

Appendix C

Cultural Resources

City of Covina

Covina Condos Project

Cultural Resources Study

U.S.G.S. *Baldwin Park*, CA quadrangle

Prepared for:

Dudek
38 North Marengo Avenue
Pasadena, California 91101

and

City of Covina
125 E. College Street
Covina, CA 91723-2199

Prepared by:

Rincon Consultants
706 S. Hill Street, Suite 1200
Los Angeles, CA 90014

Authors:

Breana Campbell, M.A., Chris Duran, M.A., R.P.A.,
and Shannon Carmack, B.A.

November 20, 2017



Keywords:

Baldwin Park, CA quadrangle;
Los Angeles County;
Intensive Pedestrian Survey

B. Campbell, C. Duran and S. Carmack

2016 *Cultural Resources Study for the Covina Condos Project, Covina, California*. Rincon Consultants Project No. 16-02440. Report on file at the South Central Coastal Information Center, Fullerton, California.

Covina Condos Project

Table of Contents

	Page
Covina Condos Project	i
<i>Table of Contents</i>	i
Executive Summary	1
1.0 Introduction	3
1.1 Project Description.....	6
1.2 Regulatory Setting.....	7
1.2.1 Local.....	8
1.3 Personnel.....	9
2.0 Environmental Setting.....	9
3.0 Cultural Setting	9
3.1 Prehistoric Overview	9
3.1.1 Early Man Horizon (ca. 10,000 – 6,000 B.C.).....	10
3.1.2 Milling Stone Horizon (6000-3000 B.C.)	10
3.1.3 Intermediate Horizon (3,000 B.C. – A.D. 500)	11
3.1.4 Late Prehistoric Horizon (A.D. 500–Historic Contact).....	11
3.2 Ethnography	12
3.3 History.....	13
3.3.1 Spanish Period (1769-1822)	13
3.3.2 Mexican Period (1822-1848)	13
3.3.3 American Period (1848–Present).....	14
4.0 Background Research	16
4.1 California Historical Resources Information System.....	16
4.1.1 Previously Conducted Cultural Resource Studies	16
4.1.2 Previously Recorded Cultural Resources	17
4.2 Native American Heritage Commission.....	18
4.3 Archival Research	18
5.0 Fieldwork	19
5.1 Survey Methods	19
6.0 Findings.....	19
6.1 Architectural Descriptions.....	19



6.1.1	137 W. San Bernardino Road	19
6.1.2	141 West Geneva Place	23
6.1.3	401 N. Citrus Avenue	24
7.0	Evaluation of Significance.....	26
7.1	137 W. San Bernardino Road	26
7.2	141 West Geneva Place	27
7.3	401 North Citrus Avenue	28
8.0	Recommendations.....	29
8.1	Archaeological Resources	29
8.2	Built Environment Resources	30
9.0	References	32

Figures

Figure 1. Vicinity Map.....	5
Figure 2. Project Location Map	6

Tables

Table 1. Previously Conducted Studies Within 0.5- Mile of the Project Area	18
Table 2. Previously Recorded Resources Within 0.5- Mile of the Project Area	18

Photographs

Photograph 1. View of 137 W. San Bernardino Rd, facing northeast	22
Photograph 2. View of 137 W. San Bernardino Rd, facing northwest.....	22
Photograph 3. View of 137 W. San Bernardino Rd, facing northeast	23
Photograph 4. View of 137 W. San Bernardino Rd, facing west	23
Photograph 5. View of 137 W. San Bernardino Rd, facing east.....	24
Photograph 6. View of 141 W. Geneva Place, facing northwest	25
Photograph 7. View of 141 W. Geneva Place, facing northeast.....	25
Photograph 8. View of 401 N. Citrus Ave, facing west	26
Photograph 9. View of 401 N. Citrus Ave, facing northeast.....	26

Appendices

Appendix A Records Search Results
Appendix B Native American Correspondence
Appendix C Resource Records



EXECUTIVE SUMMARY

Rincon Consultants, Inc. (Rincon) was retained by Dudek on behalf of the City of Covina to conduct a cultural resources study for the Covina Condos Project (project) located in the City of Covina, Los Angeles County, California. The proposed project includes the redevelopment of three separate sites, located within the downtown area of the City of Covina. This study has been conducted to assist Dudek with preparation of an Environmental Impact Report (EIR) for the proposed project in accordance with requirements of the California Environmental Quality Act (CEQA). This cultural resources study includes a records search, Sacred Lands File (SLF) search, archival research, an intensive pedestrian survey of the project area, and preparation of this report. The three project sites are currently developed with various commercial and industrial buildings and surface parking areas and will be referred to as the “project area” throughout this report.

Background research conducted for this study found no previously recorded archaeological resources within the project area. However, a segment of the Mojave Road, which is a designated California Historical Landmark, is located approximately 1.5 blocks south of the proposed Site B. The Mojave Road was once utilized as a Native American trail, a federal government supply and mail route, and a freight route.

The Native American Heritage Commission (NAHC) search revealed that no Native American cultural resources are listed on the Sacred Lands File within or near the project area. Consultation with local Native American groups however, identified several known Gabrieliño villages in the surrounding area, indicating that the project area may be sensitive for buried cultural resources below the existing infrastructure. The lack of known cultural resources within or near the project area is likely due to the development of the region which predates CEQA and other regulatory statutes for cultural resources. An archaeological survey was not conducted because the area is completely paved and there is no ground visibility.

