

Appendix E

Cultural Resources Technical Memo



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Project No: 20-09861

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

Subject: Cultural Resources Assessment for the 1616 West Cameron Project, City of West Covina, Los Angeles County, California

Dear Mr. Maehara:

This memorandum presents the findings of a cultural resources study completed in support of the 1616 West Cameron Project, a proposed infill, residential development located at 1600/1616 West Cameron 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, archival and background research, and an intensive-level field survey. All work was completed in accordance with CEQA and applicable local regulations.

Project Description

The project site is comprised of two parcels totaling 3.25 acres located at 1600 and 1616 West Cameron Avenue in the City of West Covina. The property at 1616 West Cameron Avenue (Assessor's Parcel Number [APN] 8468-015-010) is fully paved and contains a commercial building dating to 1979. The property at 1600 West Cameron Avenue (APN 8468-015-024) contains a commercial building dating to circa 1966. The proposed project involves redeveloping the site with a new 84-unit residential townhome development and would result in the demolition of the two existing commercial buildings. Attachment A includes figures depicting the project location and the proposed project site plan.

Environmental Context

The project site is on the eastern edge of the Los Angeles Basin, an oval-shaped alluvial plain spanning approximately 40 miles northwest to southeast. The Los Angeles Basin is bordered by the Santa Monica Mountains on the north, Puente Hills to the east, Pacific Ocean to the west, and the Santa Ana Mountains to the south. Prior to historical development, the basin was comprised of inland prairies and a coastal strand. The topography of the project site is generally flat. Elevations within the project site range from approximately 369 to 398 feet above mean sea level. The project site is located approximately 500 feet northwest of Walnut Creek.

Soil surveys from the United States Department of Agricultural Natural Resources Conservation Service place the site within map unit 1002, "Urban land -Palmview-Tujunga complex, 0 to 5 percent slopes" (USDA 2020). Map unit 1002 is composed of 45 percent Urban land, 25 percent Palmview, 20 percent



Tujunga, 5 percent Typic Xerorthents, and 5 percent San Emigdio. The Urban land, Palmview, Tujunga, and Typic Xerorthents soils generally lay on alluvial fans. Extensive disturbance of the topography within and surrounding the project site has occurred because of the construction and continued maintenance of associated development.

Ethnographic Context

The project site is situated within the tribal territory occupied by the Gabrieleño-Tongva. While these boundaries are defined based on interviews with informants and research in records, it is likely such boundaries were not static; they were probably fluid and may have changed through time. The following section provides a brief overview of the group likely to have ethnographically used the project area.

Gabrieleño-Tongva

The name “Gabrieleño” denotes those people whom the Spanish administered from the San Gabriel Mission and included people from the Gabrieleño area proper as well as other social groups (Kroeber 1925: Plate 57; Bean and Smith 1978: 538). Archaeological evidence points to the Gabrieleño arriving in the Los Angeles Basin sometime around 500 BCE, but this has been a subject of debate. Many contemporary Gabrieleño identify themselves as descendants of the indigenous people living across the plains of the Los Angeles Basin and use the native term Tongva (King 1994). This term is used in the remainder of this section to refer to the pre-contact inhabitants of the Los Angeles basin and their descendants. Surrounding native groups included the Chumash and Tataviam to the northwest, the Serrano and Cahuilla to the northeast, and the Juaneño and Luiseño to the southeast.

Tongva lands encompassed the greater Los Angeles Basin and three Channel Islands; San Clemente, San Nicolas, and Santa Catalina. The Tongva established large, permanent villages in the fertile lowlands along rivers and streams, and in sheltered areas along the coast, stretching from the foothills of the San Gabriel Mountains to the Pacific Ocean. A total tribal population has been estimated of at least 5,000 (Bean and Smith 1978: 540), but recent ethnohistoric work suggests a number approaching 10,000 (O’Neil 2002). Houses constructed by the Tongva were large, circular, domed structures made of willow poles thatched with tule that could hold up to 50 people (Bean and Smith 1978). Other structures served as sweathouses, menstrual huts, ceremonial enclosures, and probably communal granaries. Cleared fields for races and games, such as lacrosse and pole throwing, were created adjacent to Tongva villages (McCawley 1996: 27). The Tongva village of Yaanga is located approximately 1.0-mile to the north of the current project site and is believed to be the largest of the Tongva villages (Greene and Curwen 2019).

The Tongva subsistence economy was centered on gathering and hunting. The surrounding environment was rich and varied, and the tribe exploited mountains, foothills, valleys, deserts, riparian, estuarine, and open and rocky coastal eco-niches. Like most native Californians, acorns were the staple food (an established industry by the time of the early Intermediate Period). Acorns were supplemented by the roots, leaves, seeds, and fruits of a wide variety of flora (e.g., islay, cactus, yucca, sages, and agave). Fresh water and saltwater fish, shellfish, birds, reptiles, insects, and large and small mammals, were also consumed (Kroeber 1925: 631–632; Bean and Smith 1978: 546; McCawley 1996: 119–123, 128–131).

The Tongva used a wide variety of tools and implements to gather food resources. These included the bow and arrow, traps, nets, blinds, throwing sticks and slings, spears, harpoons, and hooks. Groups residing near the ocean used oceangoing plank canoes and tule balsa canoes for fishing, travel, and trade between the mainland and the Channel Islands (McCawley 1996: 7). Tongva people processed food with a variety of tools, including hammerstones and anvils, mortars and pestles, manos and metates, strainers, leaching baskets and bowls, knives, bone saws, and wooden drying racks. Food was

consumed from a variety of vessels. Catalina Island steatite was used to make ollas and cooking vessels (Kroeber 1925: 629; Blackburn 1963; McCawley 1996: 129–138).

At the time of Spanish contact, the basis of Tongva religious life was the Chinigchinich cult, centered on the last of a series of heroic mythological figures. Chinigchinich gave instruction on laws and institutions, and taught the people how to dance, the primary religious act for this society. He later withdrew into heaven, where he rewarded the faithful and punished those who disobeyed his laws (Kroeber 1925: 637–638). The Chinigchinich religion seems to have been relatively new when the Spanish arrived. It was spreading south into the southern Takic groups even as Christian missions were being built and may represent a mixture of native and Christian belief and practices (McCawley 1996: 143–144).

Deceased Tongva were either buried or cremated, with inhumation more common on the Channel Islands and the neighboring mainland coast and cremation predominating on the remainder of the coast and in the interior (Harrington 1942; McCawley 1996: 157). At the behest of the Spanish missionaries, cremation essentially ceased during the post-Contact period (McCawley 1996: 157).

Prehistory

Numerous chronological sequences have been devised to aid in understanding cultural changes within Southern California. Building on early studies and focusing on data synthesis, Wallace (1955, 1978) developed a prehistoric chronology for the southern California coastal region that is still widely used today and is applicable to near-coastal and many inland areas. Four periods are presented in Wallace's prehistoric sequence: Early Man, Milling Stone, Intermediate, and Late Prehistoric. Although Wallace's (1955) synthesis initially lacked chronological precision due to a paucity of absolute dates (Moratto 1984, 159), this situation has been alleviated by the availability of thousands of radiocarbon dates obtained by southern California researchers in the last three decades (Byrd and Raab, 2007, 217). Several revisions have been made to Wallace's (1955) synthesis using radiocarbon dates and projectile point assemblages (e.g., Koerper and Drover 1983, Mason and Peterson 1994, Koerper et al. 2002).

During the twentieth century, many archaeologists developed chronological sequences to explain prehistoric cultural changes within all or portions of southern California (c.f., Jones and Klar 2007; Moratto 1984). Wallace (1955, 1978) devised a prehistoric chronology for the southern California coastal region that included four horizons: Early Man, Milling Stone, Intermediate, and Late Prehistoric. Wallace's chronology was based on early studies and lacked the chronological precision of absolute dates (Moratto 1984:159). Since then, Wallace's (1955) synthesis has been modified and improved using thousands of radiocarbon dates obtained by southern California researchers over recent decades (Byrd and Raab 2007:217; Koerper and Drover 1983; Koerper et al. 2002; Mason and Peterson 1994). The prehistoric chronological sequence for southern California presented below is a composite based on Wallace (1955) and Warren (1968) as well as later studies, including Koerper and Drover (1983).

