

**APPENDIX D**  
**CULTURAL RESOURCES INVENTORY**

**PHASE I  
CULTURAL RESOURCES INVENTORY  
FOR THE  
  
ENVISION MOTORS MERCEDES BENZ  
OF WEST COVINA PROJECT  
APNs 8478-007-025, 8478-007-031 & 8478-007-42  
WEST COVINA  
LOS ANGELES COUNTY, CALIFORNIA**

*Prepared for:*

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West Covina, CA 91791

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**June 10, 2024**

Key Words: City of West Covina; Los Angeles County; *Baldwin Park, Calif.* USGS Quad.;  
Gabrielino/Tongva tribe; Negative Findings

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Date:

June 11, 2024

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## 1.0 INTRODUCTION

### 1.1 Overview

This Phase I Cultural Resource Inventory report was prepared by UltraSystems Environmental (UEI) at the request of Envision Motors to conduct a Cultural Resources study in support of the Envision Motors Mercedes Benz West Covina Project. This undertaking falls under the California Environmental Quality Act (CEQA). UEI conducted this cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

The proposed project will include the development and operation of a new Mercedes Benz Showroom Facility at 18005 East Garvey Avenue in the City of West Covina (**Attachment A, Figure 1** and **Figure 2**). The existing dealership, Envision Toyota of West Covina, would be completely demolished, along with the 10-VFP (vehicle fueling position) Shell gas station. A new Mercedes Benz facility (both new and used car sales facility) would be constructed in its place with plans for a total building area of 82,000 square feet, which would include enclosed first and second floors, along with a second-floor delivery deck. It is anticipated that this facility would accommodate surface vehicle parking with 232 spaces (including customer, employee and display spaces); parking spaces inside the building will total 167 for a total of 399 spaces. The existing site area encompasses approximately 3.5 acres on three parcels - APNs 8478-007-25, -031 and -042. Parcels 8478-007-025 and -031 are zoned Service Commercial (S-C) with General Plan land use designations of Commercial; parcel 8478-007-042 is zoned Neighborhood Commercial (N-C) and has General Plan land use designation of Commercial. The project site is within an existing designated Auto Plaza area and is visible from the Interstate 10 (I-10) Freeway and major street corridors, such as E. Garvey Avenue South and N. Azusa Avenue.

Portions of the project site are specifically located at 18005 East Garvey Avenue (dealership) and 200 South Azusa Avenue (service station), West Covina, Los Angeles County, in the northeast portion of the city. This may be seen on the *Baldwin Park, Calif.*, USGS topographical quadrangle, Range 10 West, Township 01 South, in the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 23 (see **Attachment A, Figure 3**). The project area is bound by I-10/San Bernardino Freeway on the north, East Garvey Avenue to the east and south, and South Azusa Avenue to the west. Surrounding uses to the project site include other automotive dealerships (Honda, Audi, and Ford), to the east and south, and a drive-through restaurant and gas station to the west along Azusa Avenue. The closest residential use is over 200 feet to the south. This is shown on **Attachment A, Figure 2**, with the project boundary outlined in red.

#### Area of Potential Effect

The Area of Potential Effect (APE) for the undertaking encompasses the maximum extent of potential ground disturbance required by the project design (see **Attachment A, Figure 3**).

### 1.2 Methods

A cultural resources records search was completed at the South Central Coastal Information Center (SCCIC) at California University Fullerton, which is the local California Historic Resources Information System (CHRIS) facility. The project site is included in a 0.5-mile search radius to identify previously recorded cultural resources (prehistoric and historic archaeological sites/isolates, historic buildings, structures, objects, or districts) and to also determine previous cultural resource

surveys within the project area. The Native American Heritage Commission (NAHC) was contacted requesting a Sacred Lands File (SLF) search. A field pedestrian survey was conducted.

Stephen O'Neil, who served as the Principal Investigator and the lead author of this report, who qualifies as Principal Prehistoric Archaeologist and Historic Archaeologist per United States Secretary of the Interior Standards (see **Attachment B**), contacted the Native American Heritage Commission (NAHC) and requested a Sacred Lands File (SLF) search as well as a list of interested local Native American tribal organizations and potentially affiliated Native American individuals. Outreach to the identified parties requesting cultural resource information was conducted.

Megan B. Doukakis, M.A., Assistant Project Archaeologist (see **Attachment B**), contributed to this report, conducting the CHRIS records search as well as the search of the Built Environmental Resource Directory to determine the presence of properties in the National Register of Historic Places (**Section 4.4**) on May 10, 2024, and otherwise contributed to preparation of this report. Rodrigo Jacobo, Historian (see **Attachment B**), also contributed to this report. An intensive pedestrian cultural resources survey was conducted by Mr. O'Neil on May 10, 2024.

### **Disposition of Data**

This report will be filed with the SCCIC, California State University Fullerton; the City of West Covina; and UltraSystems Environmental, Inc., Irvine, California. All field notes and other documentation related to the study will remain on file at the Irvine office of UltraSystems.

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## 2.0 SETTINGS

### 2.1 Natural Setting

The City of West Covina is set in the eastern San Gabriel Valley and is situated 25 miles northeast of the Pacific Ocean, between the San Gabriel Mountains to the north and the La Puente Hills to the southwest. Prior to urbanization, creeks flowed through the Valley from the mountains west to the San Gabriel River, east to the Santa Ana River and on to the ocean. The San Gabriel Valley itself was a relatively flat region with grassland and riparian vegetation. The San Gabriel Valley is a portion of the Los Angeles Basin, a flat plain that extends in all directions, north and south from the ocean to the San Gabriel Mountains, east to the Chino Hills and west to the Santa Monica Mountains. Prior to urbanization, creeks flowed across the Los Angeles Basin (a plain) from the San Gabriel Mountains to the ocean with little hindrance. Lakewood lies between the San Gabriel River to the west and the Pomona Creek to the east, though these water courses often meandered across the plain to different physical locations over time, with multiple exits to the ocean. The plain was primarily grassland and coastal scrub brush. The rivers and creeks contained riparian habitat as well as estuaries at their ocean exits. The general climate is typical of southern California with mild, rainy winters, and warm, dry summers. The temperature typically varies from 46 degrees Fahrenheit (°F) to 90°F and is rarely below 39°F or above 98°F (Weatherspark.com, 2023).

The project site is located at an elevation of approximately 455 feet above mean sea level (amsl); the project area is relatively flat with a gentle slope to the southwest. The project site is underlain by Surficial Sediments of Alluvial gravel (Qa) (Dibblee and Ehrenspeck 1999). This deposit consists of sand and silt of valleys and floodplains. The soil dates to the Holocene (11,650 years before present [ybp] to present)

The City of West Covina is bordered by the cities of Covina to the north, San Dimas to the east, La Puente to the southwest, Industry to the south, Walnut to the southeast, Baldwin Park and Irwindale to the northwest. The city is served by I-10/San Bernardino Freeway that runs east/west through the center of the city, which in turn is connected to the I-605 San Gabriel Freeway to the west and State Route 57/Pomona Freeway to the east, both north/south routes. According to the 2020 U.S. census West Covina's population stood at 109,501; the city's recent population appears to be fluctuating, with a 2010 population at 106,098 and an estimated population in July 2023 at 105,013 (U.S. Census 2024).

### 2.2 Cultural Setting

#### 2.2.1 Prehistoric Context

The term "prehistoric period" refers to the period of pre-contact Native California lifeways and traditions prior to the arrival of Euro-Americans.

It is widely acknowledged that human occupation in the Americas began about 13,000 or more years ago (all dates presented here are calibrated radiocarbon ages or calendar dates). However, recent discoveries in areas outside of California have pushed that age back several thousand years more to about 15,000 or even perhaps up to nearly 20,000 years ago (Smith and Barker, 2017).

To describe and understand the cultural processes that occurred during prehistory, archaeologists have routinely developed a number of chronological frameworks to correlate technological and

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cultural changes recognized in the archaeological record. These summaries bracket certain time spans into distinct archaeological horizons, traditions, complexes, and phases.

There are many such models, even for the various sub-regions of Southern California (cf. Grayson, 2011; Warren, 1984; Jones and Klar, 2007). Given the variety of environments and the mosaic of diverse cultures within California, prehistory is typically divided into specific sub-regions that include: the Interior of Southeastern California and the Mojave Desert (Warren and Crabtree, 1986) and San Diego and the Colorado Desert (Meighan, 1954; True, 1958, 1970).

Many archaeologists tend to follow the regional syntheses adapted from a scheme developed by William J. Wallace in 1955 and modified by others (Chartkoff and Chartkoff, 1984; Moratto 1984; Sutton et al., 2007; Wallace, 1978; Warren, 1968; and others). Although the beginning and ending dates vary, the general framework of prehistory in the Southern California area consists of the following four periods:

- **Paleoindian and Lake Mojave Periods** [Pleistocene and Early Holocene] (ca. 11000 B.C. to 6000 B.C.). This time period is characterized by highly mobile foraging strategies and a broad spectrum of subsistence pursuits. These earliest expressions of aboriginal occupation in America were marked by the use of large dart or spear points (Fluted and Concave Base Points) that are an element of the Western Clovis expression. Following the earliest portions of this time span there was a change in climate coincident with the retreat of the glaciers. Large bodies of water existed and lakeside aboriginal adaptations were common. Large stemmed points (Western Stemmed Series – Lake Mojave and Silver Lake point types) were accompanied by a wide variety of formalized stone tools and were employed with the aid of atlatls (dart throwing boards). The latter archaeological materials are thought to be representative of an adaptation that was in part focused on lacustrine and riverine environments.
- **Millingstone Horizon** [Middle Holocene] (ca. 6000 B.C. to A.D. 1000). During this time span mobile hunter-gatherers evolved and became more sedentary. Certain plant foods and small game animals came to the forefront of indigenous subsistence strategies. This prehistoric cultural expression is often notable for its large assemblage of millingstones. These are especially well-made, deep-basin metates accompanied by formalized, portable handstones (manos). Additionally, the prehistoric cultural assemblage of this time period is dominated by an abundance of scraping tools (including scraper planes and pounding/pulping implements), with only a slight representation of dart-tipped projectile points (Pinto, Elko and Gypsum types).
- **Late Prehistoric Period** (ca. A.D. 1000 to 1500). Following the Millingstone Horizon were cultures that appeared to have a much more complex sociopolitical organization, more diversified subsistence base and exhibited an extensive use of the bow and arrow. Small, light arrow points (Rose Spring Series), and, later, pottery mark this period along with the full development of regional Native cultures and tribal territories.
- **Protohistoric Period** (ca. A.D. 1500 to 1700s). This final cultural period ushered in long-distance contacts with Europeans, and thereby led to the Historic Period (ca. A.D. 1700 to contemporary times). Small arrow points recognized as Desert Side-notched and Cottonwood forms are a hallmark of this time period.



## 2.2.2 Ethnohistoric Context

The project lies within the territory of the Gabrielino (Tongva) ethnolinguistic group (Bean and Smith, 1978:538), who speak a language classified as a member of the Uto-Aztecan language family. This language is further affiliated as an element of the Northern Takic Branch of that linguistic group (Golla, 2011:179).

The Gabrielino, with the Chumash, were considered the most populous, wealthiest, and therefore most powerful ethnic nationalities in aboriginal Southern California (Bean and Smith, 1978:538). Unfortunately, most Gabrielino cultural practices had declined before systematic ethnographic studies were instituted. Today, the leading sources on Gabrielino culture are Bean and Smith (1978), Johnson (1962), and McCawley (1996).

According to the recent research, Takic groups were not the first inhabitants of the region. Archaeologists suggest that a Takic in-migration may have occurred as early as 2,000 years ago, replacing or intermarrying with a more ancient indigenous people represented by speakers of a Hokan language (Howard and Raab, 1993; Porcasi, 1998). By the time of European contact, the Gabrielino territory included the southern Channel Islands and the Los Angeles Basin. Their territory reached east into the present-day San Bernardino-Riverside area and south to the San Joaquin Hills in central Orange County.

Different groups of Gabrielino adopted several subsistence strategies, based on gathering, hunting, and fishing. Because of the similarities to other Southern California tribes in economic activities, inland Gabrielino groups' industrial arts, exemplified by basket weaving, exhibited an affinity with those of their neighbors (Kroeber, 1925). Coastal Gabrielino material culture, on the other hand, reflected an elaborately developed artisanship most recognized through the medium of steatite, which was rivaled by few other groups in Southern California.