A built environment survey of the Project Area was conducted. Three properties were found to contain buildings and structures older than 45 years of age that required evaluation: 137 W. San Bernardino Road contains an automotive dealership with accompanying offices and service bays; 141 W. Geneva Place includes a collision center building and warehouse; and 401 N. Citrus Avenue contains a one-story building that functioned as an automotive service center and gas station.

All three properties were found not eligible for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR) or for local designation of a City of Covina Landmark or Structure of Merit. All properties have undergone alterations over the years and are not significantly associated with any events or persons that warrant historic designation.

Based on the results of the records search, Native American and local consultation, background research conducted for the region, and the built environment survey, Rincon recommends that archaeological and Native American monitoring take place during all ground disturbance



activities for the proposed project. These recommendations are discussed in greater detail below.

ARCHAEOLOGICAL AND NATIVE AMERICAN MONITORING

Rincon recommends archaeological and Native American monitoring of all project-related ground-disturbance activities within soils that appear to be within a primary context. Monitoring activities shall be conducted under the direction of an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983). If archaeological resources are encountered during ground-disturbing activities, all earth disturbing work within 50-feet of the discovery shall be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. Evaluation of significance for the find may include the determination of whether or not the find qualifies as an archaeological site. Isolated finds typically do not qualify as historical resources under CEQA and therefore require no management consideration under CEQA. Should any resource(s) be identified, an evaluation of eligibility for the CRHR may be required through the development of a treatment plan including a research design and subsurface testing through the excavation of test units and shovel test pits. After effects to the find have been appropriately mitigated, work in the area may resume. Mitigation of effects to the find may include a damage assessment of the find, archival research, and/or data recovery to remove any identified archaeological deposits, as determined by a qualified archaeologist.

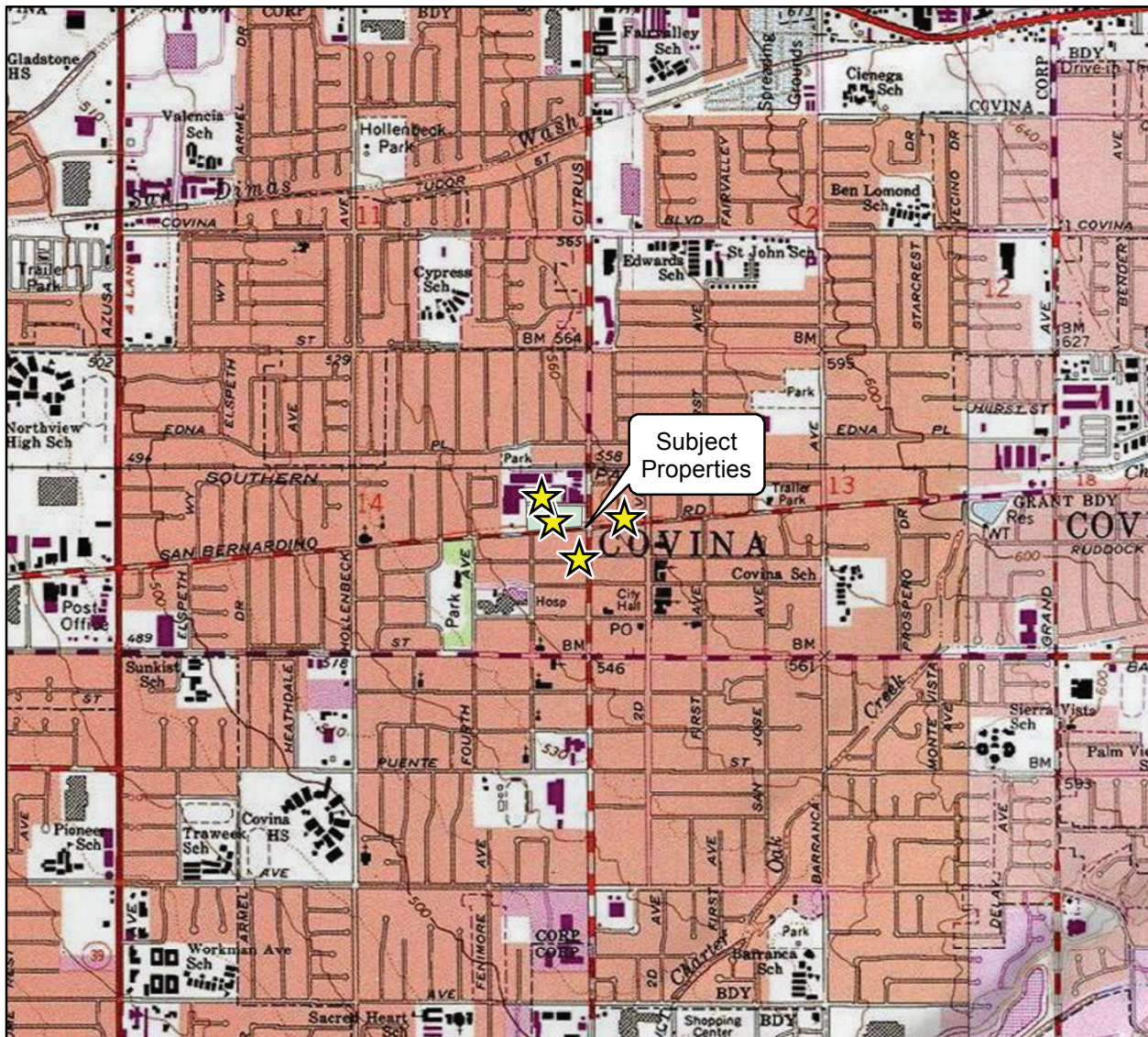
UNANTICIPATED DISCOVERY OF HUMAN REMAINS

The discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Los Angeles County coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the county coroner must be notified immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