Early Man Horizon (ca. 10,000–6,000 BCE)

Numerous pre-8,000 BCE sites have been identified along the mainland coast and Channel Islands of southern California (c.f., Erlandson 1991; Johnson et al. 2002; Jones and Klar 2007; Moratto 1984; Rick et al. 2001:609). One of them, the Arlington Springs site on Santa Rosa Island, produced human femurs dating to approximately 13,000 years ago (Arnold et al. 2004; Johnson et al. 2002). On San Miguel Island, human occupation at Daisy Cave (SMI-261) has also been dated to nearly 13,000 years ago. This site also included some of the earliest examples of basketry on the Pacific Coast, dating to over 12,000 years old (Arnold et al. 2004).

Although few Clovis or Folsom style fluted points have been found in southern California (e.g., Dillon 2002; Erlandson et al. 1987), Early Man Horizon sites are generally associated with a greater emphasis on hunting than later horizons. Recent data indicate that the Early Man economy was a diverse mixture of hunting and gathering, including a significant focus on aquatic resources in coastal areas (e.g., Jones et al. 2002) and on inland Pleistocene lakeshores (Moratto 1984). A warm and dry 3,000-year period called the Altithermal began around 6,000 BCE. The conditions of the Altithermal are likely responsible for the change in human subsistence patterns at this time, including a greater emphasis on plant foods and small game.

Milling Stone Horizon (6,000–3,000 BCE)

Wallace (1955:219) defined the Milling Stone Horizon as “marked by extensive use of milling stones and mullers, a general lack of well-made projectile points, and burials with rock cairns.” The dominance of such artifact types indicates a subsistence strategy oriented around collecting plant foods and small animals. A broad spectrum of food resources was consumed including small and large terrestrial mammals, sea mammals, birds, shellfish and other littoral and estuarine species, near-shore fishes, and seeds and other plant products (Kowta 1969; Reinman 1964). Variability in artifact collections over time and from the coast to inland sites indicates that Milling Stone Horizon subsistence strategies adapted to environmental conditions (Jones 1996; Byrd and Raab 2007). Lithic artifacts associated with Milling Stone Horizon sites are dominated by locally available tool stone. Chopping, scraping, and cutting tools are very common along with ground stone tools such as manos and metates. The mortar and pestle, associated with acorns or other foods processed through pounding, were first used during the Milling Stone Horizon and increased dramatically in later periods (Wallace 1955, 1978; Warren 1968).

Two types of artifacts that are considered diagnostic of the Milling Stone Horizon are the cogged stone and discoidal, most of which have been found within sites dating between 4,000 and 1,000 BCE (Moratto 1984), though possibly as far back as 5,500 BCE (Couch et al. 2009). The cogged stone is a ground stone object that has gear-like teeth on the perimeter and is produced from a variety of materials. The function of cogged stones is unknown, though ritualistic or ceremonial uses have been postulated (Eberhart 1961). Similar to cogged stones, discoidals are found in the archaeological record subsequent to the introduction of the cogged stone. Cogged stones and discoidals were often purposefully buried, or “cached.” Cogged stones have been collected in Los Angeles County though their distribution appears to center on the Santa Ana River basin (Eberhart 1961).

Intermediate Horizon (3,000 BCE–500 CE)

Wallace’s Intermediate Horizon dates from approximately 3,000 BCE – Common Era (CE) 500 and is characterized by a shift toward a hunting and maritime subsistence strategy, as well as greater use of plant foods. A noticeable trend towards a greater adaptation to local resources including a broad variety of fish, land mammals, and sea mammals along the coast occurred during the Intermediate Horizon. Tool kits for hunting, fishing, and processing food and materials reflect this increased diversity, with flake scrapers, drills, various projectile points, and shell fishhooks being manufactured.

Mortars and pestles became more common during this transitional period, gradually replacing manos and metates as the dominant milling equipment. This change in milling stone technology is believed to signal a transition from the processing and consumption of hard seed resources to the increased reliance on acorns (Glassow et al. 1988; True 1993). Mortuary practices during the Intermediate Horizon typically included fully flexed burials oriented toward the west (Warren 1968:2-3).

Later Prehistoric Horizon (500 CE–Historic Contact)

During Wallace’s (1955, 1978) Late Prehistoric Horizon, the diversity of plant food resources and land and sea mammal hunting increased even further than during the Intermediate Horizon. A greater variety of artifact types was observed during this period and high quality exotic lithic materials were used for small, finely worked projectile points associated with the bow and arrow. Steatite containers were made for cooking and storage and an increased use of asphaltum for waterproofing is noted. More artistic artifacts were recovered from Late Prehistoric Horizon sites and cremation became a common mortuary custom. Larger, more permanent villages supported an increased population size and social structure (Wallace 1955). This change in material culture, burial practices, and subsistence focus coincides with the westward migration of Uto-Aztecan language speakers from the Great Basin region to Los Angeles, Orange, and western Riverside counties (Sutton 2008; Potter and White 2009).

Historical Development and Context of the Project Site

Prior to 1950, the area surrounding the project site was primarily occupied with agricultural use. As the 1950s progressed, the area transitioned to accommodate residential and supportive commercial development. The construction of the San Bernardino Freeway through the area in the mid-1950s greatly altered the landscape and led to an increased commercial development of the area. An aerial photograph shows the immediate vicinity of the project site in 1964, prior to its development. Tract housing and intersecting thoroughfares characterize the area (Figure 1; EDR 2020a).

The buildings at the project site were generally constructed during this period of growth. The building at 1600 West Cameron Avenue was constructed circa 1966. The building’s footprint is visible in a 1970 aerial photograph, which illustrates the increased development of the area over the course of six years, as vacant lands were increasingly developed with commercial buildings (Figure 2; EDR 2020a). The building at 1616 West Cameron Avenue was built in 1979.

Figure 1 Aerial View of the Property in 1964, Prior to Development



Figure 2 Aerial View of the Area in 1970, Subject Property Outlined



The following narrative is an excerpt from the City of West Covina Historic Context Statement (HCS). The initial development of the project site first occurred in the late 1960s, in a period in which West Covina greatly expanded. Lasting from 1950 to 1980, this period, titled *Tremendous Growth* in the HCS, is described in the following excerpt.

City of West Covina-Tremendous Growth (1950-1980)

Like much of the rest of Southern California, West Covina experienced significant growth in the post-war era. The city's location in the eastern San Gabriel Valley and the availability of developable agricultural land made the community an attractive location for new residential development. West Covina itself experienced rates of growth that were significantly greater than Los Angeles County as a whole during this time period. Between 1950 and 1960, the city's population grew from 4,499 to 50,645 persons. West Covina's population growth was so exceptional during this period that it was identified as one of the nation's fastest growing communities in 1955. This represented an order of magnitude in growth, which required additional infrastructure, public services, and commercial development to support the new population.

By 1950, the area's walnut groves were in steep decline due to an outbreak of a blight that was killing the trees. Some farmers attempted to switch their groves over to oranges during this period, but in general most landowners opted to convert their holdings from agricultural to residential use. There was strong market demand for new housing throughout Southern California at this time and the availability of developable land in West Covina reinforced the conditions that led to the community's rapid growth during this era. New infrastructure that was required to meet the requirements of the growing community also supported additional rounds of growth and development. In 1955, the San Bernardino Freeway was constructed through West Covina, which facilitated commuting from the city to employment centers through the San Gabriel Valley and beyond.