The intricacies of Gabrielino social organization are not well known. There appeared to have been at least three hierarchically ordered social classes, topped with an elite consisting of the chiefs, their immediate families, and other ceremonial specialists (Bean and Smith, 1978). Clans owned land, and property boundaries were marked by the clan's personalized symbol. Villages were politically autonomous, composed of non-localized lineages, each with its own leader. The dominant lineage's leader was usually the village chief, whose office was generally hereditary through the male line. Occasionally several villages were allied under the leadership of a single chief. The villages frequently engaged in warfare against one another, resulting in what some consider to be a state of constant enmity between coastal and inland groups.

The first Franciscan establishment in Gabrielino territory and the broader region was Mission San Gabriel, founded in A.D. 1772. Priests from the mission proselytized the Tongva throughout the Los Angeles Basin. As early as 1542, however, the Gabrielino were in peripheral contact with the Spanish during the historic expedition of Juan Rodríguez Cabrillo. However, it was not until 1769 that the Spaniards took steps to colonize the territory of aboriginal Californians. Within a few decades, most of the Gabrielino were incorporated into Mission San Gabriel and other missions in Southern California (Engelhardt, 1931). Due to introduced diseases, dietary deficiencies, and forceful *reduccion* (removal of non-agrarian Native populations to the mission compound), Gabrielino population dwindled rapidly from these impacts. By 1900, the Gabrielino community had almost ceased to exist as a culturally identifiable group. In the late 20<sup>th</sup> century, however, a renaissance of Native American activism and cultural revitalization of Gabrielino descendants took place. Among the results of this movement has been a return to a traditional name for the tribe, the Tongva, which is employed by

several of the bands and organizations representing tribal members. Many of the Tongva bands focus on maintaining and teaching traditional knowledge, with special emphasis on language, place names and natural resources, as well as preservation of ancestral sites and burials.

The Covina region is situated within the central inland Tongva culture area. Tongva territory was situated generally within the Los Angeles Basin. The Tongva's neighbors were the Serrano on the north in the San Gabriel and San Bernardino mountains, where there are the headwaters of Pomona Cree Creek and San Dimas Creek and the San Gabriel River. With the numerous streams flowing out of the San Gabriel Mountains this area was well watered and so would have been a well populated region in the prehistoric and early contact period, if not quite so densely populated as the coastal territory.

The village of *Weniinga* was in the Covina area, and *Ahwiinga* was farther to the southwest in the La Puente area (McCawley, 1996: 42 [Map 6], 45). These habitation sites were located on the Rancho La Puente (McCawley, 1996:45), from which part of the City of West Covina was formed. Other Tongva place names, which may have been associated with habitations in the past, are *Momwahomomutnga* to the northeast between San Dimas and Glendora, and *Torojoatnga* to the east around Claremont (Chaffey College 2022).

### **2.2.3 Historic Context**

#### **2.2.3.1 Spanish/Mexican Era**

Spanish occupation of California began in 1769, at San Diego. However, the first Europeans to explore the area that would become the state of California were members of the 1542 expedition of Juan Rodriguez Cabrillo. Cabrillo sailed along the coast of California but did not explore the interior. Europeans did not attempt inland exploration until 1769, when Lieutenant Colonel Gaspar de Portolá led an overland expedition from San Diego to San Francisco Bay and back, establishing a capital at Monterey Bay. This expedition of 62 people passed north of the current study area in August 1770 (Brown 2001) and may have encountered the Tongva village of *Weniinga* in the Covina region (McCawley 1996:45). Mission San Gabriel was established in the Los Angeles Basin in 1771, and the Los Angeles Pueblo of Nuestra Señora de a Reina de Los Angeles de Porciuncula was established as a civilian settlement on September 4, 1781 (Engelhardt 1931) by the Spanish government.

Mexico rebelled against Spain in 1810, and by 1821, Mexico, including California, achieved independence. The Mexican Republic began to grant private land to citizens to encourage emigration to California. Huge land grant ranchos took up large sections of land in California. Ranchos surrounding the mission lands in the San Gabriel Valley east of the Pueblo of Los Angeles included the San Francisquito to the west, San Jose to the east, Paseo de Bartola to the southwest and Rincon de Brea on the southern edge of Rancho La Puente. In 1833, Mexico secularized the Franciscan missions and opened lands previously held in trust for the Indian population to ownership by colonists (Engelhardt 1931).

In 1845, Governor Pio Pico granted the La Puente tract to John Rowland and William Workman, the maximum allowable size of approximately 49,000 acres. This grant contained much of what are now the cities of Covina and West Covina, as well as portions of nine other surrounding towns. The name goes back to the 1770s when the Portolá Expedition had to build a temporary "bridge" over wetlands at the edge of the Puente hills immediately southwest of West Covina.

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### 2.2.3.2 The American Period to Founding of West Covina

#### Los Angeles County

The 1846 Mexican-American War saw the invasion of California from both land and sea. Following several skirmishes in the San Diego and Los Angeles area, and the capture of the territorial capital in Monterey, United States rule was established. Following the rapid influx of population to the north because of the Gold Rush of 1849, California was made a state in 1850. Los Angeles County was formed in 1850 with the creation of California (Coy 1923:140). The original county lands included what are now Kern, San Bernardino, Riverside, Inyo, Tulare, Ventura, and Orange counties, and stretched from the Pacific coast to the state line of Nevada. As the population increased in areas of the county, sections began to split off to form, among others, San Bernardino County in 1853, Kern County in 1866, and Orange County in 1889.

Prior to the 1870s, Los Angeles County was divided into townships, many of which were amalgamations of one or more old ranchos. Those encompassing the project area include Azusa, which encompassed the foothill communities east of the San Gabriel River, including present-day Covina and Duarte, El Monte, encompassing communities in the Whittier Narrows area, as well as the nearby present-day El Monte, La Puente and Monterey Park (Spitzzeri 2007). Azusa and El Monte Townships were merged for the 1870 census.

The economic and social order was slow to change in the southern portion of the state, however, and rancheros were left in control of their vast estates through the 1860s. Los Angeles was a part of the “Cow Counties” and had little representation in the state legislature because of the sparse population. This allowed the predominantly Anglo population of the north to pass laws aimed at breaking up the ranches for settlement by Eastern farmers and, coupled with devastating droughts that crippled many livestock raisers, their dismemberment soon came. This helped pave the way for the “Boom of the Eighties” which saw an influx of people from the rest of the United States and the beginning of many of the towns we see today (Dumke 1944). This was the first spurt of growth for Los Angeles, and satellite communities started around the city to the east, south and west, and much the plains between came to be filled with farms and orchards. The Rancho La Puente holdings, however, remained largely in cattle.

#### City of West Covina

The Rowland/Workman holdings were sold to James “Lucky” Baldwin in the 1870s. Baldwin maintained La Puente primarily as a cattle ranch for the remainder of the century. Following Baldwin’s death in 1890, the heirs started limited subdivision of the ranch for small farms and orchards. The first permanent settlers arrived in West Covina in 1905, led by notable figures like William Payne, Bob Dancer, Bender, Robinson, and Larsen. They undertook the task of clearing the land of sagebrush and cacti, also introduced the area's first walnut trees.

By the 1920s a small community had built up surrounded by towns in the San Gabriel Valley, many of them continuing to grow ever since the Boom of the '80s. Nearby Covina was looking to build a sewage treatment facility in the area and so the people of “west” Covina incorporated in 1923 in order to prevent this from happening, spearheaded by Benjamin Franklin Maxson, Jr. (1897–1928) as its first mayor. Despite initial challenges, the region's walnut and orange groves thrived, with the population growing from 769 in 1930 to 1,549 in 1940.

The first residential subdivision was constructed here in the early 1940s. The post-World War II era saw a significant expansion, driving West Covina into being one of the fastest-growing cities in the U.S. between 1950 and 1960. From 1940 to 1950 there was a 320 percent increase in population. In 1955 it was the fastest growing city in the United States. Its population skyrocketed from under 5,000 to over 50,000, marking a staggering growth of 1,026 percent. Subsequent decades witnessed steady growth, albeit at a slower pace, with the city's growth rate significantly easing by the time of the 2010 census.

The growth of West Covina and the entire San Gabriel Valley can be seen through the expansion of road infrastructure. Ramona Boulevard was constructed in 1933-35 to connect downtown Los Angeles with the San Gabriel Valley, and it ran through the middle of West Covina. Further inter-region roads were continually constructed, the culmination of these efforts being I-10/San Bernardino Freeway in 1965 which passes through downtown West Covina.

Today West Covina is a thoroughly urbanized city, remaining mainly residential with businesses continued to be concentrated in the downtown area.

### **2.2.3.3 Project Site Land Use History**

#### **Aerial Photos:**

Historical aerial photos are available for the West Covina area, the earliest dating to 1948 (NETR Online 2024: 1948). The 1948 aerial show that Azusa Avenue and Garvey Avenue are both present – Garvey was two lanes with a center divide while Azusa was still a dirt agricultural road to the south of Garvey; there were orchards on all four corners of the intersection with a farm complex at the southwest corner. The 1954 aerial photo (NETR Online 2024: 1954) shows Azusa Avenue now has two lanes while Garvey Avenue has four lanes; the project site and the land on the east side of Azusa Avenue was still orchards, but there was residential development to the south, northwest and a block away to the west and east of the project site.

The 1964 aerial (NETR Online 2024: 1964) shows that the I-10 – San Bernardino Freeway had been fully constructed by then, following the original route of Garvey Avenue; the lands to the east, south, west and northwest is now fully residential with commercial development to the north across the freeway from the project site. The project site itself was open cleared land with freeway on/off ramps at the freeway/Azusa Avenue interchange connecting with the newly configured Garvey Avenue that borders the project site. The 1965 aerial image (NETR Online 2024: 1965) shows the same uses as in 1964 except that commercial development has taken place across Garvey Avenue to the south and east of the project site. In 1972 (NETR Online 2024: 1972) it is seen that construction is now underway on the project site itself; all else remains the same.

The 1980 aerial photo (NETR Online 2024: 1980) shows that the project site has been fully developed as a car dealership in the central and northern portions of the site, with other smaller commercial buildings in the southern portion at the corner of Garvey and Azusa avenues. The 1987 aerial (NETR Online 2024: 1987) shows no change from 1980. In 1992 (NETR Online 2024: 1992) the car dealership has expanded into the east side of the southern lot. From that time on through the 1993 through 2020 aerial images (NETR Online 2024: 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2003, 2004, 2005, 2007, 2010, 2012, 2014, 2016, 2018 and 2020) there is no change in the land use at the project site.

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### USGS Topographical Maps:

The available U.S. Geological Survey (USGS) topographic maps for this area start with the 1896 edition. The 1896 (and subsequent available maps through 1923 [USGS 1902, 1904, 1908, 1912, 1923]) shows the area surrounding the project at Azusa Avenue and Garvey Avenue as open land with north/south and east/west agricultural roads – none of the roads appear to be direct forerunners of Azusa or Garvey, being approximately 0.25 mile from where those would be; there are very widely scattered residences, none located near the project site itself. The open Walnut Creek is situated about 0.5 mile to the south. The local USGS map, which was not updated until 1927 (USGS 1927), shows Azusa Avenue as a paved road and Arroyo Avenue as the east/west thoroughfare in the approximate location of what would become Garvey Avenue and the later I-10 freeway; there was also an east/west dirt road in the location of Stuart Avenue on what would be the south side of the project site. The land is still shown as open with widely scattered residences, none within the project site. This map remained the same in 1937 (USGS 1937). (The topo maps for the interspersed years of 1932, 1941, 1946 and 1960 display the 1898 USGS topo version and so are not described.)

By the 1955 USGS map (USGS 1955), Garvey Avenue is indicated as a primary paved road while Azusa Avenue is indicated as a secondary paved road; the project site is occupied by an orchard (as had likely been the case in prior decades) as were the lands to the north along Garvey Avenue; residential development is starting and occupied the lands to the west and south. Walnut Creek is shown as a channel approximately 0.25 mile to the south and remains present in all subsequent maps. The USGS topo from 1967 (USGS 1967) shows most of the current configuration of streets as they now exist are then present including the I-10 freeway identified as the San Bernardino Freeway; the freeway was built over the former Garvey Avenue pathway (also the prior Arroyo Avenue route), with large sweeping on/off ramps (larger than at present) at the Azusa Avenue interchange; the project area (including the project site) has three large structures but otherwise the parcel is surrounded by residential development. The 1975 topo map (USGS 1975) is the same as in 1967.