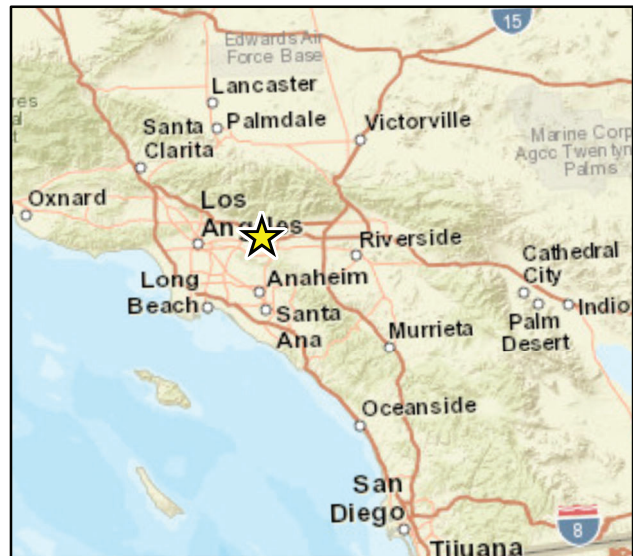
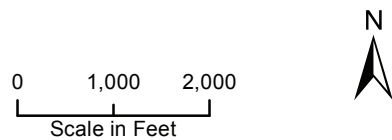
1.0 INTRODUCTION

Rincon Consultants, Inc. (Rincon) was retained by Dudek on behalf the City of Covina to conduct a cultural resources study for the Covina Condos Project (project) located in the City of Covina, Los Angeles County, California (Figures 1 and 2). The project involves the re-development of three different sites, referred to as Sites A, B and C, into a combination of residential, retail, commercial and office space. The project area is currently developed with various commercial and industrial buildings and surface parking areas. This study has been conducted to assist Dudek with the preparation of an Environmental Impact Report for the proposed project in accordance with requirements of the California Environmental Quality Act (CEQA).



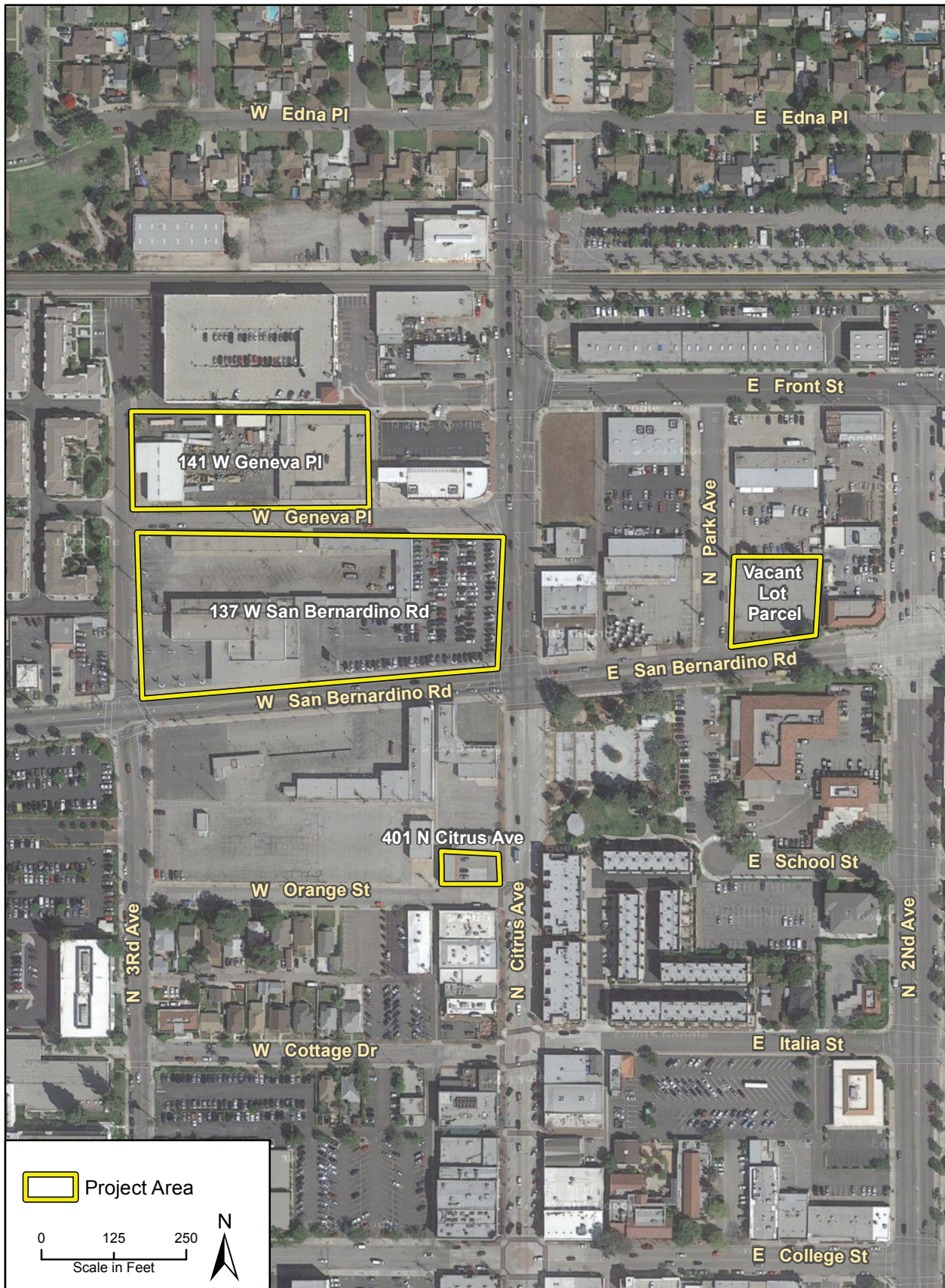


Imagery provided by National Geographic Society, ESRI and its licensors © 2016. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.