It was during this era that West Covina developed its first commercial district. The first major commercial development was the West Covina center, which was completed in 1952. The center originally contained a grocery market, a pharmacy, a liquor store, a shoe store, a bakery and a TV and radio shop. The center was located on Glendora Avenue.

The next major phase of commercial development was oriented towards the then new San Bernardino Freeway. The primary catalyst for this development was the Batchelder family who had operated a 47-acre ranch in the area from the 1930s. Their home “Valley Vaquero” was a noted local property, which included five bathrooms, a ballroom, and many other estate-type amenities. With the arrival of the freeway, the Batchelders sought to convert their land into a site for a large-scale commercial development and petitioned to have their land annexed into West Covina. The West Covina Center merchants, concerned about the ability of a new development to overwhelm their new town center, opposed this. Nevertheless, the Batchelder’s land was annexed into the city and by 1955 their home was demolished as part of a firefighting exercise, and construction began on the Eastland Center. The mall was anchored by a May Co. Department Store. This project established the freeway corridor and the frontage along Garvey Street as West Covina’s commercial core.

Background Research Cultural Resources Records Search

On December 23, 2020, a search of the California Historical Resources Information System (CHRIS) was completed by in-house staff at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton. The purpose of the search was to identify previously-conducted cultural resources studies and the existence of previously-recorded cultural resources within a 0.5-mile radius of the subject property.

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. Rincon additionally reviewed the City of West Covina’s 2006 *Historic Context Report* (Historic Preservation Partners 2006) and *Historic Resources Inventory Update* (GPA 2019), both of which were citywide efforts. The *Historic Resources Inventory Update* included a list of resources potentially eligible for listing on a local register, none of which are located within or adjacent to the subject property.

The SCCIC records search identified seven previous studies within a 0.5-mile radius of the project site. None of these reports were in the project site (Table 1). The results of the records search are 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



Report Number	Author	Year	Title	Relationship to Project Site
LA-07098	Dice, Michael H.	2003	<i>Records Search Results and Site Visit for Sprint Telecommunications Facility Candidate La59xc009b (car Quest) 1705 Garvey Avenue, 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>	Outside
LA-10502	Wrobleski, David E. and Richard A. Kratkramer	2001	<i>A Class III Archaeological Investigation for Proposed Wells and Treated Water Pipelines Adjoining the Plant B-6 and B-5 Treatment Facility Project, Los Angeles County, California</i>	Outside
LA-10658	Bonner, Wayne and Kathleen Crawford	2010	<i>Cultural Resources Records Search, Site Visit Results, and Direct APE Historic Architectural Assessment for Clearwire Candidate CA-LOS6255C (SILAGI), 1400 West Covina Parkway, West Covina, Los Angeles County, California</i>	Outside
LA-12797	Tang, Tom, Terri Jacquemain, and Daniel Ballester	2014	<i>Mitigative Historical Resource Recordation Lang Farm Sheds Assessor's Parcel No 8454-027-034 Near 243 N Lang Avenue, City of West Covina Los Angeles County, California</i>	Outside
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

Source: SCCIC 2020

The SCCIC records search identified nine 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-19-188850	Historic Building	First Federal Savings and Loan Association of Alhambra	2010 (K.A. Crawford, Michael Brandman Associates)	Recommended ineligible for listing in the NRHP.	Outside
P-19-188936	Historic Building	Tract #15527	2002 (Kelly F. Ewing, Caltrans)	Recommended ineligible for listing in the NRHP.	Outside
P-19-188938	West Covina Dental	118 N. Morada Avenue	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-19-188939	Historic Building	2101 W. Garvey Avenue	2002 (Kelly F. Ewing, Caltrans)	Recommended ineligible for listing in the NRHP.	Outside
P-19-188940	Historic Building	1647-1649 E. Garvey Avenue	2002 (Kelly F. Ewing, Caltrans)	Recommended ineligible for listing in the NRHP.	Outside
P-19-188941	Historic Building	Trophy Center	2002 (Kelly F. Ewing, Caltrans)	Recommended ineligible for listing in the NRHP.	Outside
P-19-188942	Historic Building	1618 W. Harbert Street	2002 (Kelly F. Ewing, Caltrans)	Recommended ineligible for listing in the NRHP.	Outside
P-19-188943	Historic Building	Catholic Resource Center	2002 (Kelly F. Ewing, Caltrans)	Recommended ineligible for listing in the NRHP.	Outside
P-19-188944	Historic Building	1415 W. Garvey Avenue	2002 (Kelly F. Ewing, Caltrans)	Recommended ineligible for listing in the NRHP.	Outside

Source: SCCIC 2020

Archival and Background Research

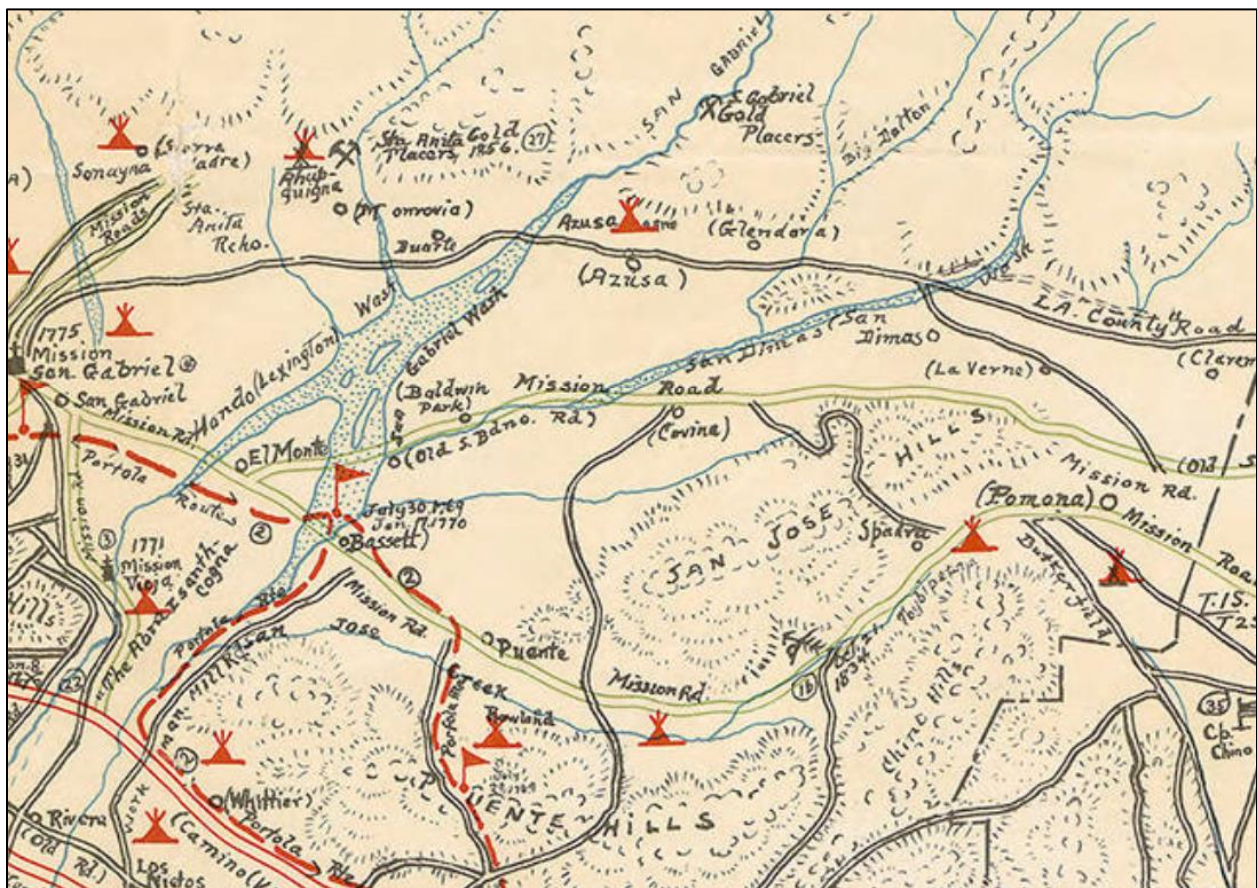
Archival research was conducted for this study throughout December 2020 and January 2021. Research methodology focused on the review of a variety of primary and secondary source materials relating to the history and development of the subject property and its surroundings. Sources included, but were not limited to, historical maps, 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., the University of California, Santa Barbara Map & Imagery Lab, and Environmental Data Resources, Inc. (EDR)
- Historic topographic maps accessed digitally via United States Geologic Survey (USGS) and EDR
- Historic maps accessed digitally via the Los Angeles Public Library
- City Directories accessed digitally via EDR
- Archived editions of local newspapers *Los Angeles Times* (accessed via newspapers.com)
- City of West Covina's *Historic Context Statement*
- City of Los Angeles' *Historic Context Statement/Commercial Development/Neighborhood Commercial Development*

