not reveal the school's architect; however, it is more likely that it was designed by an architect or architects hired by the school district to design a number of campuses rather than representing the work of a master. Therefore, the campus is not significant under West Covina Criterion D as representative of the notable work of a builder, designer or architect. Lastly, the campus does not represent a historic district. To be eligible under this component of Criterion C/3, a property must also be significant under Criterion A/1, B/2, and/or another portion of Criterion C/3. That does not apply in this instance; therefore, the campus does not appear to be eligible under Criterion C/3.

NR and CR Criterion D/4 generally applies to archaeological resources, but may apply to a built resource in instances where a property may contain important information about such topics as construction techniques or human activity. In any case, the property must be the principal source of information. This is unlikely to be true for the former elementary school campus. Therefore, it does not appear to be eligible under Criterion D/4.

Lastly, the Vincent School campus does not appear to meet West Covina Criterion E. The campus does not appear to have a unique location or physical characteristic(s) or represent an established and familiar visual feature or landmark of a neighborhood, community, or the city.

The property does not have historic significance; therefore, a discussion of its integrity, or its ability to convey significance, is not necessary.