Regional Vicinity Map

Figure 1



Project Location

Figure 2
City of Covina

1.1 PROJECT DESCRIPTION

The project includes the demolition of existing structures and redevelopment of three separate sites, as follows:

Site A

Site A is located at the northwest corner of N. Citrus Avenue and W. San Bernardino Road and made up of Assessor Parcel Numbers (APN) 8431-015-042, 8431-014-015 and 8431-014-008. The total site size is approximately 5.3 gross acres and includes 400 feet of Geneva Place (an existing public street), proposed to be vacated. Site A is currently zoned Town Center Specific Plan-4 Mixed Use, which allows for a mix of residential and commercial uses or only residential uses. Although the applicant has not yet formally submitted an application to develop a project at Site A, two conceptual developments have been proposed:

- Concept 1: Mixed-use development consisting of 125 townhouses and 6,000 square feet of retail space (may include restaurant uses).
- Concept 2: Mixed-use development consisting of 115 townhouses and a four-story 24,000-square foot commercial/ office building (may include restaurant uses).

Site B

Site B is comprised of three legal parcels that are zoned Town Center Specific Plan-4 Mixed Use which allows for residential uses. The first parcel (APN 8431-028-006), with an address of 401 N. Citrus Avenue, is located at the northwest corner of N. Citrus Avenue and W. Orange Avenue. This parcel is 5,530 square feet in area and contains an existing unoccupied structure formerly used as an auto-related business. The unoccupied structure is more than 80 years old. The applicant has proposed to demolish the existing structure and develop a mixed-use project consisting of a two-story office/retail building totally 1,800 square feet. Further west on W. Orange Avenue are the second and third parcels of Site B (APNs 8431-028-030 and 8431-028-031) with an address of 129-137 W. Orange Avenue. These two vacant parcels total 13,151 square feet in area and are paved with impervious material that is not in good condition. The applicant has proposed to develop eight townhouse units on these two parcels. Site B is surrounded by an approved development project of 68 townhomes. However, this adjacent project is on hold pending resolution of CEQA litigation regarding parking and traffic issues related to the project.

Site C

Site C (APN 8430-024-012) is located at the northeast corner of E. San Bernardino Road and Park Avenue. The vacant site is paved with impervious material and may have been used as a parking lot at one time. The site size is approximately 0.47 acre in area. The applicant has proposed a mixed-use development consisting of ten residential units over a 24,000-square foot ground-floor commercial space that may include restaurant uses. Site C is zoned Town Center Specific Plan-4 Mixed Use, which allows for a mix of residential and commercial uses.



1.2 REGULATORY SETTING

CEQA requires a lead agency to determine whether a project may have a *significant effect* on historical resources (CCR Section 21084.1). If it can be demonstrated that a project will cause damage to a *unique archaeological resource*, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (Section 21083.2[a], [b], and [c]).

Section 21083.2(g) defines a *unique archaeological resource* as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- 1) contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information;
- 2) has a special and particular quality such as being the oldest of its type or the best available example of its type; or
- 3) is directly associated with a scientifically recognized important prehistoric or historic event or person.

A *historical resource* is a resource listed in, or determined to be eligible for listing, in the California Register of Historical Resources (CRHR) (Section 21084.1), a resource included in a local register of historical resources (CCR Section 15064.5[a][2]), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (CCR Section 15064.5[a][3]).

PRC Section 5024.1, CCR Section 15064.5, and PRC Sections 21083.2 and 21084.1 were used as the basic guidelines for this cultural resources study. PRC Section 5024.1 requires an evaluation of historical resources to determine their eligibility for listing in the CRHR. The purpose of the CRHR is to maintain listings of the state's historical resources and to indicate which properties are to be protected from substantial adverse change. The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP), enumerated below.

According to PRC Section 5024.1(c)(1–4), a resource is considered *historically significant* if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

- 1) is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- 2) is associated with the lives of persons important in our past;
- 3) embodies the distinctive characteristics of a type, period, region or method of installation, or represents the work of an important creative individual, or possesses high artistic values; or
- 4) has yielded, or may be likely to yield, information important in prehistory or history.



Impacts to significant cultural resources that affect the characteristics of any resource that qualify it for the NRHP or adversely alter the significance of a resource listed on or eligible for listing in the CRHR are considered a significant effect on the environment. These impacts could result from “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines, Section 15064.5 [b][1], 2000). Material impairment is defined as demolition or alteration “in an adverse manner [of] those characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register...” (CEQA Guidelines Section 15064.5[b][2][A]).

The disposition of burials falls first under the general prohibition on disturbing or removing human remains under California Health and Safety Code Section 7050.5. More specifically, remains suspected to be Native American are treated under CEQA at CCR Section 15064.5 and cite language found at PRC Section 5097.98 that illustrates the process to be followed in the event that remains are discovered. Further, if human remains are discovered during the construction of the proposed project, no further disturbance to the site shall occur and the Los Angeles County Coroner must be notified (PRC 15064.5 and 5097.98). If the Coroner determines the remains to be Native American, the coroner shall notify the NAHC within 24 hours. The NAHC shall identify the person or persons it believes to be the Most Likely Descendant (MLD) of the deceased, and the MLD may then make recommendations as to the disposition of the remains.