- City of Los Angeles' *Historic Context Statement/Architecture and Engineering/L.A. Modernism/Late Modern*

The project site is located to the east of Mission San Gabriel with known Gabriellino village sites to the north, southeast and south (Figure 3). Additionally, to the southwest ran Portola's exploration route with a known campsite that was utilized on July 30, 1769 and January 17, 1770. A number of historic roads run through the immediate project site vicinity, including Mission Road, also called Old San Bernardino Road.

Figure 3 Excerpt from Kirkman-Harriman pictorial and historical map of Los Angeles County (1860-1937), Centered on the location of modern West Covina.



Although the City of West Covina was contacted for building permits for the property at 1600 West Cameron Avenue, none were on file at the city. Additional research to identify the building's architect included newspaper research as well as a comprehensive search of the 1970 AIA Historical Directory of American Architects. Despite this research, the building's architect was not ascertained.

Field Survey

On December 15, 2020, Rincon Architectural Historian Alexandra Madsen conducted a historical resources field survey of the subject property. The survey consisted of a visual inspection of all built



environment features on the property to determine if they qualify as historical resources under CEQA. The survey assessed the age, condition and integrity of these features. The project site is entirely developed with buildings, paved surfaces and small landscaped areas; therefore, an individual archaeological survey was not conducted.

Native American Scoping

As part of the process of identifying cultural resources for this project, Rincon contacted the Native American Heritage Commission (NAHC) on January 5, 2021 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 January 14, 2021, Rincon received a response from the NAHC stating the SLF search results were negative for site-specific information. As the lead agency, the City is responsible for conducting AB-52 outreach. Therefore, Rincon did not conduct any outreach so as not to interfere with the City's efforts. Attachment C provides documentation of communication with the NAHC and results of the SLF.

Results of Investigation

The field survey and archival research conducted for this study identified one property over 45 years of age within the project area at 1600 West Cameron Avenue (APN 8468-015-024). Described in further detail below, the potential resource was recorded and evaluated on California Department Parks and Recreation (DPR) 523 series forms, which are included in Attachment D. The second parcel within the project site at 1616 West Cameron Avenue (APN 8468-015-010) contains a parking lot and commercial building dating to 1979 and did not warrant consideration as a historical resource as a result.

The CHRIS records search did not identify any archaeological resources in or adjacent to the project area, and the project site is highly disturbed from previous construction of buildings and adjacent paving and landscaping. Additionally, the SLF search results were negative for any known resources located within or near the project site. A review of historic maps did not identify any known Gabriellino village location within the project site, however several known villages are mapped to in the greater vicinity and historic Mission Road is located approximately 0.1 miles to the north. The project site is located in an alluvial plain near an established water source (Walnut Creek). Therefore, the results of this study suggest that the project site exhibits a moderate sensitivity for containing intact, subsurface archaeological deposits.

Physical Description

The property at 1600 West Cameron Avenue includes a single commercial building dating to circa 1966. The building is located in the northeastern region of the parcel facing West Cameron Avenue with a rear parking lot to the southwest and the property at 1616 West Cameron Avenue to the north (Figure 4).

The two-story building features a concrete foundation, rectangular footprint, and flat roof with a slight, broken parapet. It is designed in the Late Modern/Postmodern style with exposed concrete exteriors scoured to resemble large concrete blocks and a ribbon of painted green that wraps around the upper regions of the north and west elevations. The north elevation faces West Cameron Avenue and features a projecting entrance bay with two walls of curved curtain wall or "glass skin" with spandrel glass. This entrance is accessible via a pedestrian pathway clad in tiles. The north elevation features a swath of

floor-to-ceiling spandrel glass windows on both sides of the projecting entrance. Its parapet features curved edges that soften the otherwise angular and Modern aspects of the building (Figure 5).

Additional glass windows span much of the west elevation. This elevation has a projecting bay of curved spandrel glass windows capped by a canvas and metal hood that serves as a secondary entrance to the building. The second story above this bay has floor-to-ceiling windows; unlike the curtain walls, these windows are not reflective and do not appear to be spandrel glass. Two sunken industrial doors provide entry along this elevation (Figure 6).

The south elevation is relatively nondescript in comparison with the north and west elevations and does not feature the curtain walls, green stripe, or curved parapets that characterize the rest of the building. Instead, this elevation features a first story rear entrance to the building with an industrial canopy. The canopy lines much of the elevation and includes a flat roof upheld by metal beams. A trash enclosure constructed of concrete masonry units is sited at the southeastern corner of the building (Figure 7; Figure 8). The east elevation of the building is situated along the lot line and not visible.

Hardscaping and landscaping on the property are mostly comprised of a parking lot, curbs, and large palms, shrubs, and birds of paradise plants along the north, west, and south elevations. The setting of the building is largely commercial, although it is bordered on the east by a residential development. A narrow driveway separates it from the commercial building at 1616 West Cameron Avenue, although the two properties share a parking lot (Figure 9).

Figure 4 View of Property from West Cameron Avenue, 1600 West Cameron Avenue



Figure 5 View of Northwest Corner, 1600 West Cameron Avenue



Figure 6 View of West Elevation, 1600 West Cameron Avenue



Figure 7 View of South and West Elevations, 1600 West Cameron Avenue



Figure 8 View of South Elevation, 1600 West Cameron Avenue



Figure 9 View of 1600 and 1616 West Cameron Avenue

Property History

Although there are no building permits on file at the City of West Covina, historical aerials show the property at 1600 West Cameron Avenue under construction by 1966. The architect of the building, if any, was not established.

The building was occupied by the Electronic Computer Programming Institute (E.C.P.I) as early as 1968. That year it was described as the "Walsh Building" in an advertisement in the *Los Angeles Times* (*Los Angeles Times* 1968). The property first appeared in city directories in 1973. At that time, the commercial building was occupied by numerous organizations and companies including California State Corrections; Krell & Lewis; Municipal Engineering; and Walsh Forkert Engineers. In 1976, occupants were listed as: California State Corrections, Municipal Engineering, Walsh & Associates, and the Young Women's Christian Association (YWCA) of San Gabriel Valley (EDR 2020b). Research did not result in additional information on these occupants.

Historical Resources Evaluation

As a result of this study, the property at 1600 West Cameron Avenue is recommended ineligible for listing in the NRHP, CRHR, or as a City of West Covina Landmark (WCL) under any applicable significance criteria. The property was initially developed circa 1966 as a commercial building. While its initial development fits the narrative described in the West Covina Historic Context Statement as the City's Period of Tremendous Growth (1950-1980), the research conducted for this study failed to indicate the property is significant within that established context. It was not a unique development for the time. It is therefore ineligible for listing in the NRHP, CRHR, or as a WCL under Criteria A/1/B.