By the time of the 1982 topo map (USGS 1982) the I-10 on/off ramps have been reconstructed to the present day configuration allowing Garvey Avenue to provide direct access to the project site, a discrete road from the on/off ramps separates the project area open space into two parcels, the project site being on the north/west side contiguous with one of the prior large commercial buildings (car dealership) and the east side with the remaining two buildings. The subsequent maps from 2012 through 2021 (USGS 2012, 2015, 2018 and 2021) only show streets (which do not change from 1982) and not the land use.

### 3.0 RESEARCH METHODS

This cultural resources inventory and related archival research includes a background archaeological records check (archival research) at the SCCIC, located at California State University, Fullerton, a Sacred Lands File (SLF) search request to the NAHC, and the NAHC list identifying local Native American groups and individuals as contacts for Native American coordination. A pedestrian cultural resource survey of the entire Project site was conducted. This report presents the combined results of all of these cultural resource studies including cultural resource management recommendations.

#### 3.1 Records Search

A cultural resource records search was conducted at the SCCIC on April 30, 2024 by Ms. Doukakis. This included the records and maps for cultural resources and surveys in the City of West Covina, the NRHP, Listed Properties and Determined Eligible Properties (2012), and the California Register of Historical Resources (CRHR) (2012).

Also searched and reviewed were the National Register of Historic Places; Listed Properties and Determined Eligible Properties (2012), California Register of Historical Resources (2012), California Points of Historical Interest (2012), California Inventory of Historic Resources (1976), California Historical Landmarks (2012), and Historic Spots in California (2002).

For the current study, the scope of the records search included a 0.5-mile radius buffer zone of the Project's APE (see **Attachment A, Figure 3**) to assess the sensitivity of the Project site for subsurface archaeological resources and to assist in determining the potential to encounter such resources, especially prehistoric – i.e., Native American – cultural remains, during earth-moving activities associated with the undertaking.

#### 3.2 Field Survey

On May 10, 2024, Archaeologist Stephen O'Neil visited the project site to conduct a pedestrian survey. During the survey, the project site was carefully inspected for any indication of human activities dating to the prehistoric or historic periods (i.e., 50 years or older).

#### 3.3 Native American Outreach

On April 19, 2024, Mrs. Doukakis sent a letter and project area topographic map to the Native American Heritage Commission (NAHC) via email notifying them of the proposed project activities and describing its location. The NAHC was requested to conduct a search of its SLF, requesting a list of tribal organizations and individuals to contact for project outreach. The Commission's SLF results were received by email on May 10, 2024. The several Native American contacts recommended by the NAHC were contacted via mail and email on May 16, 2024.

#### 3.4 National Register of Historic Places

The Built Environmental Resource Directory listing of local NRHP properties was reviewed to determine if there are any buildings on the project site or in the immediate area had been evaluated for the Register and listed. This was conducted by Ms. Doukakis on May 10, 2024.

## 4.0 FINDINGS

### 4.1 Records Search

#### 4.1.1 Recorded Archaeological Sites

Based on the SCCIC cultural resources records search, it was determined that there are no prehistoric or historic resources recorded within the project APE. There are no prehistoric resources recorded with the project buffer zone. There are 12 historic archaeological resources recorded within the 0.5-mile buffer zone.

The 12 historic properties were recorded and assessed in 2002 for Caltrans by Kelly F. Ewing and Claudia Harbert (both Associate Environmental Planners/Architectural Historians at Caltrans District 7) for the “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” prepared by Caltrans (LA 10190; Harbert 2002). Nine of these properties are single family dwellings that were constructed between 1952 and 1954; two of the properties are sets of tract homes built in the same style circa 1951 and 1953 (19-188957 and 19-0188965). The remaining building (19-188967) is a commercial, single-story restaurant building that was also built in the 1950s. (See **Table 4.1-1** below.) According to the individual site records and the survey report, these buildings are common examples of their type of architecture and do not possess any particularly outstanding or distinctive features. These structures also do not appear to have any known associations with significant events, architects, and/or persons (Ewing in Harbert 2002: Appendix B pages 12 and 25). Due to the lack of architectural or historical significance and/or distinction, none of these properties appear to be eligible for listing in the National Register of Historic Places.

None of these structures are visible from the project site, being separated by one or more blocks from the APE with commercial buildings between, or by the I-210 freeway. Therefore, the project would not have a Direct or Indirect Effect on any of the properties.

**Table 4.1-1**  
**KNOWN CULTURAL RESOURCES WITHIN A 0.5-MILE RADIUS**

Site Number	Author(s)	Date	Type	Description
19-188957	Kelly F. Ewing/Claudia Harbert	2002	Historic	Tract #16423 of 286 single story, single Family Residences; 6 rooms and 1,000 square feet. Built circa 1951.
19-188958	Kelly F. Ewing/Claudia Harbert	2002	Historic	104 South Turner Avenue. A single story, single family residence; 6 rooms and 1,000 square feet. Built 1952.
19-188959	Kelly F. Ewing/Claudia Harbert	2002	Historic	103 South Robin Road. A single story, single family residence; 6 rooms and 1,000 square feet. Built 1952.

Site Number	Author(s)	Date	Type	Description
19-188960	Kelly F. Ewing/Claudia Harbert	2002	Historic	102 South Cherrywood Street. A single story, single family residence; 6 rooms and 1,000 square feet. Built 1952.
19-188961	Kelly F. Ewing/Claudia Harbert	2002	Historic	101 South Fernwood Street. A single story, single family residence; 6 rooms and 1,000 square feet. Built 1952.
19-188962	Kelly F. Ewing/Claudia Harbert	2002	Historic	102 South Fernwood Street. A single story, single family residence; 6 rooms and 1,000 square feet. Built 1952.
19-188963	Kelly F. Ewing/Claudia Harbert	2002	Historic	107 South Homerest Avenue. A single story, single family residence; 6 rooms and 1,000 square feet. Built 1952.
19-188964	Kelly F. Ewing/Claudia Harbert	2002	Historic	118 South Homerest Avenue. A single story, single family residence; 6 rooms and 1,000 square feet. Built 1952.
19-188965	Kelly F. Ewing/Claudia Harbert	2002	Historic	Tract #17547 of 147 parcels with single story, single Family Residences; 6 rooms and 1,100 to 1,200 square feet. Built 1953.
19-188966	Kelly F. Ewing/Claudia Harbert	2002	Historic	106 South Baymar Street. A single story, single family residence; 6 rooms and 1,000 square feet. Built 1952.
19-188967	Kelly F. Ewing/Claudia Harbert	2002	Historic	Commercial, Single-story restaurant at 2200 East Garvey Avenue; with stucco walls and tile roof; 3,000 square feet. Built 1954.
19-188968	Kelly F. Ewing/Claudia Harbert	2002	Historic	101 South Fircroft Street. A single story, single family residence. Built 1954.

#### 4.1.2 Previous Cultural Resource Investigations

According to the records at the SCCIC, there have been three previous cultural resources studies within the 0.5-mile buffer of the project site (**Table 4.1-1**) (see **Attachment D**). None of these studies included the project APE. These are LA-02872, LA-07238, and LA-10190, briefly described below.

The Department of Transportation surveyed a segment of the I-10 freeway between Puente Avenue in the City of Baldwin Park on the west, and the Interchange Between I-10 and State Route (SR) 57 (LA-02872) which included a portion within the City of West Covina directly north of the project parcel. This was an archeological survey which did not identify or record any cultural resources.

A cultural resource study (LA-07238) was conducted for Sprint Telecommunications at a site along Garvey Avenue in West Covina just east of the project site. The study included a records search and a site survey report, and did not identify or record any cultural resources.



Another Caltrans cultural resource study for the I-10 HOV lane between the 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 (LA-10190). This study is characterized as a historic properties survey report and identified and recorded 70 historical cultural resources in its area of concern on both the north and south sides of the freeway (see **Table 4.1-2**); these included the 12 historical resources (single family residences, residential tracts and a commercial building) listed in **Table 4.1-1** above, none of which are within the project parcel's APE.

**Table 4.1-2**  
**KNOWN CULTURAL RESOURCE STUDIES WITHIN**  
**A 0.5-MILE RADIUS OF THE PROJECT BOUNDARY**

Report Number	Author(s)	Date	Title	Resources
LA-02872	Wlodarski, Robert J. and Dan Larson	1993	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 Route 57 (SR 71/Interstate 210).	NA
LA-07238	Bonner, Wayne H. and Taniguchi, Christeen	2004	Records Search Results and Site Visit for Sprint Telecommunications Facility Candidate La60xc001b (Villa Tapeyac) 2200 East Garvey Avenue South, West Covina, Los Angeles County, California	NA

Report Number	Author(s)	Date	Title	Resources
LA-10190	Harbert, Claudia	2002	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	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

## 4.2 Native American Outreach

On April 19, 2024, Mr. O’Neil contacted the NAHC via email notifying them of the project, requesting a search of their SLF and asking for a list of local tribal organizations and individuals to contact for project outreach. The results of the search request were received May 10, 2024 from Mr. Andrew Greene, Associate Governmental Planner. The NAHC letter stated that “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 [emphasis in the original].” (See **Attachment C**.)

UEI prepared letters to each of the 13 contacts representing seven tribal organizations, describing the project and including a map showing the project's location, requesting a reply if they have knowledge of cultural resources in the area, and asking if they had any questions or concerns regarding the project (see **Attachment C**). On May 16, 2024, Ms. Doukakis mailed and emailed these letters to the 13 tribal contacts.

Christina Conley, Cultural Resource Administrator for the Gabrielino Tongva Indians of California Tribal Council, on behalf of Chairperson Robert Dorame, responded by email on May 16, 2024 indicating that the tribe does not have any concerns about the project. An email response was received on May 17, 2024 from the Administrative Specialist for the Gabrielino Band of Mission Indians – Kizh Nation requested the lead agency’s contact information. Ms. Doukakis responded on May 17, 2024 indicating that we did not have that contact information to provide as the project has not yet been submitted to the City. Steven Estrada, Tribal Chairman for the Santa Rosa Band of Cahuilla Indians responded by email on May 17, 2024 stating that the tribe defers any consultation and monitoring efforts to the Soboba Band of Luiseno Indians. Vanesse Minott, Tribal Administrator for the Santa Rosa Band of Cahuilla Indians responded by email on May 20, 2024 stating that the tribe has no comments.

Following up on the initial letter and email contacts, telephone calls were conducted on June 7, 2024 by Ms. Doukakis to the eight tribal contacts who had not already responded to UltraSystems’ mailing and email. There were five telephone calls placed with no direct answer and so messages were left describing the project and requesting a response. These were to Sam Dunlap, Cultural Resource Director with the Gabrielino-Tongva Tribe; Anthony Morales, Chairperson of the Gabrielino/Tongva San Gabriel Band of Mission Indians; Joseph Ontiveros, Cultural Resources Director, Isaiah Vivanco, Chairperson, and Jessica Valdez, Cultural Resource Specialist for the Soboba Band of Luiseño Indians. In the call to Charles Alvarez with the Gabrielino-Tongva Tribe the phone line was found to be disconnected so no message could be left. In the call to Sandonne Goad, Chairperson of the Gabrielino/Tongva Nation there was no answer, and the mailbox was full; no message could be left. There has been no response to date from these contacts. In the call to Andrew Salas, Chairperson for the Gabrielino Band of Mission Indians – Kizh Nation the tribal receptionist indicated that Secretary Martinez and Chairperson Salas were not in the office. A message was left with the receptionist. All of these contacts and replies are described in the Native American contact log in **Appendix C**.

### 4.3 Pedestrian Survey Results

A pedestrian survey was conducted on May 10, 2024, by Mr. O’Neil. The survey consisted of walking over, visually inspecting, and photographing the exposed ground surface of the project site using standard archaeological procedures and techniques. The survey was conducted late morning between 9:30 and 11:30 a.m. with clear skies, temperature of 66° F., with a mild 3 mph wind from the southwest. The project site was accessed through the main entrance off of E. Garvey Avenue.

The main project parcel, occupied by the current Envision Motors Toyota car dealership, is situated at 18005 East Garvey Avenue South (APNs 8478-007-025 and -031); a smaller associated parcel is the Shell service station on the northeast corner of E. Garvey Avenue and South Azusa Avenue (APN 8478-007-042) (**Attachment A, Figure 2**). The survey consisted of walking along and over the several landscape beds surrounding the periphery of the project site.