1.2.1 Local

The City of Covina’s Municipal Code, Chapter 17.81 describes the City’s Historic Preservation goals and processes. In similar fashion to the CRHR, the City of Covina’s historic preservation board and city council use the following historic designation criteria for determining if a property is eligible for local designation as a historic landmark or structure of merit (Covina Municipal Code 17.81.050):

1. It exemplifies or reflects special elements of the city’s cultural, social, economic, political, aesthetic, engineering, architectural or natural history; or
2. It is identified with persons or events significant in local, state, or national history; or
3. It represents the work of a notable builder, designer, or architect; or
4. It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
5. It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development; or



6. It is one of the few remaining examples in the city of Covina, region, state, or nation possessing distinguishing characteristics of an architectural or historic type or specimen.

The City requires issuance of a historic structure modification certificate prior to a project applicant conducting any alteration or demolition to a designated historic landmark or structure of merit. This process requires an application to be filed with the City by the project applicant, and that project design plans conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties. The project applicant must then receive final approval from the City's historic preservation board.

1.3 PERSONNEL

Rincon Architectural Historian Shannon Carmack, B.A., conducted the field survey and archival research for this study and served as a co-author of this report. Ms. Carmack meets the Secretary of the Interior's *Professional Qualifications Standards* for architectural history and history (NPS 1983). Rincon Cultural Resource Specialist Breana Campbell, M.A., conducted the cultural resources records search, Native American consultation, and served as a co-author of this report. Rincon Cultural Resources Principal Investigator Christopher Duran, M.A., Registered Professional Archaeologist (RPA), served as a co-author of this report and provided the archaeological management recommendations in this study. Mr. Duran meets the Secretary of the Interior's *Professional Qualifications Standards* for prehistoric and historic archaeology (NPS 1983). GIS Analyst Jon Montgomery prepared the figures found in this report. Rincon Principal Joseph Power, AICP, CEP, reviewed this report for quality control.

2.0 ENVIRONMENTAL SETTING

The project is located within the limits of the City of Covina at an elevation of 555 feet (169 meters) above mean sea level (AMSL). It is situated in a predominantly urban environment, surrounded by commercial and civic buildings as well as residential neighborhoods. The project area is currently developed with extant structures and paved parking lots. Some ornamental plants exist within the project area within existing planting boxes.

3.0 CULTURAL SETTING

3.1 PREHISTORIC OVERVIEW

During the twentieth century, many archaeologists developed chronological sequences to explain prehistoric cultural changes within all or portions of southern California (c.f., Jones and Klar 2007; Moratto 1984). Wallace (1955, 1978) devised a prehistoric chronology for the southern California coastal region based on early studies and focused on data synthesis that included four horizons: Early Man, Milling Stone, Intermediate, and Late Prehistoric. Though initially lacking the chronological precision of absolute dates (Moratto 1984:159), Wallace's (1955) synthesis has been modified and improved using thousands of radiocarbon dates obtained by southern California researchers over recent decades (Byrd and Raab 2007:217; Koerper and



Drover 1983; Koerper et al. 2002; Mason and Peterson 1994). The prehistoric chronological sequence for southern California presented below is a composite based on Wallace (1955) and Warren (1968) as well as later studies, including Koerper and Drover (1983).

3.1.1 Early Man Horizon (ca. 10,000 – 6,000 B.C.)

Numerous pre-8000 B.C. sites have been identified along the mainland coast and Channel Islands of southern California (c.f., Erlandson 1991; Johnson et al. 2002; Jones and Klar 2007; Moratto 1984; Rick et al. 2001:609). The Arlington Springs site on Santa Rosa Island produced human femurs dated to approximately 13,000 years ago (Arnold et al. 2004; Johnson et al. 2002). On nearby San Miguel Island, human occupation at Daisy Cave (CA-SMI-261) has been dated to nearly 13,000 years ago and included basketry greater than 12,000 years old, the earliest recorded on the Pacific Coast (Arnold et al. 2004).

Although few Clovis or Folsom style fluted points have been found in southern California (e.g., Dillon 2002; Erlandson et al. 1987), Early Man Horizon sites are generally associated with a greater emphasis on hunting than later horizons. Recent data indicate that the Early Man economy was a diverse mixture of hunting and gathering, including a significant focus on aquatic resources in coastal areas (e.g., Jones et al. 2002) and on inland Pleistocene lakeshores (Moratto 1984). A warm and dry 3,000-year period called the Altithermal began around 6000 B.C. The conditions of the Altithermal are likely responsible for the change in human subsistence patterns at this time, including a greater emphasis on plant foods and small game.

3.1.2 Milling Stone Horizon (6000–3000 B.C.)

Wallace (1955:219) defined the Milling Stone Horizon as “marked by extensive use of milling stones and mullers, a general lack of well-made projectile points, and burials with rock cairns.” The dominance of such artifact types indicate a subsistence strategy oriented around collecting plant foods and small animals. A broad spectrum of food resources were consumed including small and large terrestrial mammals, sea mammals, birds, shellfish and other littoral and estuarine species, near-shore fishes, yucca, agave, and seeds and other plant products (Kowta 1969; Reinman 1964). Variability in artifact collections over time and from the coast to inland sites indicates that Milling Stone Horizon subsistence strategies adapted to environmental conditions (Byrd and Raab 2007:220). Lithic artifacts associated with Milling Stone Horizon sites are dominated by locally available tool stone and in addition to ground stone tools, such as manos and metates, chopping, scraping, and cutting tools, are very common. Kowta (1969) attributes the presence of numerous scraper-plane tools in Milling Stone Horizon collections to the processing of agave or yucca for food or fiber. The mortar and pestle, associated with acorns or other foods processed through pounding, were first used during the Milling Stone Horizon and increased dramatically in later periods (Wallace 1955, 1978; Warren 1968).