The property at 1600 West Cameron Avenue has served as a commercial building from its time of construction circa 1966 to present. As such, many individuals have worked in and visited the property over the decades. In addition to individuals, an array of businesses has been associated with the property. The commercial building was not historically associated with a major corporation significant in the area of Commerce. The archival research conducted for this study failed to indicate the property is directly associated with any individuals important in the history of the city, region, state, or nation, making it ineligible for listing in the NRHP, CRHR, or as a WCL under Criteria B/2/B.

The property at 1600 West Cameron Avenue is designed in the Late Modern/Postmodern style of architecture but is a modest example of this style in the City of West Covina. The property does not possess a unique location or physical characteristic, nor does it represent an established and familiar visual feature or landmark of a neighborhood, community, or the city. The property is therefore ineligible for listing in the NRHP, CRHR, or as a WCL under Criteria C/3/C, D, and E.

The records search and archival research conducted for this study failed to indicate that the property at 1600 West Cameron Avenue is likely to yield information important to history or prehistory, making it ineligible for listing in the NRHP and CRHR under Criteria D/4.

For the reasons enumerated above, the property also does not exemplify or reflect special elements of the city's cultural, social, economic, political, aesthetic, engineering, or architectural history. It is ineligible for listing as a WCL under Criterion A. The property does not appear to constitute a historic district, nor does it appear to contribute to any known or potential historic district.

Conclusion

As a result of this study, the subject property is recommended ineligible for federal or state designation, and therefore is not considered a historical resource as defined by CEQA. Based on these findings, Rincon recommends a finding of **no impact to historical resources**. Archival research identified historic roads in the immediate vicinity of the project site and the location of known Gabrielino village sites in the general vicinity. Due to the moderate sensitivity of the project site, Rincon recommends that archaeological monitoring of the initial ground disturbance associated with this project be conducted. Archaeological monitoring can be increased or reduced as necessary at the recommendation of the Principal Investigator. Based on these recommendations, Rincon recommends a finding of **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.

Should you have any questions concerning this study, please do not hesitate to contact the undersigned at (213) 328-6684 or amadsen@rinconconsultants.com.

Sincerely,

Rincon Consultants, Inc.

Alexandra Madsen, MA
Architectural Historian

Steven Treffers, MHP
Senior Architectural Historian

Alyssa Newcomb, MS, RPA
Senior Archaeologist and Project Manager

Attachments

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



References

Bean, Walton

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Environmental Data Resources, Inc. (EDR)

- 2020a City Directory Image Report. Inquiry Number 6083476.5.
2020b Historical Aerial Report. Inquiry Number 6083476.5.

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 City of West Covina.

Los Angeles, City of

- 2017 *Los Angeles Historic Context Statement/Commercial Development/Neighborhood Commercial Development*. Prepared for the Department of City Planning, Office of Historic Resources. August.
2020 *Los Angeles Historic Context Statement/Architecture and Engineering/L.A. Modernism/Late Modern*. Prepared for the Department of City Planning, Office of Historic Resources. July.

Los Angeles Conservancy

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

Los Angeles Times

- 1968 "An Invitation: E.C.P.I of West Covina," 14 July 1968.

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 15, 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 15, 2020. Available at: http://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

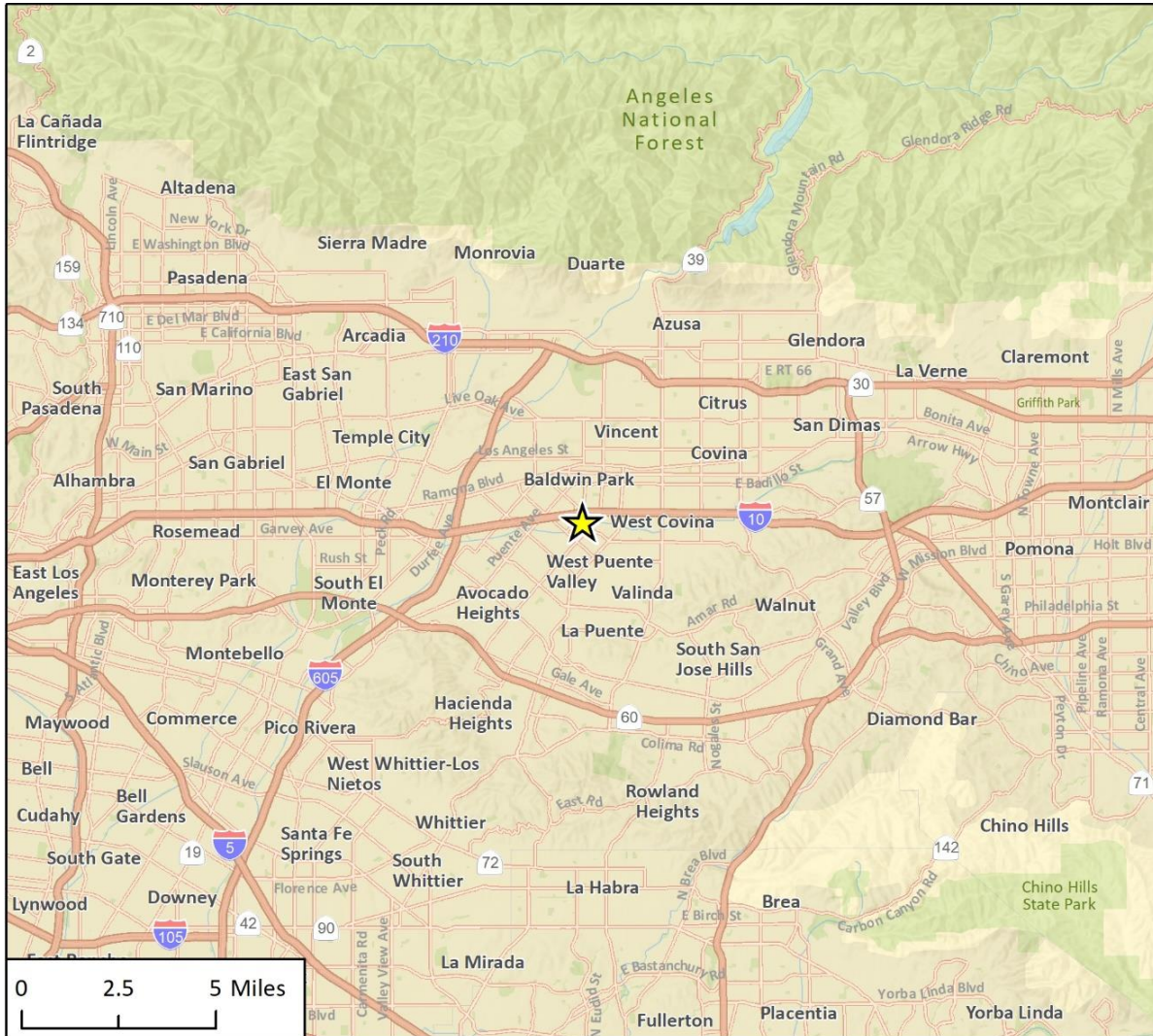
United States Department of Agriculture (USDA) Natural Resources Conservation Service

- 2020 Web Soil Survey of Los Angeles County, California, Southeastern Part. Available online at:
<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