Along the northwest and west periphery of the property bordering the Azusa Avenue onramp to the east-bound I-10 freeway and along Azusa Avenue itself there is a 4’ wide and approximately 310’ long landscape bed (**Figure 4.3-1**). This was covered with dry grass and weeds. This bed was observed with a single transect walk north to south. At the southern end of the bed is a small plot approximately 10’ x 20’ also covered with dry grass and weeds (**Figure 4.3-2**). In the middle of the parcel is a stand-alone car repair building with a 12’ long hedge of boxwood on the north side with no ground visible (**Figure 4.3-3**).

The front edge of the parcel to the east along East Garvey Avenue has a landscape bed 5' wide and approximately 550' long containing well-maintained grass and a row of palm trees (**Figure 4.3-4**) that was observed by walking along its edge south to north. At the north end of the bed, which is the main entrance to the property, is a hedge of boxwood with open ground below (**Figure 4.3-5**).

The smaller parcel containing the service station (identified as a Shell station in the project description but was seen to now be a Valero station) has three small landscape beds along E. Garvey Avenue and South Azusa Avenue. These are covered with well-maintained grass and some shrubbery with no ground surface visible (**Figure 4.3-6**).

Visibility of the surface throughout the project site was poor with an average of approximately 10 percent.

The result of the pedestrian survey was negative for both prehistoric and historic sites, features and isolates.

**Figure 4.3-1**  
**NORTHWEST AND WEST PERIPHERY LANDSCAPE BED WITH GRASS AND WEEDS;**  
**VIEW TO THE SOUTHWEST**



**Figure 4.3-2**  
**GRASS BED IN WEST CENTRAL PERIPHERY; VIEW TO EAST**



**Figure 4.3-3**  
**HEDGE LANDSCAPE BED ON NORTH SIDE REPAIR SHOP; VIEW TO THE EAST**



**Figure 4.3-4**  
**EAST PROJECT SITE EDGE WITH GRASS AND PALM TREE LANDSCAPE BED;**  
**VIEW TO THE NORTHEAST**





**Figure 4.3-5**  
**HEDGE LANDSCAPE BED AT MAIN ENTRANCE; VIEW TO THE NORTHWEST**



**Figure 4.3-6**  
**CENTRAL GRASS LANDSCAPE BED AT SERVICE STATION; VIEW TO THE WEST**



#### **4.4 National Register of Historic Places**

A search of the Built Environmental Resource Directory provided by the Office of Historic Preservation (2022) was conducted for this project on May 10, 2024.

It was determined that the Project APE does not contain any resources that have been evaluated under the National Register. It was determined that the 0.5-mile radius has 57 resources present that have been evaluated under the National Register (Built Environmental Resource Directory). All 57

resources have been determined ineligible for the National Register of Historic Places by consensus through the Section 106 process and were not evaluated for the California Register or local listing (6Y). See **Table 4.4-1** below.

**Table 4.4-1  
National Register Of Historic Places Properties**

Property Number	Property #	Name	Address	Evaluation
168212	N/A	N/A	2200 E GARVEY AVE	6Y
168346	N/A	N/A	2003 E GARVEY AVE N	6Y
168348	N/A	N/A	2019 E GARVEY AVE N	6Y
168349	N/A	N/A	2023 E GARVEY AVE N	6Y
168350	N/A	N/A	2027 E GARVEY AVE N	6Y
168351	N/A	N/A	2033 E GARVEY AVE N	6Y
168352	N/A	N/A	2037 E GARVEY AVE N	6Y
168354	N/A	N/A	2043 E GARVEY AVE N	6Y
168355	N/A	N/A	2047 E GARVEY AVE N	6Y
168357	N/A	N/A	2053 E GARVEY AVE N	6Y
168359	N/A	N/A	2105 E GARVEY AVE N	6Y
168360	N/A	N/A	2111 E GARVEY AVE N	6Y
168361	N/A	N/A	2117 E GARVEY AVE N	6Y
168298	N/A	N/A	1430 E MARDINA ST	6Y
168300	N/A	N/A	1434 E MARDINA ST	6Y
168301	N/A	N/A	1438 E MARDINA ST	6Y
168303	N/A	N/A	1442 E MARDINA ST	6Y
168304	N/A	N/A	1502 E MARDINA ST	6Y
168305	N/A	N/A	1506 E MARDINA ST	6Y
168306	N/A	N/A	1510 E MARDINA ST	6Y

168307	N/A	N/A	1514 E MARDINA ST	6Y
168310	N/A	N/A	1518 E MARDINA ST	6Y
168312	N/A	N/A	1522 E MARDINA ST	6Y
168313	N/A	N/A	1526 E MARDINA ST	6Y
168315	N/A	N/A	1530 E MARDINA ST	6Y
168316	N/A	N/A	1534 E MARDINA ST	6Y
168317	N/A	N/A	1538 E MARDINA ST	6Y
168319	N/A	N/A	1542 E MARDINA ST	6Y
168321	N/A	N/A	1600 E MARDINA ST	6Y
168322	N/A	N/A	1602 E MARDINA ST	6Y
168324	N/A	N/A	1606 E MARDINA ST	6Y
168325	N/A	N/A	1610 E MARDINA ST	6Y
168326	N/A	N/A	1614 E MARDINA ST	6Y
168328	N/A	N/A	1618 E MARDINA ST	6Y
168329	N/A	N/A	1622 E MARDINA ST	6Y
168330	N/A	N/A	1626 E MARDINA ST	6Y
168331	N/A	N/A	1630 E MARDINA ST	6Y
168333	N/A	N/A	1634 E MARDINA ST	6Y
168334	N/A	N/A	1638 E MARDINA ST	6Y
168335	N/A	N/A	1642 E MARDINA ST	6Y
168336	N/A	N/A	1702 E MARDINA ST	6Y
168337	N/A	N/A	1706 E MARDINA ST	6Y
168338	N/A	N/A	1710 E MARDINA ST	6Y
168339	N/A	N/A	1714 E MARDINA ST	6Y
168340	N/A	N/A	1718 E MARDINA ST	6Y
168341	N/A	N/A	1722 E MARDINA ST	6Y

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168343	N/A	N/A	1722 E MARDINA ST	6Y
168344	N/A	N/A	1730 E MARDINA ST	6Y
168210	N/A	N/A	106 S BAYMAR ST	6Y
168204	N/A	N/A	102 S CHERRYWOOD ST	6Y
168205	N/A	N/A	101 S FERNWOOD ST	6Y
168206	N/A	N/A	102 S FERNWOOD ST	6Y
168213	N/A	N/A	101 S FIRCROFT ST	6Y
168207	N/A	N/A	107 S HOMEREST AVE	6Y
168208	N/A	N/A	118 S HOMEREST AVE	6Y
168203	N/A	N/A	103 S ROBIN RD	6Y
168202	N/A	N/A	104 S TURNER AVE	6Y

## **5.0 MANAGEMENT CONSIDERATIONS**

### **5.1 Site Evaluation Criteria**

Evaluation of significance under CEQA uses criteria found in eligibility descriptions from the CRHR. Generally, a resource is to be considered historically significant if it meets the criteria for listing in the California Register [Public Resources Code § 5024.1; California Code of Regulations § 15064.5(a)(3)]. These criteria provide that a resource may be listed as potentially significant if it:

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

### **5.2 Potential Effects**

No NRHR or CRHR sites are located within the project boundary. Therefore, no cultural resources will be adversely affected by the project. However, the presence of buried cultural (prehistoric and/or historic archaeological) resources cannot be ruled out. If prehistoric and/or historic artifacts are observed during subsurface excavation, work should be stopped in that area and a qualified archaeologist and Native American monitor should be on call to assess the finds.

## 6.0 CONCLUSIONS AND RECOMMENDATIONS

No prehistoric or historic archaeological resources are known to exist in the project site. Within the half-mile buffer zone there were no prehistoric sites or isolates recorded. The pedestrian survey did not observe any prehistoric or historic resources on the site property.

None of the Native American outreach responses noted the presence of traditional cultural properties in the project area or recommended archaeological or tribal monitoring during project ground disturbing construction activities, as described in **Section 4.2** and **Attachment C**.

The cultural resources study findings suggest that there is a low potential for the presence of prehistoric cultural resources. The project site is disturbed by several decades of urban development. It is not recommended that an archaeological monitor be present during ground-disturbing activities. However, if prehistoric and/or historic items are observed during subsurface activities, work should be stopped in that area and a qualified archaeologist and Native American monitor be retained to assess the finding(s) and retrieve the material.

If human remains are encountered during excavations associated with this project, work will halt in that area and the Los Angeles County Coroner will be notified (§ 5097.98 of the Public Resources Code). The Coroner will determine whether the remains are of recent human origin or older Native American ancestry. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, they will contact the NAHC. The NAHC will be responsible for designating the most likely descendant (MLD), who will make recommendations as to the manner for handling these remains and further provide for the disposition of the remains, as required by § 7050.5 of the California Health and Safety Code. Following notification by the NAHC, the MLD will make these recommendations within 48 hours of having access to the project site following notification by the NAHC. These recommendations may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials (§ 7050.5 of the Health and Safety Code).

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## ATTACHMENTS

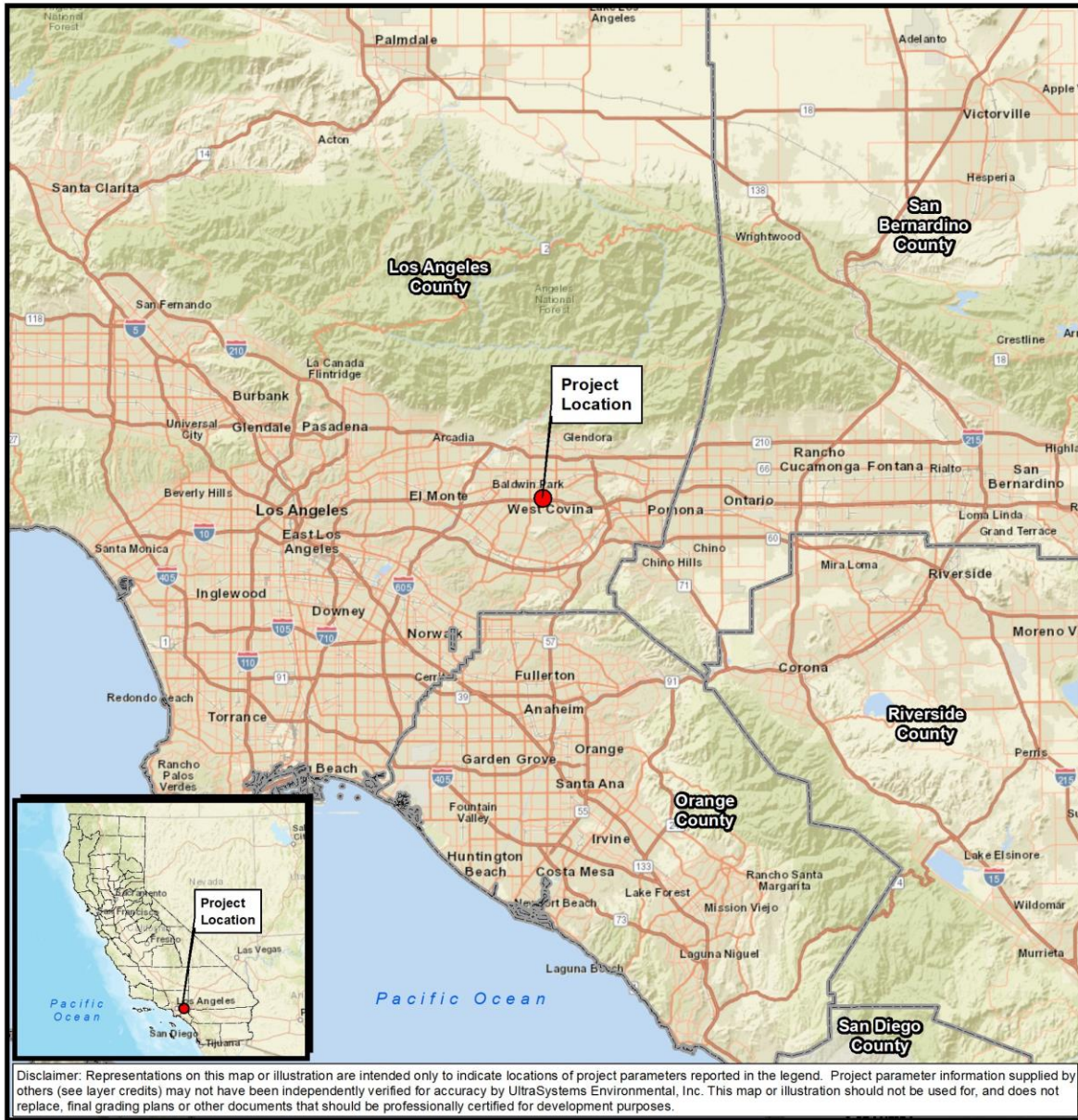
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**ATTACHMENT A**  
**PROJECT MAPS**