Two types of artifacts that are considered diagnostic of the Milling Stone period are the cogged stone and discoidal, most of which have been found within sites dating between 4,000 and 1,000 B.C. (Moratto 1984:149), though possibly as far back as 5,500 B.C. (Couch et al. 2009). The cogged stone is a ground stone object that has gear-like teeth on the perimeter and is produced from a variety of materials. The function of cogged stones is unknown, but many scholars have



postulated ritualistic or ceremonial uses (c.f., Dixon 1968:64-65; Eberhart 1961:367). Similar to cogged stones, discoidals are found in the archaeological record subsequent to the introduction of the cogged stone. Cogged stones and discoidals were often purposefully buried, or “cached.” They are most common in sites along the coastal drainages from southern Ventura County southward and are particularly abundant at some Orange County sites, although a few specimens have been found inland at Cajon Pass (Dixon 1968:63; Moratto 1984:149). Discoidals and cogged stones have been found together at some Orange County sites, such as CA-ORA-83/86/144 (Van Bueren et al. 1989:772) and Los Cerritos Ranch (Dixon 1975). Cogged stones have been collected in Los Angeles County though their distribution appears to center on the Santa Ana River basin (Eberhart 1961).

3.1.3 Intermediate Horizon (3,000 B.C. – A.D. 500)

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

Mortars and pestles became more common during this transitional period, gradually replacing manos and metates as the dominant milling equipment. Many archaeologists believe this change in milling stones signals a change from the processing and consuming of hard seed resources to the increasing reliance on acorn (e.g., Glassow et al. 1988; True 1993). Mortuary practices during the Intermediate typically included fully flexed burials oriented toward the north or west (Warren 1968:2-3).

3.1.4 Late Prehistoric Horizon (A.D. 500–Historic Contact)

During Wallace’s (1955, 1978) Late Prehistoric Horizon the diversity of plant food resources and land and sea mammal hunting increased even further than during the Intermediate Horizon. More classes of artifacts were observed during this period and high quality exotic lithic materials were used for small finely worked projectile points associated with the bow and arrow. Steatite containers were made for cooking and storage and an increased use of asphalt for waterproofing is noted. More artistic artifacts were recovered from Late Prehistoric sites and cremation became a common mortuary custom. Larger, more permanent villages supported an increased population size and social structure (Wallace 1955:223).

Warren (1968) attributes this dramatic change in material culture, burial practices, and subsistence focus to the westward migration of desert people he called the Takic, or Numic, Tradition in Los Angeles, Orange, and western Riverside counties. This Takic Tradition was formerly referred to as the “Shoshonean wedge” (Warren 1968), but this nomenclature is no longer used to avoid confusion with ethnohistoric and modern Shoshonean groups (Heizer 1978:5; Shipley 1978:88, 90).



3.2 ETHNOGRAPHY

The project site is located within the traditional territory of the Native American group known as the Gabrieliño. The name Gabrieliño was applied by the Spanish to those natives that were attached to Mission San Gabriel (Bean and Smith 1978:538). Today, most contemporary Gabrieliño prefer to identify themselves as Tongva, a term that will be used throughout the remainder of this section (King 1994:12).

Tongva territory included the Los Angeles basin and southern Channel Islands as well as the coast from Aliso Creek in the south to Topanga Creek in the north. Their territory encompassed several biotic zones, including Coastal Marsh, Coastal Strand, Prairie, Chaparral, Oak Woodland, and Pine Forest (Bean and Smith 1978).

The Tongva language belongs to the Takic branch of the Uto-Aztecan language family, which can be traced to the Great Basin region (Mithun 2004). This language family includes dialects spoken by the nearby Juaneño and Luiseño, but is considerably different from those of the Chumash people living to the north and the Diegueño (including Ipai, Tipai, and Kumeyaay) people living to the south.

Tongva society was organized along patrilineal non-localized clans, a common Takic pattern. Each clan had a ceremonial leader and contained several lineages. The Tongva established large permanent villages and smaller satellite camps throughout their territory. Recent ethnohistoric work (O'Neil 2002) suggests a total tribal population of nearly 10,000, considerably more than earlier estimates of around 5,000 people (Bean and Smith 1978:540).

Tongva subsistence was oriented around acorns supplemented by the roots, leaves, seeds, and fruits of a wide variety of plants. Meat sources included large and small mammals, freshwater and saltwater fish, shellfish, birds, reptiles, and insects. (Bean and Smith 1978; Langenwaller et al. 2001; Kroeber 1925; McCawley 1996). The Tongva employed a wide variety of tools and implements to gather and hunt food. The digging stick, used to extract roots and tubers, was frequently noted by early European explorers (Rawls 1984). Other tools included the bow and arrow, traps, nets, blinds, throwing sticks and slings, spears, harpoons, and hooks. Like the Chumash, the Tongva made oceangoing plank canoes (known as a *tí'at*) capable of holding six to 14 people and used for fishing, travel, and trade between the mainland and the Channel Islands. Tule reed canoes were employed for near-shore fishing (Blackburn 1963; McCawley 1996:117-127).

Chinigchinich, the last in a series of heroic mythological figures, was central to Tongva religious life at the time of Spanish contact (Kroeber 1925:637-638). The belief in Chinigchinich was spreading south among other Takic-speaking groups at the same time the Spanish were establishing Christian missions. Elements of Chinigchinich beliefs suggest it was a syncretic mixture of Christianity and native religious practices (McCawley 1996:143-144).