Attachment A

Additional Figures

Figure 10 Regional Location



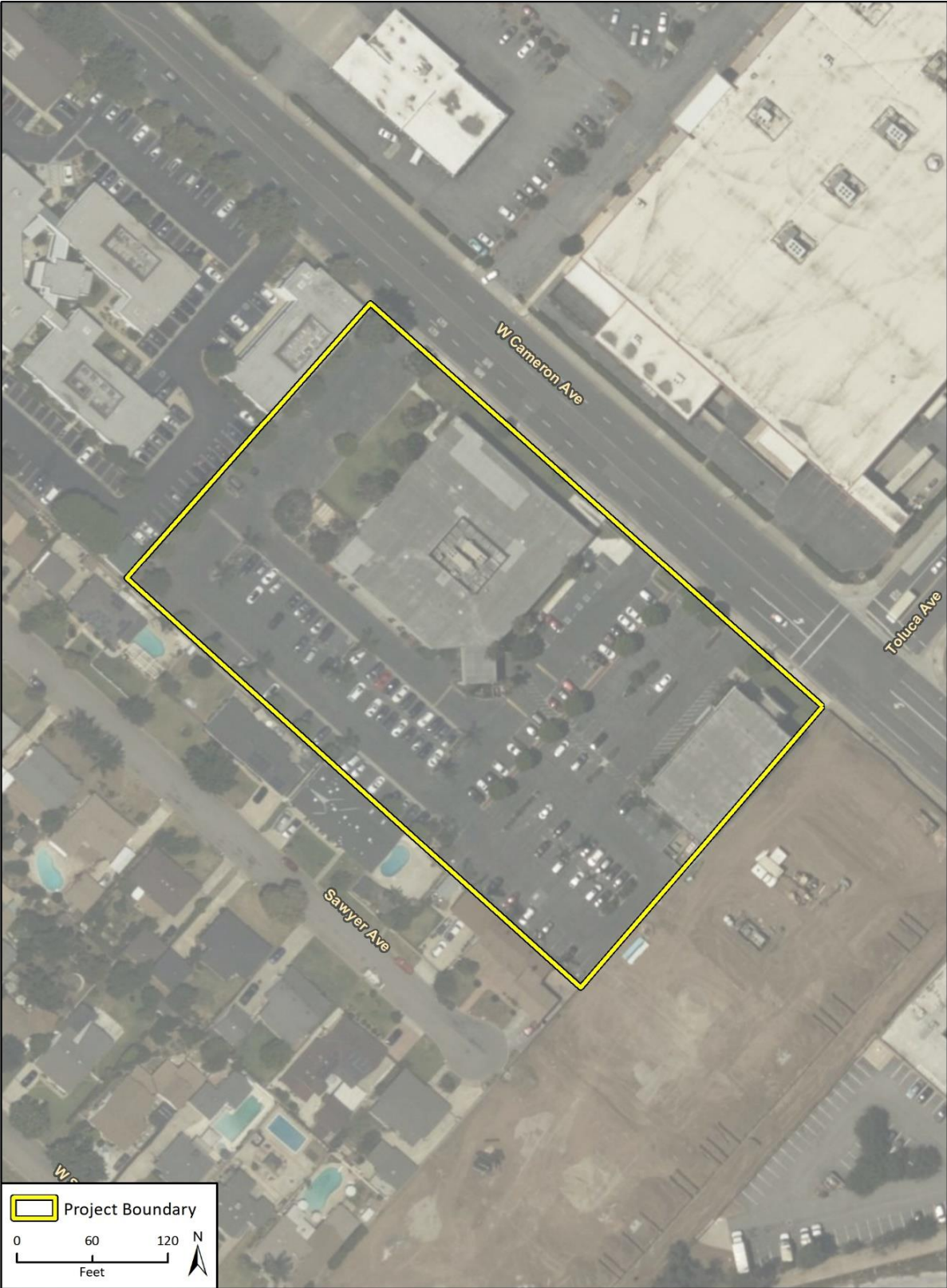
Imagery provided by Esri and its licensors © 2020.

★ Project Location



Fig 1 Regional Location

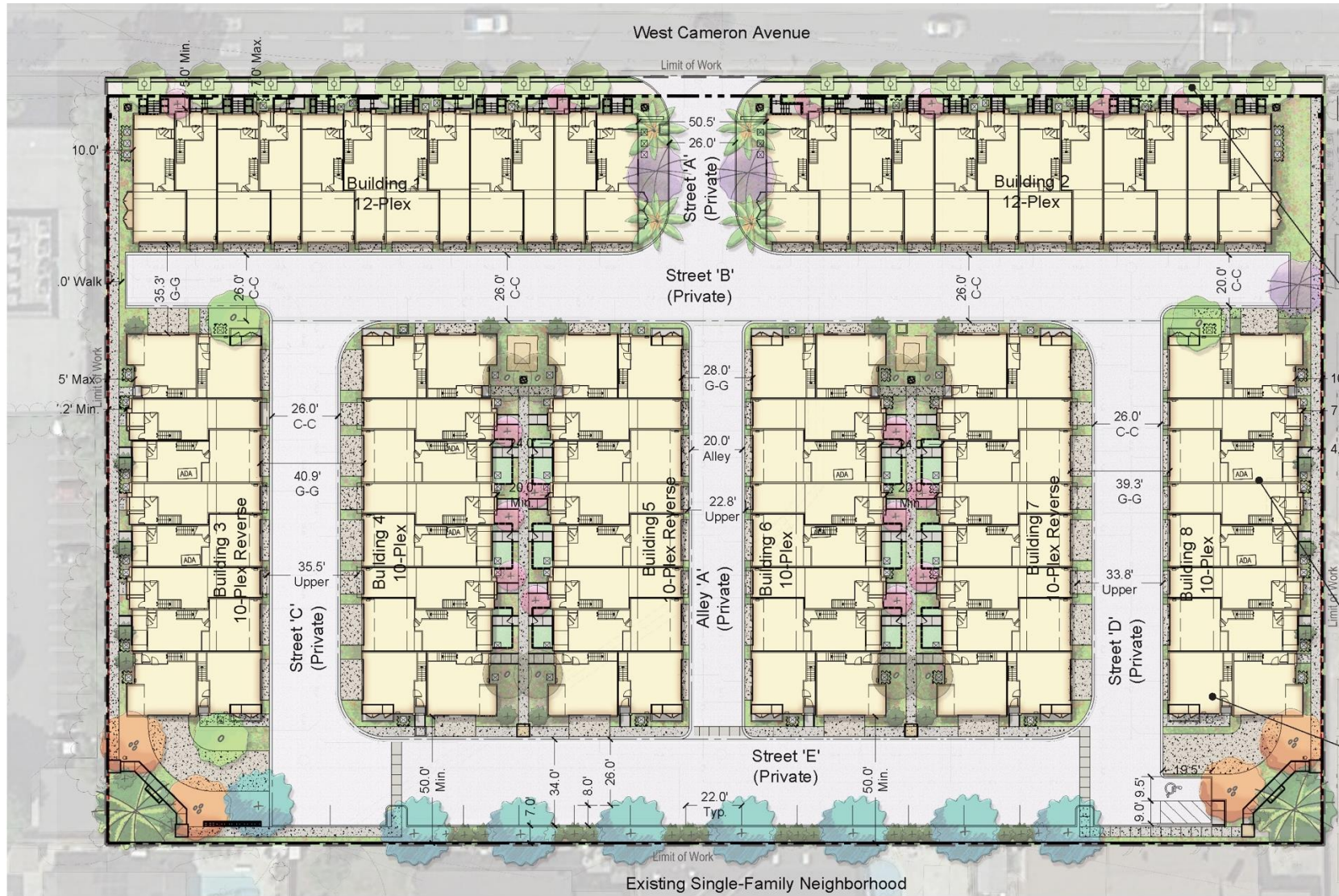
Figure 11 Project Site



Imagery provided by Microsoft Bing and its licensors © 2020.