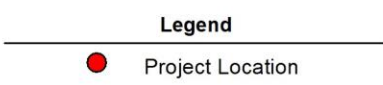
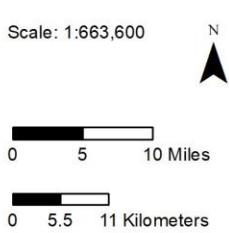
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**Figure 1**  
**PROJECT REGIONAL LOCATION MAP**



Path: \\GIS\svr\gis\Projects\7236\_EnvisionMotors\_Toyota\_CE\_NOE\MXD\7236\_Toyota\_2\_0\_Regional\_Location\_2023\_08\_24.mxd  
 Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community; Los Angeles County, 2021; UltraSystems Environmental, Inc., 2023

August 24, 2023



**Envision West Covina  
Toyota**  
Regional Location



**Figure 2**  
**PROJECT STUDY AREA**



Path: \\GIS\vri\Projects\7212\_WCovina\_Envision\_Dealership\_ISMND\IMXD\7212\_WCovina\_3\_0\_Project\_Location\_2024\_04\_18.mxd  
 Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community UltraSystems Environmental, Inc., 2024. April 18, 2024

Scale: 1:2,400

**Legend**

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Project Boundary

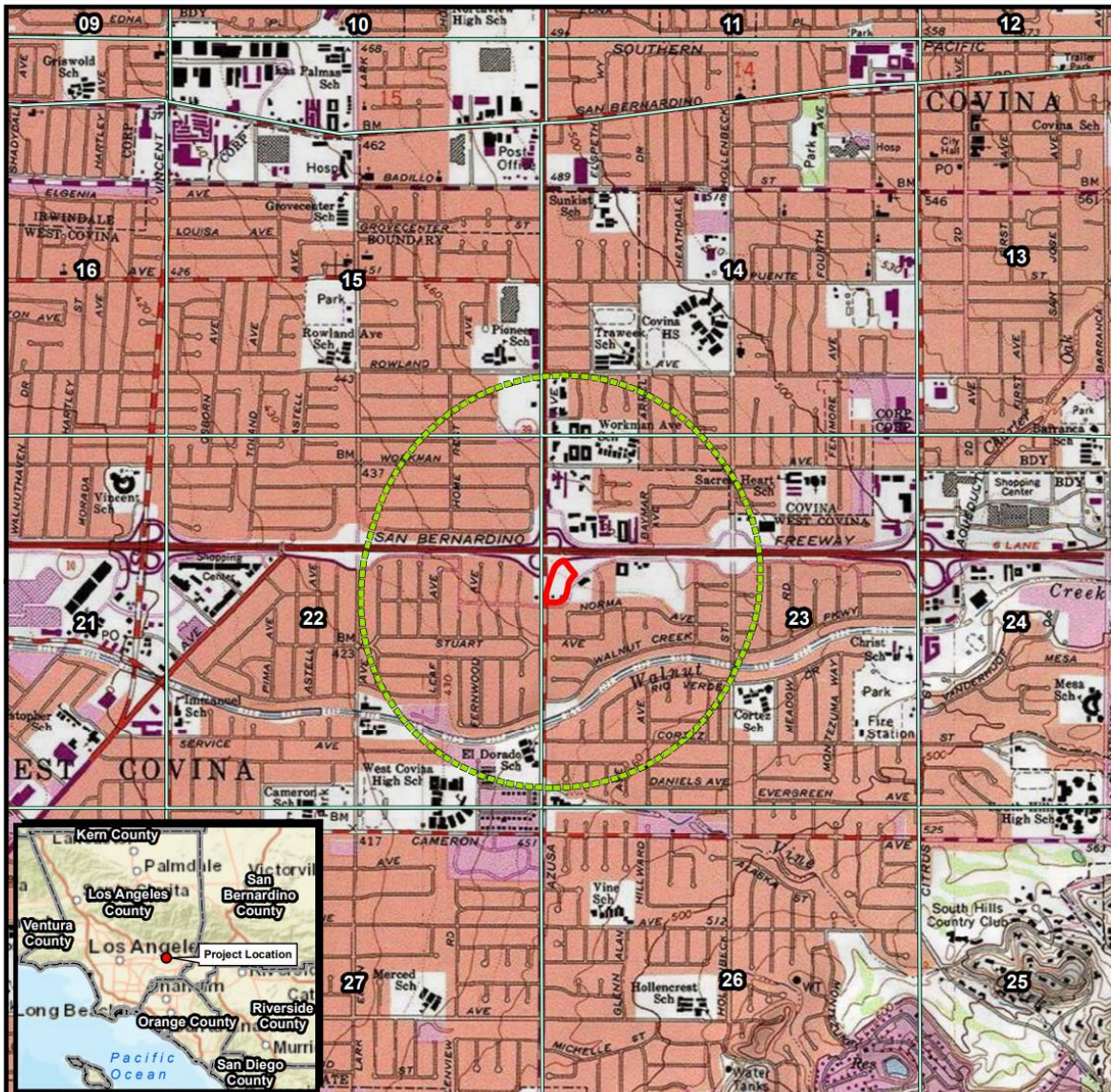
**Envision Motors**  
**West Covina Mercedes Benz**

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Project Location

**UltraSystems**  
environmental • management • planning

**Figure 3**  
**TOPOGRAPHIC MAP WITH APE SHOWN AND QUARTER-MILE BUFFER ZONE**



Disclaimer: Representations on this map or illustration are intended only to indicate locations of project parameters reported in the legend. Project parameter information supplied by others (see layer credits) may not have been independently verified for accuracy by UltraSystems Environmental, Inc. This map or illustration should not be used for, and does not replace, final grading plans or other documents that should be professionally certified for development purposes.

Path: \\Gissv\gis\Projects\7212\_WCovina\_Envision\_Dealership\_ISMND\IMXD\7212\_WCovina\_4\_5\_Topo\_2024\_04\_18.mxd  
 Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Copyright:© 2013 National Geographic Society, I-cubed, California Department of Conservation, 2019; UltraSystems Environmental, Inc., 2024. April 18, 2024

Scale: 1:24,000

**Legend**

- Project Boundary
- Half-Mile Radius
- Section Boundary

**Envision Motors**  
**West Covina Mercedes Benz**

Topographic Map  
 USGS Quadrangle: Baldwin Park  
 Township: 1S Range: 10W  
 Section: 23



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**ATTACHMENT B**  
**PERSONNEL BACKGROUND**

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**Stephen O'Neil, M.A., RPA***Cultural Resources Manager, Cultural Anthropology/Archaeology***Education**

- M.A., Anthropology (Ethnography emphasis), California State University, Fullerton, CA, 2002
- B.A., Anthropology, California State University, Long Beach, CA, 1979

**Professional and Institutional Affiliations**

- California Mission Studies Association
- City of Laguna Beach Environmental Sustainability Committee, appointed 2012
- Orange County Natural History Museum; Board Member
- Pacific Coast Archaeological Society; Board Member and Past President
- Society for California Archaeology

**Professional Registrations and Licenses**

- Register of Professional Archaeologists (No. 16104) (current)
- Riverside County, CA, Cultural Resource Consultant (No. 259) (current)
- Cultural Resource Field Director, BLM Permit (CA-13-19) – California, 2013
- NEPA and CEQ Consultation for Environmental Professionals; course by the National Association of Environmental Professionals, 2013

**Professional Experience**

Mr. O'Neil has 30 years of experience as a cultural anthropologist in California. He has researched and written on archaeology, ethnography, and history. Mr. O'Neil has archaeological experience in excavation, survey, monitoring, and lab work. Most of this has been on Native American prehistoric sites, but also includes Spanish, Mexican, and American period adobe sites. His supervisory experience includes excavation and survey crew chief and project director of an adobe house excavation. He has a wide range of expertise in Phase I & II Environmental Site Assessments, archaeological resource assessment surveys, salvage operations, and cultural background studies for various EIR projects. Mr. O'Neil has worked for cultural resource management firms as well as government agencies and Native American entities. He has prepared technical reports as well as published journal articles.

**Select project experience*****Inglewood Avenue Corridor Widening Project, City of Lawndale, Los Angeles County, CA: 2013-2014***

Mr. O'Neil directed and conducted archaeological field survey, cultural resource records search, Native American contacts and report writing for this project. The City of Lawndale is widening Inglewood Avenue from Marine Avenue north. The project uses Caltrans funds and the cultural resources report was prepared in Caltrans format. A separate historic properties report was prepared as well. Prepared for Huitt-Zollars Engineering.

***Via Ballena Storm Drain Relocation, City of San Clemente, Orange County, CA: 2013***

Mr. O'Neil directed and conducted archaeological field survey, cultural resource records search, Native American contacts and report writing for this project. This residential area has a damaged

storm drain under Via Ballena that was causing earth movement and erosion. The requirements for state funding, and cultural resources inventory report was required. Prepared for the City of San Clemente.

***Pine Canyon Road – Three Points Road to Lake Hughes Road, Los Angeles County, CA: 2013***

Mr. O’Neil directed and conducted archaeological field survey, cultural resource records search, Native American contacts and report writing for this project. This nine-mile portion of Pine Canyon Road lies partially within the Angeles National Forest. A series of widening and culvert repairs is planned by the Los Angeles County Department of Public Works (LACDPW). An assessment was made of possible cultural resources, historic and prehistoric that may be affected by the construction, and four historic sites were recorded. Prepared for LACDPW.

***Alton Parkway Extension Project, Cities of Irvine and Lake Forest, Orange County, CA: 2012***

Mr. O’Neil directed and conducted archaeological and paleontological monitoring, archaeological excavation, cultural resource records search, Native American contacts and report writing for this project. Alton Parkway was extended 2.1 miles between the cities of Irvine and Lake Forest. For the portion within the City of Irvine, UltraSystems conducted monitoring and excavation services. One prehistoric site was excavated and reported on; a series of living features were discovered and also reported. The final monitoring report described the paleontological and archaeological findings. A separate technical report on the archaeological excavations was also prepared. Mr. O’Neil directed research into historic and prehistoric background and prepared the final assessment of potential impacts. Prepared for the Orange County Department of Public Works.

***NEPA and CEQA Documentation, Los Angeles Regional Interoperable Communications System (LA-RICS), Los Angeles County, CA: 2011-2014***

Mr. O’Neil is part of the UltraSystems team currently preparing technical studies and NEPA and CEQA documentation toward the construction of LA-RICS, an \$800-million emergency communications system due to be operational in 2016. LA-RICS will provide a highly-coordinated emergency communications system to all first responders to natural and man-made disasters throughout Los Angeles County. Mr. O’Neil is the cultural and historical resources studies team leader, directing five researchers. These studies include coordination of field visits to all 260-plus locations for an archaeologist and/or an architectural historian with agency escorts to observe and record any onsite prehistoric and historic features, performing records and literature searches at archaeology information centers and local archives, contacting local agencies for historically listed structures and districts, coordinate public notices of the project throughout Los Angeles County, consultation with the NAHC and all local tribal organizations, and direct consultation with the California State Historic Preservation Officer (SHPO). This information was compiled by Mr. O’Neil and is used to prepare FCC historical resource forms which were submitted to the SHPO for review.

---

## Megan B. Doukakis, M.A.

*Assistant Project Archaeologist*

### Education

- M.A. Public Archaeology, California State University, Northridge, 2018
- B.A., Anthropology, California State University, Long Beach, 2011
- University of California, Los Angeles - Pimu Catalina Archaeological Field School, 2010
- International Scholar Laureate Program: Delegation on Anthropology and Archaeology in China, 2009
- Earthwatch Institute, “Unearthing Mallorca’s Past” archaeological excavation, Mallorca, Spain, 2005

### Professional and Institutional Affiliations

- Phi Kappa Phi National Honor Society, 2011
- Sigma Alpha Lambda, National Leadership and Honor Organization, 2010
- Society for California Archaeology Membership 2012–2015

### Professional Experience

Ms. Doukakis has over 12 years of experience as an archaeologist in California. She has conducted pedestrian archaeological survey, test and full scale excavations, archaeological monitoring, laboratory curation of archaeological materials to comply with state and federal historic preservation laws in Southern California and abroad. Ms. Doukakis has authored a number of Phase I, II, and III, ISMND, ICRMP, FCC form, EIR documents and project proposals. She has extensive experience with the California Historical Resources Information System as well as conducting paleontology record searches and the Native American Heritage Commission in conducting record searches and consulting with Native American groups. Ms. Doukakis is proficient at project management and project scheduling for large and small-scale projects.