Prior to European contact, deceased Tongva were either buried or cremated, with burial more common on the Channel Islands and the adjacent mainland coast and cremation on the remainder of the coast and in the interior (Harrington 1942; McCawley 1996:157). After pressure



from Spanish missionaries, cremation essentially ceased during the post-contact period (McCawley 1996:157).

3.3 HISTORY

The post-contact history of California is generally divided into three time spans: the Spanish period (1769–1822), the Mexican period (1822–1848), and the American period (1848–present). Each of these periods is briefly described below.

3.3.1 Spanish Period (1769–1822)

Spanish exploration of California began when Juan Rodriguez Cabrillo led the first European expedition into the region in 1542. For more than 200 years after his initial expedition, Spanish, Portuguese, British, and Russian explorers sailed the California coast and made limited inland expeditions, but they did not establish permanent settlements (Bean 1968; Rolle 2003). In 1769, Gaspar de Portolá and Franciscan Father Junipero Serra established the first Spanish settlement in what was then known as Alta (upper) California at Mission San Diego de Alcalá. This was the first of 21 missions erected by the Spanish between 1769 and 1823. It was during this time that initial Spanish settlement of the project vicinity began. Mission San Gabriel was first founded in 1771. It was the fourth mission to be established in California, and is located approximately 12 miles west of the project area (California Missions Foundation, n.d.). In 1775 the mission was moved approximately three miles to its present location to improve conditions for planting and cultivating crops. Mission San Gabriel became one of the most productive and affluent missions in Alta California, providing support for surrounding missions (California Missions Foundation, n.d.). At its peak the mission population reached 1,701 people in 1817 (Bodkin, 1910:10).

3.3.2 Mexican Period (1822–1848)

The Mexican Period commenced when news of the success of the Mexican War of Independence (1810-1821) against the Spanish crown reached California in 1822. This period saw the privatization of mission lands in California with the passage of the Secularization Act of 1833. This Act federalized mission lands and enabled Mexican governors in California to distribute former mission lands to individuals in the form of land grants. Successive Mexican governors made approximately 700 land grants between 1833 and 1846, putting most of the state's lands into private ownership for the first time (Shumway, 2007:10). After secularization, the San Gabriel Mission and its grounds deteriorated and the Native American population eventually dispersed (Bodkin, 1910:10-11).

In 1842 John Rowland was granted the 17,740 acre Rancho La Puente by Mexican governor Juan Bautista Alvarado for the sum of \$1,000. The rancho property had been part of Mission San Gabriel's land holdings. In 1845 the rancho was enlarged to 48,790 acres when Governor Pio Pico named both John Rowland and William Workman as co-owners. The validity of the grant was challenged by the United States government once California became a U.S. territory. The Mexican Period for the Los Angeles County region ended in early January 1847. Mexican forces fought and lost to combined U.S. Army and Navy forces in the Battle of the San Gabriel



River on January 8 and in the Battle of La Mesa on January 9 (Nevin 1978). On January 10, leaders of the pueblo of Los Angeles surrendered peacefully after Mexican General Jose Maria Flores withdrew his forces. Shortly thereafter, newly appointed Mexican Military Commander of California Andrés Pico surrendered all of Alta California to U.S. Army Lieutenant Colonel John C. Fremont in the Treaty of Cahuenga (Nevin 1978).

3.3.3 American Period (1848–Present)

The American Period officially began with the signing of the Treaty of Guadalupe Hidalgo in 1848, in which the United States agreed to pay Mexico \$15 million for conquered territory including California, Nevada, Utah, and parts of Colorado, Arizona, New Mexico, and Wyoming. Settlement of the Los Angeles region increased dramatically in the early American Period.

The discovery of gold in northern California in 1848 led to the California Gold Rush, despite the first California gold being previously discovered in Placerita Canyon in 1842 (Guinn 1977; Workman 1935:26). By 1853, the population of California exceeded 300,000. Thousands of settlers and immigrants continued to immigrate to the state, particularly after the completion of the First Transcontinental Railroad in 1869. The U.S. Congress in 1854 agreed to let San Pedro become an official port of entry. By the 1880s, the railroads had established networks from the port and throughout the county of Los Angeles, resulting in fast and affordable shipment of goods, as well as a means to transport new residents to the booming region (Dumke 1944). New residents included many health-seekers drawn to the area by the fabled Southern California climate in the 1870s–1880s.

After California became a U.S. territory, the validity of the grant for Rancho La Puente was challenged by the United States government. The title to the property was not confirmed until 1867 (Bodkin, 1910; Workman and Temple Family Homestead Museum, n.d.) John Rowland's widow, Charlotte Grey, sold approximately 5,500 acres to Antonio and Julian Badillo, who attempted to establish a coffee plantation. Being unsuccessful, the Badillos sold the property to John Hollenbeck, who later sold 2,000 acres of land to Joseph Swift Phillips in 1882 (Hall, 2007:7, 9, 11). The community of Covina was the creation of Phillips, who subdivided land and helped bring water to the town (Covina Chamber of Commerce, 1980:1).

3.3.3.1 City of Covina

Covina was founded in 1882 when Joseph Swift Phillips began subdividing 2,000 acres of the former Rancho La Puente. Phillips hired a Los Angeles engineer, Frederick Eaton, to divide the land into 10-acre tracts, placing the town of Covina at the center. Eaton came up with the name "Covina" from the description "cove of vines," which referenced the natural cove of the San Gabriel Mountains surrounding the vineyards planted by earlier settlers (Hall, 2007:15).