Fig 2 Project Location

Figure 12 Project Site Plan



Source: MLC Holdings, Inc., 2020

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

12/23/2020

Records Search File No.: 21919.8058

Elaine Foster
Rincon Consultants, Inc.
180 N. Ashwood Avenue
Ventura CA 93003

Re: Records Search Results for the 20-09861 1616 W Cameron Ave 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: 9	SEE ATTACHED LIST
Reports within project area: 0	None
Reports within ½-mile radius: 7	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-07098		2003	Dice, Michael H.	Records Search Results and Site Visit for Sprint Telecommunications Facility Candidate La59xc009b (car Quest) 1705 Garvey Avenue, West Covina, Los Angeles County, California	Michael Brandman Associates	
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-10502		2001	Wroblewski, David E. and Richard A. Krautkramer	A Class III Archaeological Investigation for Proposed Wells and Treated Water Pipelines Adjoining the Plant B-6 and B-5 Treatment Facility Project, Los Angeles County, California	Express Archaeological Solutions	19-000136

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-10658		2010	Bonner, Wayne and Kathleen Crawford	Cultural Resources Records Search, Site Visit Results, and Direct APE Historic Architectural Assessment for Clearwire Candidate CA-LOS6255C (SILAGI), 1400 West Covina Parkway, West Covina, Los Angeles County, California	Michael Brandman Associates	19-188850
LA-12797		2014	Tang, Tom, Jacquemain, Terri, and Ballester, Daniel	Mitigative Historical Resource Recordation Lang Farm Sheds Assesor's Parcel No 8454-027-034 Near 243 N Lang Avenue, City of West Covina Los Angeles County, California	CRM Tech	
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	

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-19-188850		Resource Name - First Federal Savings & Loan Assn of Alhambra; Other - Clearwire CA-LOS56255C; Other - Western Dental Bldg	Building	Historic	HP06	2010 (K.A. Crawford, Michael Brandman Associates)	LA-10658
P-19-188936		OHP Property Number - 168175; Resource Name - Tract #15527	District	Historic	HP02	2002 (Kelly F. Ewing, Caltrans)	LA-10190
P-19-188938		OHP Property Number - 168178; Resource Name - West Covina Dental	Building	Historic	HP06	2002 (Kelly F. Ewing, Caltrans)	LA-10190
P-19-188939		OHP Property Number - 168179; Resource Name - 2101 W Garvey Ave N	Building	Historic	HP06	2002 (Kelly F. Ewing, Caltrans)	LA-10190
P-19-188940		OHP Property Number - 168180; Resource Name - 1647-1649 W Garvey Ave	Building	Historic	HP06	2001 (Kelly F. Ewing, Caltrans)	LA-10190
P-19-188941		OHP Property Number - 168182; Resource Name - Trophy Center	Building	Historic	HP06	2002 (Kelly F. Ewing, Caltrans)	LA-10190
P-19-188942		OHP Property Number - 168183; Resource Name - 1618 W Harbert St	Building	Historic	HP06	2002 (Kelly F. Ewing, Caltrans)	LA-10190
P-19-188943		OHP Property Number - 168185; Resource Name - Catholic Resource Center	Building	Historic	HP06	2002 (Kelly F. Ewing, Caltrans)	LA-10190
P-19-188944		OHP Property Number - 168187; Resource Name - 1415 W Garvey Ave	Building	Historic	HP06	2002 (Kelly F. Ewing, Caltrans)	LA-10190

Attachment C

SLF Search Results Summary

NATIVE AMERICAN HERITAGE COMMISSION

January 14, 2021

Alexandra Madsen
Rincon Consultants, Inc.

Via Email to: amadsen@rinconconsultants.com

Re: 1616 Cameron Avenue Project, Los Angeles County

Dear Ms. Madsen:

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: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green
Cultural Resources Analyst

Attachment



CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Attebery
Karuk

COMMISSIONER
William Mungary
Paiute/White Mountain
Apache

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[Vacant]

COMMISSIONER
[Vacant]

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
1/14/2021**

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

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

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

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

Gabrielino /Tongva Nation

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

**Gabrielino Tongva Indians of
California Tribal Council**

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

Gabrielino-Tongva Tribe

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

**Santa Rosa Band of Cahuilla
Indians**

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

**Soboba Band of Luiseno
Indians**

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

**Soboba Band of Luiseno
Indians**

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

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 1616 Cameron Avenue Project, Los Angeles County.

Attachment D

California DPR 523 Series 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 5

Resource name(s) or number (assigned by recorder) 1600 West Cameron Avenue

P1. Other Identifier: *N/A*

*P2. Location: Not for Publication Unrestricted

*b. USGS 7.5' Quad: *Baldwin Park*

*c. Address: *1600 West Cameron Avenue*

*e. Other Locational Data: *APN 8468-015-024*

*a. County: *Los Angeles County*

Date: *1966*

City: *West Covina*

Zip: *91790*

***P3a. Description:**

The property at 1600 West Cameron Avenue includes a single commercial building dating to circa 1966. The building is located in the northeastern region of the parcel facing West Cameron Avenue with a rear parking lot to the southwest and the property at 1616 West Cameron Avenue to the north. The 2-story building features a concrete foundation, rectangular footprint, and flat roof with a slight, broken parapet. It is designed in the Postmodern style with exposed concrete exteriors scoured to resemble large concrete blocks and a ribbon of painted green that wraps around the upper regions of the north and west elevations.

The north elevation faces West Cameron Avenue and features a projecting entrance bay with two walls of curved curtain wall or "glass skin" with reflective glass. This entrance is accessible via a pedestrian pathway clad in tiles. The north elevation features a swath of floor-to-ceiling reflective glass windows that continue on both sides of the projecting entrance. Its parapet features curved edges that soften the otherwise angular and modern aspects of the building.

Additional glass windows span much of the west elevation. This elevation has a projecting bay of curved reflective glass windows capped by a canvas and metal hood that serves as a secondary entrance to the building. The second story above this bay has floor-to-ceiling windows; unlike the curtain walls, these windows are not reflective. Two sunken industrial doors provide entry along this elevation.

*P3b. Resource Attributes: HP6. 1-3 story commercial building

*P4. Resources Present: Building Structure Object Site District Other

P5a. Photo: (See Continuation Sheet page 4)



P5b. Photo:

Northwest corner, camera facing southeast, December 15, 2020.

*P6. Date Constructed/Age and Sources:

historic c. 1966

*P7. Owner and Address:

N/A

*P8. Recorded by:

Alexandra Madsen
Rincon Consultants, Inc.
250 E. 1st Street
Los Angeles, CA 90012

*P9. Date Recorded:

December 18, 2020

*P10. Survey Type: Intensive

***P11. Report Citation:**

Cultural Resources Assessment for 1600 and 1616 West Cameron Avenue, West Covina, California. Prepared by Rincon Consultations Inc. for the City of West Covina. Rincon Project No. 20-09861. On-file with the SCCIC.