### Select project experience

#### ***Results of the Condition Assessment, Site Monitoring, and Effects Treatment Plan (CASMET) Marine Corps Base Camp Pendleton, San Diego County, CA***

***Client: Marine Corps Base Camp Pendleton, Duration: 5/11 to 9/11***

Mrs. Doukakis conducted survey and excavation for the USMC Base Camp Pendleton condition assessment project. Areas were tested around Camp Pendleton for the presence and condition of cultural material previously recorded. She also conducted laboratory work and curation for the material collected within excavations. Mrs. Doukakis contributed to the final report with background records searches and prehistoric and historic background writing for the report.

#### ***Archaeological Excavation Results Report for the Alton Parkway Extension Project, Orange County, CA***

***Client: Orange County Department of Public Works; Contract: \$357,170, 10/10 to 6/12***

Mrs. Doukakis participated in the Alton Parkway project, City of Irvine, Orange County, CA. She was responsible for cleaning and cataloging the artifacts recovered from the excavation and surface collections. She also contributed to the final report by compiling the historical background information.

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***Identification and Evaluation of Historic Properties ADA Wheelchair Access Ramp Improvement Project, City of Lake Forest, Orange County, CA***

***Client: City of Lake Forest/Penco, Contract: \$2,981.62, Duration: 6/12 to 7/12***

Mrs. Doukakis contributed to the cultural resource records search, field survey, Native American contacts and report writing for this project. This residential area required wheelchair access ramps on every corner in this neighborhood. An assessment of the possible cultural resources that may be affected with this construction was made for the City of Lake Forest. Mrs. Doukakis contributed the historic and prehistoric background, and the assessment of the possible resources in the area.

***Tenaska Solar Projects Imperial Solar Energy Center-South; Imperial Solar Energy Center-West; and Wistaria Ranch, Imperial County, CA***

***Client: Tenaska/CSOLAR Development, Contract: \$3,441,809, 10/13 to 8/15.***

Mrs. Doukakis conducted Native American contacts for field monitoring, coordinated with subcontractors to initiate cultural and paleontological field surveys, for the several solar energy projects being handled by UltraSystems Environmental in the El Centro area, Imperial County, CA. She contributed different parts of the survey report and monitoring program documents, including historic and prehistoric background, editorial review. At ISEC- West, Mrs. Doukakis was responsible for contacting and organizing Tribal monitors for this project. She contacted tribal organizations and inquired about their interest in providing tribal monitors for this project. directly organized with Native American groups to sign agreements, and fill out tax paperwork. She was also responsible for organizing and keeping track of and gathering field log from monitors from six tribal groups. She also recovered previously recorded artifacts in the field before the start of the project.

***NEPA and CEQA Documentation, Los Angeles Regional Interoperable Communications System -Long Term Evolution, Los Angeles County, CA***

***Client: LARICS Joint Powers Authority, Contract: \$3,051,312, 1/12 to 1/15.***

UltraSystems' team prepared technical studies and NEPA and CEQA documentation toward the construction of LA-RICS-LTE, an \$800-million emergency communications system that will provide a highly coordinated emergency communications system to all first-responders to natural and man-made disasters throughout Los Angeles County. For this project Mrs. Doukakis conducted record searches at the South Central Coastal Information Center for the Department of Commerce on over 300 project sites throughout the County of Los Angeles. She helped prepare letters to the NAHC and tribal organizations associated with the project area. Mrs. Doukakis contributed to contacting, organizing, and scheduling architectural historians to conduct historical research around the project areas. Letters were written for contact to local agencies and cities. A public notice was constructed and published in three local newspapers. Mrs. Doukakis also constructed hundreds of Federal Communications Commission 620 and 621 forms for submission to California State Historic Preservation Office.

***Newton Canyon Monitoring Project, CA***

***Client: County of Los Angeles Department of Public Works, Contract: \$2,930.00, Duration: 7/13 to 12/13***

Mrs. Doukakis was an archaeological monitor for this project. She monitored all ground disturbing activities as well as lightly surveying the area for cultural material. Mrs. Doukakis also conducted the records center research at the South Central Coastal Information Center at CSUF. Through email, letter, and telephone correspondence, Mrs. Doukakis contacted the NAHC and associated tribal groups.

**Rodrigo Jacobo, MA, BA**  
*Historian/ Cultural Resources Specialist*



**PROFESSIONAL SUMMARY**

Rodrigo Jacobo has worked as an academic research historian since 2013 and as an adjunct professor of history since 2017. As both a research historian and adjunct professor he specialized not only in history but also ethnic and cultural studies. He has extensive expertise in the application of research methods and analysis, qualitative and quantitative, as well as the utilization of archival records and primary sources. He has worked with other historians and professionals to compile and compose historical reports, monographs and historiographies. In addition to his historical and research skills, he is also a well-spoken public speaker, a skill he mastered as an academic. He holds a BA from the University of California, San Diego (UCSD) and an MA from National University (NU) in history.

**Years of Experience**  
10

**Years with Firm**  
>1

- Education**
- Bachelor’s Degree in History, with an emphasis on Latin American Studies from the University of California, San Diego
  - Master’s Degree in History, with an emphasis on Latin America/US History from National University
  - Online Teaching Certificate in General Education from Palomar College.

- Areas of Expertise**
- Word
  - Excel
  - PowerPoint
  - Bilingual: Fluent in Spanish

**ULTRASYSTEMS PROJECT EXPERIENCE**

**Kaizer Permanente Medical Center Project, Redlands, California, San Bernardino County, CA; 2023**

The Project consists of the expansion of the existing Kaiser Permanente Redlands Medical Offices site in multiple phases – the first phase is a new 4-story Medical Office Building/Ambulatory Services Center; the second phase is a 7-story hospital; the third phase is a 4-story Medical Office Buildings; the fourth phase will be an addition to the hospital. UltraSystems conducted a cultural resources study to evaluate the potential presence of prehistoric and historic resources. The project site is 36.5 acres in area. This is located in northeast Redlands, *Redlands, Calif.*, USGS topo quad, R 03 W, T 01 N, in the NE ¼ of Section 19. The subject property was vacant.

Mr. Jacobo conducted an archaeological field survey of the project site in December 2023 with Stephen O’Neil, M.A., RPA, the Principal Investigator and assisted with preparation of the subsequent Phase I cultural resources inventory report. UEI Project 7214.

**Fontana Civic Center Expansion Project, City of Fontana, San Bernardino County, CA; 2023**

The proposed project includes the construction of a new City Hall and a new Annex Building with minor landscaping improvements. The project boundary covers an area of approximately 10 acres. Currently the site is occupied by the current City Hall and an annex building on a landscaped and hardscape parcel. This is located in central Fontana Redlands, *Fontana, Calif.*, USGS topo quad, R 06 W, T 01 N, in the NW ¼ of Section 18. The subject property is occupied by the current City Hall campus.

Mr. Jacobo conducted an archaeological field survey of the project site in December 2023 with Stephen O’Neil, M.A., RPA, the Principal Investigator and assisted with preparation of the subsequent Phase I cultural resources inventory report. UEI Project 7230.

**SELECT HISTORICAL EXPERIENCE**

***Adjunct History Professor, Palomar College; August 2017 to Ongoing***

Currently teaching history at Palomar College, instructing on the following courses: US History, World History, Western Civilization, Chicano Studies, History of the Americas (Latin American Studies). He has taught these courses in both in-classroom and online settings. This demonstrates his expertise in a wide range of historical fields. These classes have been taught using the Blackboard and Canvas platforms. Furthermore, through his time in the

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 16431 Scientific Way  
 Irvine, CA 92618-4355

Telephone: 949.788.4900  
 Facsimile: 949.788.4901  
 Website: [www.ultrasystems.com](http://www.ultrasystems.com)

## Rodrigo Jacobo



classroom, he has gathered more than adequate experience working with students and their many needs, which has allowed him to adapt to a variety of individuals, while exposing him to a wide range of learning skills. Finally, through his experiences as a professor he has gained invaluable knowledge about the means to conduct a class, how to prepare and give lectures, how to grade assignments, how to prepare for a class, to understand the learning capabilities of students and, most importantly how to engage students intellectually. He has worked with students of all backgrounds and learning abilities, as well different age groups, from high school students to older adults. Other duties: Participate in curriculum development of transfer courses; Serve with full-time Humanities faculty as resource staff in the History Department for part-time faculty and for the college at large; Participate in Humanities Program responsibilities including, but not limited to, program development and review, Student Learning Outcomes assessment and review, and course coordination; serve on college-wide committees and work with other university departments and community partners to improve student success; maintain professional currency in the field of history.

### ***Research Historian, Palomar College/Free Agent; August 2013 to Ongoing***

Currently assisting a variety of professors in their studies and/or research at Palomar College, San Diego County. Mr. Jacobo has assisted in conducting both qualitative and quantitative research, ex. archival research, but also statistical research. This roll has allowed him to further develop his knowledge and expertise in the fields of history and historical research. Being a research historian has allowed him to gain much knowledge and insight into how to conduct research dealing with anything historical in nature. This position has left Mr. Jacobo with research skills that are multi-disciplinary. Also, as a Research Assistant he has specific duties that include data organization and management, data analysis, interpretation, and discussion of results with research teams and/or professors, auditing data quality, preparation of draft documents and presentations, interacting with professors/researchers, coordinating research staff, monitoring project budgets and timelines, and other research support as needed. Lastly, this work has allowed him to develop strong interpersonal skills, strong oral and written communication skills, strong quantitative and qualitative analysis skills and a strong grounding in research methodology, and the ability to work in a team environment. Other duties: Having expert level understanding of the historical method of research and inquiry, including the ability to conduct basic historical research, speak and write effectively, keep necessary records and prepare reports, and be highly analytical. Also, being able to and having the knowledge of to access data bases and archival holdings for the purpose of conducting research.

### ***History Instructor, Idyllwild Arts Academy; August 2021 to May 2023***

Mr. Jacobo worked as a history instructor at the international boarding school, Idyllwild Arts Academy. He taught sophomores, juniors, and seniors in the subjects of World History and US History. He also taught Latin American History and History of World Revolutions, courses that he created. IAA is an international school making it a very diverse environment. Working in this environment allowed him to interact with students of all walks of life and origin. He had the responsibility of teaching these many subjects and carrying out the duties that came with the job, such as giving classes, grading homework and tests and taking part in faculty meetings to collaborate. Such experience includes the ability to develop and implement equity minded classroom pedagogy and initiatives to improve student success and close equity gaps. Other duties included: Possessing an expert level understanding of the historical method of research and inquiry, including the ability to conduct basic historical research, speak and write effectively, maintain necessary records and prepare reports, and be highly analytical; have excellent public speaking skills, and be highly adaptable to situations to take effective action.

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**ATTACHMENT C**  
**NATIVE AMERICAN HERITAGE COMMISSION**  
**RECORDS SEARCH**

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April 19, 2024

Government Program Analyst  
Native American Heritage Commission  
1550 Harbor Blvd., Suite 100  
West Sacramento, California 95691

**Subject: Cultural Resources Inventory, Envision Motors Mercedes Project, in the City of West Covina, Los Angeles County, California. UltraSystems Environmental Project No. 7212.**

Dear NAHC Staff,

UltraSystems Environmental, Inc. (UEI) has been contracted by Envision Motors of West Covina to conduct a cultural resources inventory in support of Envision Motors Mercedes Project (Project). The Project consists of the development and operation of a new Mercedes Benz Showroom Facility in the City of West Covina, Los Angeles County, California. UltraSystems will conduct a cultural resources inventory to evaluate the potential presence of prehistoric and historic resources within the project boundary. I am requesting a Native American Contact List of interested tribes, organizations and individuals in the general Project area, and a search of the Sacred Lands File for potential traditional cultural sites in the project area.

The proposed Project would consist of the development and operation of a new Mercedes Benz Showroom Facility at 18005 E. Garvey Avenue in the City of West Covina. The existing dealership, Envision Toyota of West Covina, would be completely razed, along with the 10-VFP (vehicle fueling position) and Shell gas station. A new Mercedes Benz facility (both new and used car dealership) would be constructed in their place. The existing site area encompasses 3.5 acres on three parcels, with plans for a total building area of 82,000 square feet, which would include enclosed 1st and 2nd floors, along with a 2nd floor delivery deck. It is anticipated that this facility would accommodate vehicle parking for 349 cars, along with customer parking for 16 cars.

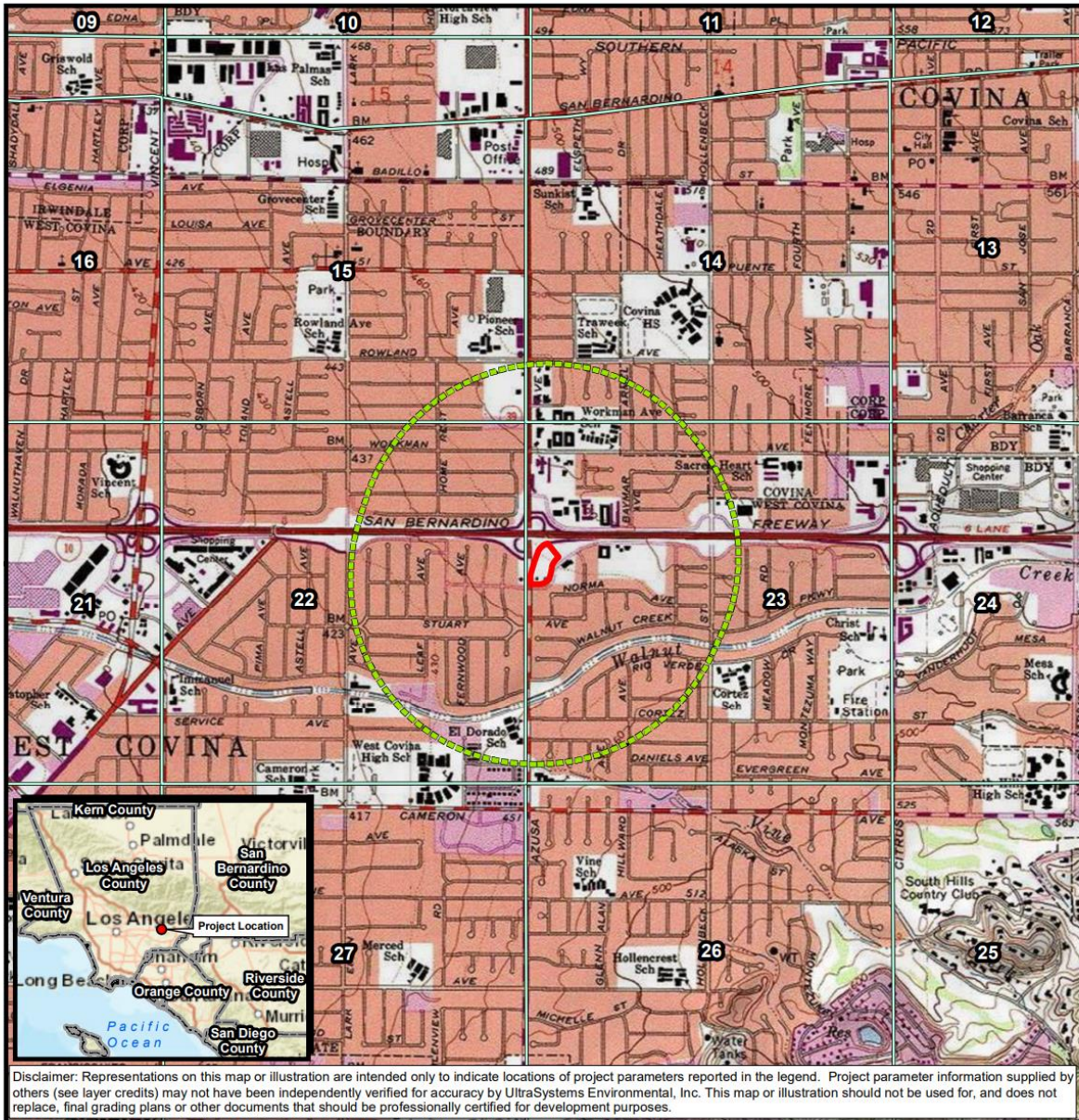
The Project site is within the City of West Covina, located at 2010 E Garvey Ave S. West Covina, CA 91791. The project site is within an existing designated Auto Plaza area and has visibility from the I-10 Freeway and major street corridors, such as E. Garvey Avenue S. and N. Azusa Avenue. Access to the project site would be along N. Azusa Avenue to E. Garvey Avenue. This may be seen on the *Baldwin Park, Calif.*, USGS topographical quadrangle, Range 10 West, Township 1 South, in the SW ¼ of the NW ¼ of Section 23. The project is surrounded by I-10 San Bernardino Freeway to the north, Azusa Avenue to the west and Garvey Avenue on the east and south, with a car dealership on the other side of the street. This is shown on the accompanying map and the Project boundary is depicted with a one-half mile buffer zone.

If you require additional information or have any questions, please contact me. Thank you for your help.

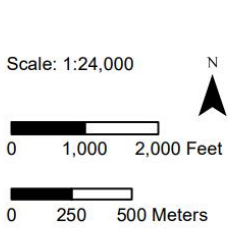
Sincerely,

Stephen O'Neil, M.A., RPA  
Cultural Resources Manager  
soneil@ultrasystems.com

Corporate Office – Orange County  
16431 Scientific Way  
Irvine, CA 92618-7443  
Telephone: 949.788.4900, ext. 276  
Facsimile: 949.788.4901  
Website: [www.ultrasystems.com](http://www.ultrasystems.com)



Path: \\GIS\svr\gis\Projects\7212\_WCovina\_Envision\_Dealership\_ISMND\MXDs\7212\_WCovina\_4\_5\_Topo\_2024\_04\_18.mxd  
 Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Copyright: © 2013 National Geographic Society, i-cubed, California Department of Conservation, 2019; UltraSystems Environmental, Inc., 2024. April 18, 2024



**Envision Motors  
 West Covina Mercedes Benz**

Topographic Map  
 USGS Quadrangle: Baldwin Park  
 Township: 1S Range: 10W  
 Section: 23





STATE OF CALIFORNIA

Gavin Newsom, Governor

**NATIVE AMERICAN HERITAGE COMMISSION**

May 10, 2024

Stephen O'Neil  
UltraSystems Environmental

Via Email to: [soneil@ultrasystems.com](mailto:soneil@ultrasystems.com)

**Re: Envision Motors Mercedes Project, Los Angeles County**

To Whom It May Concern:

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](mailto:Andrew.Green@nahc.ca.gov).

Sincerely,

Andrew Green  
Cultural Resources Analyst

Attachment

CHAIRPERSON  
**Reginald Pagaling**  
Chumash

VICE-CHAIRPERSON  
**Buffy McQuillen**  
Yokayo Pomo, Yuki,  
Nomlaki

SECRETARY  
**Sara Dutschke**  
Miwok

PARLIAMENTARIAN  
**Wayne Nelson**  
Luiseño

COMMISSIONER  
**Isaac Bojorquez**  
Ohlone-Costanoan

COMMISSIONER  
**Stanley Rodriguez**  
Kumeyaay

COMMISSIONER  
**Laurena Bolden**  
Serrano

COMMISSIONER  
**Reid Milanovich**  
Cahuilla

COMMISSIONER  
**Bennae Calac**  
Pam-a-Yuim-a Band of  
Luiseño Indians

EXECUTIVE SECRETARY  
**Raymond C.  
Hitchcock**  
Miwok, Nisenan

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

**Native American Heritage Commission  
Native American Contact List  
Los Angeles County  
5/10/2024**

Tribe Name	Contact Person	Contact Address	Phone #	Email Address
Gabrieleno Band of Mission Indians - Kizh Nation	Andrew Salas, Chairperson	P.O. Box 393 Covina, CA, 91723	(844) 390-0787	admin@gabrielenoindians.org
Gabrieleno Band of Mission Indians - Kizh Nation	Christina Swindall Martinez, Secretary	P.O. Box 393 Covina, CA, 91723	(844) 390-0787	admin@gabrielenoindians.org
Gabrieleno/Tongva San Gabriel Band of Mission Indians	Anthony Morales, Chairperson	P.O. Box 693 San Gabriel, CA, 91778	(626) 483-3564	GTTribalcouncil@aol.com
Gabrielino Tongva Indians of California Tribal Council	Robert Dorame, Chairperson	P.O. Box 490 Bellflower, CA, 90707	(562) 761-6417	gtongva@gmail.com
Gabrielino Tongva Indians of California Tribal Council	Christina Conley, Cultural Resource Administrator	P.O. Box 941078 Simi Valley, CA, 93094	(626) 407-8761	christina.marsden@alumni.usc.edu
Gabrielino/Tongva Nation	Sandonne Goad, Chairperson	106 1/2 Judge John Aiso St., #231 Los Angeles, CA, 90012	(951) 807-0479	sgoad@gabrielino-tongva.com
Gabrielino-Tongva Tribe	Charles Alvarez, Chairperson	23454 Vanowen Street West Hills, CA, 91307	(310) 403-6048	Chavez1956metro@gmail.com
Gabrielino-Tongva Tribe	Sam Dunlap, Cultural Resource Director	P.O. Box 3919 Seal Beach, CA, 90740	(909) 262-9351	tongvator@gmail.com
Santa Rosa Band of Cahuilla Indians	Vanessa Minott, Tribal Administrator	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	vminott@santarosa-nsn.gov
Santa Rosa Band of Cahuilla Indians	Steven Estrada, Tribal Chairman	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	sestrada@santarosa-nsn.gov
Soboba Band of Luiseno Indians	Isaiah Vivanco, Chairperson	P.O. Box 487 San Jacinto, CA, 92581	(951) 654-5544	ivivanco@soboba-nsn.com
Soboba Band of Luiseno Indians	Joseph Ontiveros, Tribal Historic Preservation Officer	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-5279	jontiveros@soboba-nsn.gov
Soboba Band of Luiseno Indians	Jessica Valdez, Cultural Resource Specialist	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-6261	jvaldez@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 Envision Motors Mercedes Project, Los



May 16, 2024

Charles Alvarez, Chairperson  
Gabrielino-Tongva Tribe  
23454 Vanowen Street  
West Hills, CA, 91307

**Subject: Cultural Resources Inventory for the proposed Envision Motors Mercedes Benz Project, in the City of West Covina, Los Angeles County, California. UltraSystems Environmental Project No. 7212.**

Chairperson Alvarez,

UltraSystems Environmental, Inc. (UEI) has been contracted by Envision Motors of West Covina to conduct a cultural resources inventory in support of Envision Motors Mercedes Benz Project (Project). The Project consists of the development and operation of a new Mercedes Benz Showroom Facility in the City of West Covina, Los Angeles County, California. UltraSystems will conduct a cultural resources study to evaluate the potential presence of prehistoric and historic resources within the project boundary.

The proposed Project would consist of the development and operation of a new Mercedes Benz Showroom Facility at 18005 E. Garvey Avenue in the City of West Covina. The existing dealership, Envision Toyota of West Covina, would be completely razed, along with the 10-VFP (vehicle fueling position) and Shell gas station. A new Mercedes Benz facility (both new and used car dealership) would be constructed in their place. The existing site area encompasses 3.5 acres on three parcels, with plans for a total building area of 82,000 square feet, which would include enclosed 1st and 2nd floors, along with a 2nd floor delivery deck. It is anticipated that this facility would accommodate vehicle parking for 349 cars, along with customer parking for 16 cars.

As part of the cultural resources study for the Project, I am writing to request your input on potential Native American resources in or near the Area of Potential Effect (APE). In a letter dated May 10, 2024, the Native American Heritage Commission stated: "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 [emphasis in the original]." The Commission recommended that local Native American individuals and organizations be contacted for further information, including the Gabrielino-Tongva Tribe.

The Project site is within the City of West Covina, located at 18005 E. Garvey Ave S. West Covina, Los Angeles County. The project site is within an existing designated Auto Plaza area and has visibility from the I-10 Freeway and major street corridors, such as E. Garvey Avenue S. and S. Azusa Avenue. Access to the project site would be along N. Azusa Avenue to E. Garvey Avenue. This may be seen on the *Baldwin Park, Calif.*, USGS topographical quadrangle, Range 10 West, Township 1 South, in the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 23. The project is surrounded by I-10 San Bernardino Freeway to the north, Azusa Avenue to the west and Garvey Avenue on the east and south, with a car dealership on the other side of the street. This is shown on the accompanying map and the Project boundary is depicted with a one-half mile buffer zone.

If you require additional information or have any questions, please contact me.

Thank you for your help.