*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

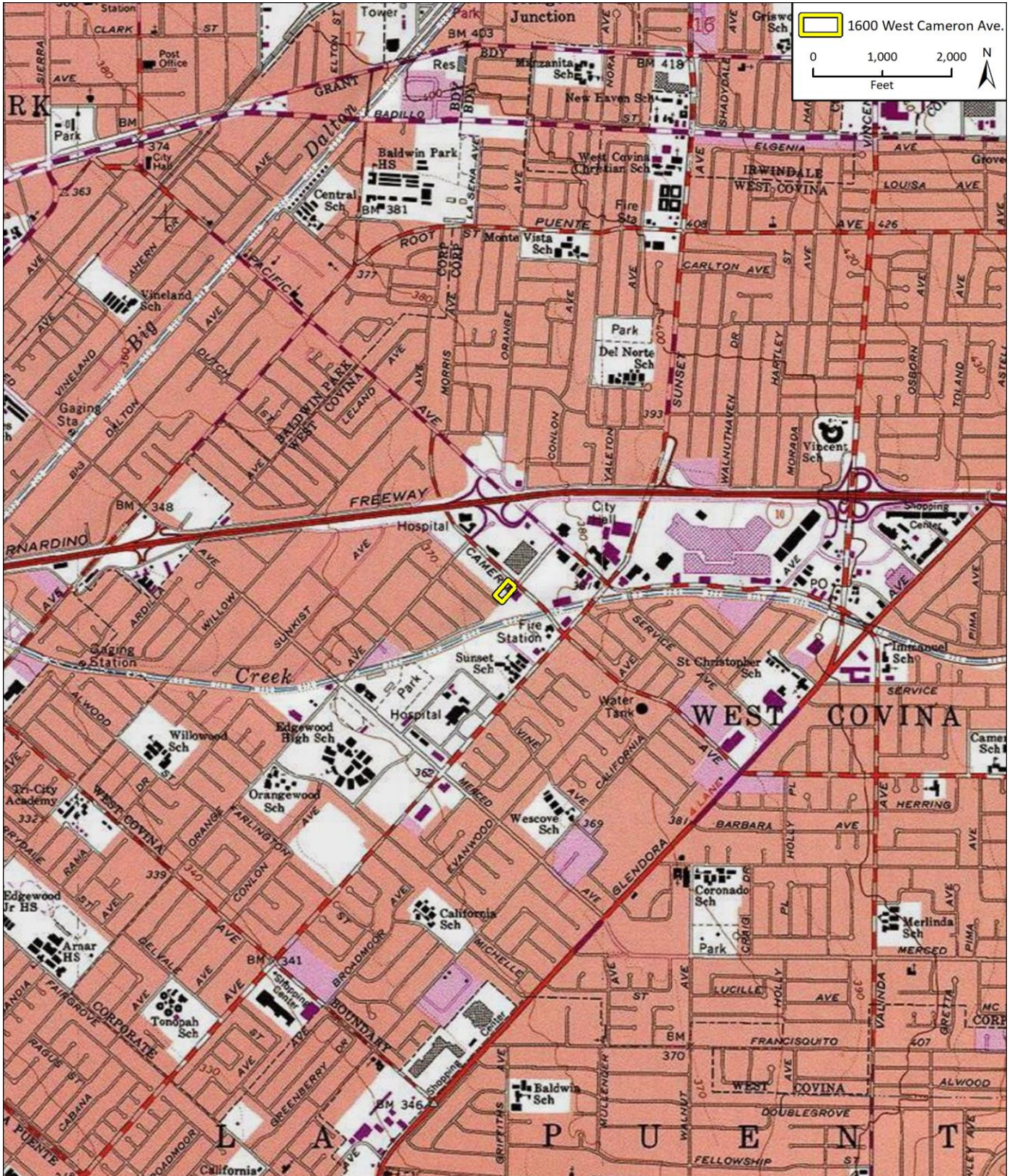
Artifact Record Photograph Record Other (list)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

Page 2 of 5
*Map Name: Baldwin Park

Resource Name or # (Assigned by recorder) 1600 West Cameron Avenue
*Scale: 1:24,000 *Date of map: 1966



BUILDING, STRUCTURE, AND OBJECT RECORD

- B1. Historic Name: *Walsh Building*
- B2. Common Name: *1600 West Cameron Avenue*
- B3. Original Use: *Commercial Building*
- *B5. Architectural Style: *Late Modern/Postmodern*

B4. Present Use: *Commercial Building*

*B6. Construction History:

Although there are no building permits on file at the City of West Covina, historical aerials show the property at 1600 West Cameron Avenue under construction by 1966. The architect of the building, if any, was not established. The building was occupied by the Electronic Computer Programming Institute (E.C.P.I) as early as 1968. That year it was described as the "Walsh Building" in an advertisement in the *Los Angeles Times* (*Los Angeles Times* 1968).

*B7. Moved? No Yes Unknown Date: *N/A* Original Location: *N/A*

*B8. Related Features: *N/A*

B9a. Architect: *Unknown*

b. Builder: *Unknown*

*B10. Significance: *N/A*

Context/Theme: *N/A*

Period of Significance: *N/A* Property Type: *N/A*

Applicable Criteria: *N/A*

Evaluation

As a result of this study, the property at 1600 West Cameron Avenue is recommended ineligible for listing in the NRHP, CRHR, or as a City of West Covina Landmark (WCL) under any applicable significance criteria. The property was initially developed circa 1966 as a commercial building. While its initial development fits the narrative described in the West Covina Historic Context Statement as the City's Period of Tremendous Growth (1950-1980), the research conducted for this study failed to indicate the property is significant within that established context. It was not a unique development for the time. It is therefore ineligible for listing in the NRHP, CRHR, or as a WCL under Criteria A/1/B.

The property at 1600 West Cameron Avenue has served as a commercial building from its time of construction circa 1966 to present. As such, many individuals have worked in and visited the property over the decades. In addition to individuals, an array of businesses has been associated with the property. The commercial building was not historically associated with a major corporation significant in the area of Commerce. The archival research conducted for this study failed to indicate that the property is directly associated with any individuals important in the history of the city, region, state, or nation, making it ineligible for listing in the NRHP, CRHR, or as a WCL under Criteria B/2/B.

The property at 1600 West Cameron Avenue is designed in the Late Modern/Postmodern style of architecture but is a modest example of this style in the City of West Covina. The property does not possess a unique location or physical characteristic, nor does it represent an established and familiar visual feature or landmark of a neighborhood, community, or the city. The property is therefore ineligible for listing in the NRHP, CRHR, or as a WCL under Criteria C/3/C, D, and E.

B11. Additional Resource Attributes: *N/A*

*B12. References:

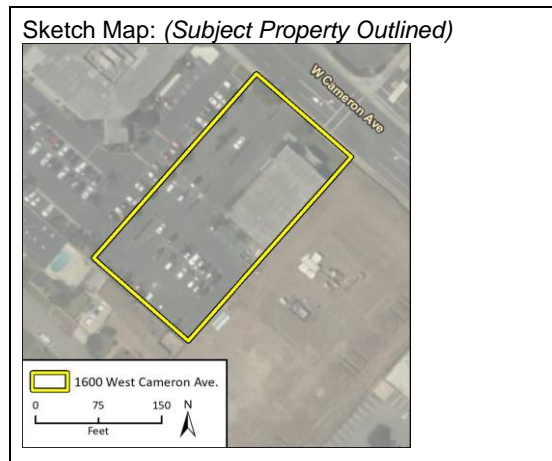
(See Continuation Sheet page 5)

B13. Remarks: *N/A*

*B14. Evaluator: *Alexandra Madsen, MA*

*Date of Evaluation: *December 18, 2020*

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 5

Resource Name or # (Assigned by recorder) *1600 West Cameron Avenue*

*Recorded by *Alexandra Madsen, MA*

*Date *December 18, 2020*

Continuation Update

***P3a. Description:**

The south elevation is relatively nondescript in comparison with the north and west elevations and does not feature the curtain walls, green stripe, or curved parapets that characterize the rest of the building. Instead, this elevation features a first story rear entrance to the building with an industrial canopy. The canopy lines much of the elevation and includes a flat roof upheld by metal beams. A trash enclosure constructed of concrete masonry units is sited at the southeastern corner of the building. The east elevation of the building is situated along the lot line and not visible.

Hardscaping and landscaping on the property are mostly comprised of a parking lot, curbs, and large palms, shrubs, and birds of paradise plants along the north, west, and south elevations. The setting of the building is largely commercial, although it is bordered on the east by a residential development. A narrow driveway separates it from the commercial building at 1616 West Cameron Avenue, although the two properties share a parking lot.

P5a. Photo (Continued):



View of building from West Cameron Avenue, December 2020.



South and West Elevations, December 2020

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*Recorded by *Alexandra Madsen, MA*

Resource Name or # (Assigned by recorder) *1600 West Cameron Avenue*

*Date *December 18, 2020* Continuation Update

***B10. Significance (continued):**

Evaluation

The records search and archival research conducted for this study failed to indicate that the property at 1600 West Cameron Avenue is likely to yield information important to history or prehistory, making it ineligible for listing in the NRHP and CRHR under Criteria D/4. For the reasons enumerated above, the property does not exemplify or reflect special elements of the city's cultural, social, economic, political, aesthetic, engineering, or architectural history. It is ineligible for listing as a WCL under Criterion A. The property does not appear to constitute a historic district, nor does it appear to contribute to any known or potential historic district.

B12. References (continued):

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