Sincerely,

Stephen O'Neil, M.A., RPA  
Cultural Resources Manager  
soneil@ultrasystems.com

Corporate Office – Orange County  
16431 Scientific Way  
Irvine, CA 92618-7443  
Telephone: 949-788.4900, ext. 276  
Facsimile: 949-788.4901  
Website: www.ultrasystems.com

### Native American Contact Log

#### Envision Motors Mercedes Benz West Covina Project; City of West Covina, Los Angeles County, California. Project # 7112

Name	Tribe/Affiliation	Letter Contacts	E-mail Contacts	Telephone Contacts	Comments
Andrew Green, Government Program Analyst	Native American Heritage Commission	April 18, 2024	April 18, 2024	N/A	Request for Sacred Lands File search and local Native American representatives contact information. Reply received May 10, 2024 from Andrew Green.
Andrew Salas, Chairperson	Gabrieleno Band of Mission Indians – Kizh Nation	May 16, 2024	May 16, 2024	June 7, 2024	Letter and email describing project and requesting input on concerns sent May 16, 2024. An email response was received on May 17, 2024 from the Admin Specialist for the tribe asking for the lead agency's contact information. Ms. Doukakis responded on May 17, 2024 indicating that this contact information is not available as the project had not yet been submitted to the City. A phone call was placed on June 7, 2024; the tribal receptionist indicated that Secretary Martinez and Chairperson Salas was not in the office. A message was left with the receptionist.
Christina Swindall Martinez, Secretary	Gabrieleno Band of Mission Indians – Kizh Nation	May 16, 2024	May 16, 2024	June 7, 2024	Letter and email describing project and requesting input on concerns sent May 16,

❖ ATTACHMENTS ❖

					2024. (Also see above from A. Salas.) A phone call was placed on June 7, 2024; the tribal receptionist indicated that Secretary Martinez and Chairperson Salas was not in the office. A message was left with the receptionist.
Anthony Morales, Chairperson	Gabrielino/Tongva San Gabriel Band of Mission Indians	May 16, 2024	May 16, 2024	June 7, 2024	Letter and email describing project and requesting input on concerns sent May 16, 2024. A phone call was made on June 7, 2024; there was no answer and a message was left. No response to date.
Robert Dorame, Chairperson	Gabrielino Tongva Indians of California Tribal Council	May 16, 2024	May 16, 2024	N/A	Letter and email describing project and requesting input on concerns sent May 16, 2024. See response from Ms. Conley below.
Christina Conley, Cultural Resource Administrator	Gabrielino Tongva Indians of California Tribal Council	May 16, 2024	May 16, 2024	N/A	Letter and email describing project and requesting input on concerns, May 16, 2024. An email response was received May 16, 2024 indicating that the tribe does not have any concerns about the project.
Sandonne Goad, Chairperson	Gabrielino/Tongva Nation	May 16, 2024	May 16, 2024	June 7, 2024	Letter and email describing project and requesting input on concerns sent May 16, 2024. A phone call was made on June 7, 2024; there was no answer and the mailbox was full and no message could be

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					left. No response to date.
Charles Alvarez, Chairperson	Gabrielino - Tongva Tribe	May 16, 2024	May 16, 2024	June 7, 2024	Letter and email describing project and requesting input on concerns sent May 16, 2024. A phone call was made on June 7, 2024; the phone line was disconnected and no message could be left. No response to date.
Sam Dunlap, Chairperson	Gabrielino - Tongva Tribe	May 16, 2024	May 16, 2024	June 7, 2024	Letter and email describing project and requesting input on concerns sent May 16, 2024. A phone call was made on June 7, 2024; there was no answer and a message was left. No response to date.
Vanesse Minott, Tribal Administrator	Santa Rosa Band of Cahuilla Indians	May 16, 2024	May 16, 2024	TBD	Letter and email describing project and requesting input on concerns sent May 16, 2024. Ms. Minott replied via email May 20, 2024 stating that the tribe has no comments.
Steven Estrada, Tribal Chairman	Santa Rosa Band of Cahuilla Indians	May 16, 2024	May 16, 2024	TBD	Letter and email describing project and requesting input on concerns sent May 16, 2024. Chairman Estrada replied via email May 17, 2024 stating that the tribe defers any consultation and monitoring efforts to the Soboba Band of Luiseno Indians.



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Joseph Ontiveros, Cultural Resources Director	Soboba Band of Luiseño Indians	May 16, 2024	May 16, 2024	June 7, 2024	Letter and email describing project and requesting input on concerns sent May 16, 2024. A phone call was made on June 7, 2024; there was no answer, and a message was left. No response to date.
Isaiah Vivanco, Chairperson	Soboba Band of Luiseño Indians	May 16, 2024	May 16, 2024	June 7, 2024	Letter and email describing project and requesting input on concerns sent May 16, 2024. A phone call was made on June 7, 2024; there was no answer, and a message was left. No response to date.
Jessica Valdez, Cultural Resource Specialist	Soboba Band of Luiseño Indians	May 16, 2024	May 16, 2024	June 7, 2024	Letter and email describing project and requesting input on concerns sent May 16, 2024. A phone call was made on June 7, 2024; there was no answer, and a message was left. No response to date.

**From:** Christina Marsden Conley <christina.marsden@alumni.usc.edu>  
**Sent:** Thursday, May 16, 2024 1:05 PM  
**To:** Megan Black <mblack@ultrasystems.com>  
**Subject:** Re: Project 7212 - Cultural Resources Inventory, Envision Motors Mercedes Benz Project, West Covina, Los Angeles County, California

We have no concerns.

tehoovet taamet  
CHRISTINA CONLEY  
•Tribal Cultural Resource Administrator Under Tribal Chair, Robert Dorame  
•HAZWOPER Certified  
•626.407.8761

[https://file.lacounty.gov/SDSInter/lac/1137966\\_AREPORTONHARMSCountyofLosAngeles.pdf](https://file.lacounty.gov/SDSInter/lac/1137966_AREPORTONHARMSCountyofLosAngeles.pdf)

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GABRIELINO TONGVA INDIANS OF CALIFORNIA

The Gabrielino Tongva Indians of California tribe is traditionally and culturally recognized in the State of California Bill AJR96 as

the aboriginal tribe to encompass the entire Los Angeles Basin area to Laguna Beach, extending to the Channel Islands of Santa Catalina, San Nicholas and San Clemente Islands



RE: Project 7212 - Cultural Resources Inventory, Envision Motors Mercedes Benz Project,  
West Covina, Los Angeles County, California

Megan Black <mblack@ultrasystems.com>

Thu 5/16/2024 1:10 PM

To: Christina Marsden Conley <christina.marsden@alumni.usc.edu>

Thank you for providing the tribes response. We will include it in the Cultural Resources Report.

Best regards,

**Megan Black Doukakis** | Assistant Project Archaeologist | M.A.

**UltraSystems Environmental** | WBE/DBE/SBE/WOSB

16431 Scientific Way Irvine, CA 92618

Office **949.788.4900 Ext. 228** Fax 949.788.4901

Cell 310.850.8127

**Please note that I am working remotely. I can best be reached via email or cell.**



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**From:** Gabrieleno Administration <admin@gabrielenoindians.org>

**Sent:** Friday, May 17, 2024 10:35 AM

**To:** Megan Black <mblack@ultrasystems.com>

**Subject:** Re: Project 7212 - Cultural Resources Inventory, Envision Motors Mercedes Benz Project, West Covina, Los Angeles County, California

Hello Megan

Thank you for your email. Can you please provide the lead agency's contact information?

Admin Specialist  
Gabrieleno Band of Mission Indians - Kizh Nation  
PO Box 393  
Covina, CA 91723  
Office: 844-390-0787  
website: [www.gabrielenoindians.org](http://www.gabrielenoindians.org)

*The region where Gabrieleño culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleño who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleño are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized—the fact that in its early decades, without the Gabrieleño, the community simply would not have survived."*

---

RE: Project 7212 - Cultural Resources Inventory, Envision Motors Mercedes Benz Project, West Covina, Los Angeles County, California

Megan Black <mblack@ultrasystems.com >

Fri 5/17/2024 12:53 PM

To:Gabrieleno Administration <admin@gabrielenoindians.org>

Good morning,

The Lead Agency for this project is the City of West Covina. Unfortunately we don't currently have any contact information for them as the project has not been submitted to the City yet by the client.

Best regards,

**Megan Black Doukakis** | Assistant Project Archaeologist | M.A.

**UltraSystems Environmental** | WBE/DBE/SBE/WOSB

16431 Scientific Way Irvine, CA 92618

Office **949.788.4900 Ext. 228** Fax 949.788.4901

Cell 310.850.8127

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**From:** Steven Estrada <SEstrada@santarosa-nsn.gov>

**Sent:** Friday, May 17, 2024 9:57 PM

**To:** Megan Black <mblack@ultrasystems.com>

**Cc:** Steve Oneil <soneil@ultrasystems.com>; Joseph Ontiveros <jontiveros@soboba-nsn.gov>

**Subject:** Re: [EXTERNAL] Project 7212 - Cultural Resources Inventory, Envision Motors Mercedes Benz Project, West Covina, Los Angeles County, California

The Santa Rosa Band of Cahuilla Indians appreciates your consultation efforts.

At this time we defer further consultation and any monitoring activities to the Soboba Band of Luiseño Indians for this specific project.



**STEVEN T. ESTRADA**

Chairman

Office: (951) 659-2700

[sestrada@santarosa-nsn.gov](mailto:sestrada@santarosa-nsn.gov)

Santa Rosa Band of Cahuilla Indians

P.O. Box 391820 Anza, CA 92539

[www.santarosa-nsn.gov](http://www.santarosa-nsn.gov)

RE: [EXTERNAL] Project 7212 - Cultural Resources Inventory, Envision Motors Mercedes Benz Project, West Covina, Los Angeles County, California

Steve Oneil <soneil@ultrasystems.com >

Sat 5/18/2024 11:27 AM

To: Steven Estrada <SEstrada@santarosa-nsn.gov>; Megan Black <mblack@ultrasystems.com>

Cc: Joseph Ontiveros <jontiveros@soboba-nsn.gov>

Chairman Estrada,

Thank you for your reply on behalf of the Santa Rosa Band concerning the Envision Motors project in West Covina, and your statement deferring to the Soboba Band of Luiseno Indians. Your response will be included in the cultural resources report under preparation.

Respectfully yours,

**Stephen O'Neil** | Cultural Resources Manager | M.A./RPA

**UltraSystems Environmental** | WBE/DBE/SBE/WOSB

16431 Scientific Way

Irvine, CA 92618

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Fax 949.788.4901

Cell 949.677.2391



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**From:** Vanessa Minott <vminott@santarosa-nsn.gov>

**Sent:** Monday, May 20, 2024 7:21 AM

**To:** Megan Black <mblack@ultrasystems.com>

**Cc:** Steve Oneil <soneil@ultrasystems.com>

**Subject:** RE: [EXTERNAL] Project 7212 - Cultural Resources Inventory, Envision Motors Mercedes Benz Project, West Covina, Los Angeles County, California

Acha'i Tamit,

Thank you for reaching out to the Santa Rosa Band of Cahuilla Indians, at this time the Tribe doesn't have any comments regarding this project.

Respectfully,

Vanessa Minott,

Tribal Administrator



Santa Rosa Band of Cahuilla Indians  
P.O. Box 391820  
Anza, CA 92539  
951-659-2700 ext. 102  
760-668-0460 work cell

RE: [EXTERNAL] Project 7212 - Cultural Resources Inventory, Envision Motors Mercedes Benz Project, West Covina, Los Angeles County, California

Steve Oneil <soneil@ultrasystems.com >

Mon 5/20/2024 8:23 AM

To: Vanessa Minott <vminott@santarosa-nsn.gov>; Megan Black <mblack@ultrasystems.com>

Ms. Minott,

Thank you for your response on behalf of the Santa Rosa Band concerning the Envision Motors project in West Covina. Your response will be included in the cultural resources report under preparation.

Regards,

**Stephen O'Neil** | Cultural Resources Manager | M.A./RPA

**UltraSystems Environmental** | WBE/DBE/SBE/WOSB

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**ATTACHMENT D**

**CHRIS RECORDS SEARCH BIBLIOGRAPHY**

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**Report List**

7212 West Covina Mercedes

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-07238		2004	Bonner, Wayne H. and Taniguchi, Christeen	Records Search Results and Site Visit for Sprint Telecommunications Facility Candidate La60xc001b (villa Tapeyac) 2200 East Garvey Avenue South, West Covina, Los Angeles County, California	Michael Brandman Associates	
LA-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