Phillips also offered a 10-acre plot and five town lots to a journalist who would come to the community to establish a newspaper and agree to publish it for one year. J.R. Conlee and H.N. Short of Santa Ana accepted his offer and arrived with their printing press to establish the *Covina Independent*. The newspaper's headquarters were erected at the southwest corner of



Citrus Avenue and Badillo Streets, and became the first building in town. Joseph Phillips also donated land to build the community's first school. It opened in December of 1883 at the southeast corner of Citrus Avenue and San Bernardino Road. The school was named after Phillips as recognition of his donation of land and the first year's salary for the school teacher (Hall, 2007:14, 17).

Covina was one of Southern California's first three "citrus communities", including Glendora and Azusa, which were located a few miles to the north and were both founded in 1887 (City of Azusa, n.d.; City of Glendora, n.d.). Joseph Phillips had built a tunnel up the San Gabriel Canyon to bring water into Covina. However, tensions with neighboring communities ensued and a fierce water war developed between Covina, Duarte and Azusa over access to water. Dams were constructed only to be quickly torn down, and dynamite was used to destroy wooden dam structures (Hall 2011). Gun-wielding farmers attempted to control the water gates and at one time all water to Phillips' ditch was shut off completely. In 1890 a judge's order divided the water between the Azusa and Duarte water companies and Covina (Hall, 2007:16). A compromise agreement was reached between involved parties in 1889. Additional water access was soon secured through the construction of a new *zanja* (water ditch), the Covina irrigation ditch, and the region began to prosper from a rapidly expanding agriculture industry. In 1895 the Southern Pacific Railroad (SPRR) arrived in Covina, being constructed by two teams of workers with 75 teams of horses and mules, along with a telegraph line. A boxcar served as a ticketing office until a formal two-story depot was eventually built. The arrival of the railroad brought about the construction of citrus packing plants and made the entire process of selling citrus much more convenient. No more were the days of hauling citrus by horse-drawn wagons. The new packinghouses were built beside the tracks for added convenience. A total of 12 packinghouses were constructed and owned by the Covina Citrus Association, the Houser Brothers Packinghouse and others (Chenault 2012; Hall, 2007:52).

Moving into the twentieth century, the City of Covina officially became incorporated in 1901. The Pacific Electric Railway laid tracks in the city in 1903 and by 1907 it was providing transportation to Los Angeles. The trolley cars ran along Badillo Street (Hall, 2007:49, 60). By 1906 Covina had become the largest shipper of oranges in Los Angeles County. At that time, the city also claimed the highest per capita ownership of cars in the country, beginning Covina's strong reliance on automobile dealership (Covina Chamber of Commerce, 1980). The popularity of the automobile changed the face of Citrus Avenue (Hall, 2007: 90). The portion of Citrus Avenue that incorporates the project area became largely defined by automotive-related businesses, including car and tractor dealerships, repair and service stations, gas stations, as well as a drive-through market (Hall, 2007: 90; Stone, 2013).

The community of Covina existed between two major transportation corridors: to the north of the city, the nationally significant Route 66 ran east-west. Route 66 became the primary auto and truck route between Chicago and Los Angeles during the mid-1920s. Besides the attraction of a shorter, more direct route from the Midwest to Southern California, Route 66 also became known for its scenic vistas. By 1930, many Americans were using the highway as a tourist route to see natural wonders of the Southwest (Dedek, 2007:3-4). Citrus Avenue connected Covina directly to Route 66 to the north, near the city of Azusa (USGS Glendora Quadrangle Map, 1939).



Slightly to the south of Covina, Arroyo Avenue was signed as Highway 60/70/99 by 1939. The highway evolved into today's San Bernardino Freeway (also known as Interstate 10) which was constructed during the mid to late 1950s (CaliforniaHighways.org, n.d.). Citrus Avenue also connected the city to this highway to the south. There was much east-west automobile traffic in the region and the city of Covina provided major services such as gasoline, repair shops and a resting place for motorists.

As time went on and new technology emerged, the landscape of Covina slowly began to change. After World War II the orange groves which defined the City's landscape began to gradually disappear and were soon almost entirely replaced by residential housing and commercial buildings. As the automobile began to take over, Pacific Electric passenger service to Covina ceased in 1947 (Hall, 2007:120) and the City of Covina began to take the shape we see today. The automobile continued to hold a popular and significant presence in the community. The Clippinger Chevrolet dealership complex was constructed and then expanded at its present location on Citrus Avenue between 1952 and 1965. The Thunderfest Car Show has been held in Covina for twenty years since 1995, harkening back to the automobile parades held in the early 1900s along Citrus Avenue (Thunderfest website, n.d.; Hall, 2011: 50)

4.0 BACKGROUND RESEARCH

4.1 CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

On February 10, 2016, Rincon Cultural Resource Specialist Breana Campbell conducted a search of cultural resource records housed at the California Historical Resources Information System (CHRIS), South Central Coastal Information Center (SCCIC) located at California State University, Fullerton. The search was conducted to identify all previously conducted cultural resources work as well as identify any previously recorded cultural resources within a one-half mile radius of the project area. The CHRIS search included a review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, and the California State Historic Resources Inventory list. The records search also included a review of all available historic USGS 7.5- and 15-minute quadrangle maps.

4.1.1 Previously Conducted Cultural Resource Studies

The SCCIC records search identified 5 previous studies within a 0.5-mile radius of the project area (Table 1), none of which included the project area.



Table 1
Previously Conducted Studies Within a 0.5-Mile Radius of the Project Area

SCCIC Report No.	Author	Year	Study	Proximity to Project Area
LA-05001	Maki, Mary K.	2000	Negative Phase 1 Archaeological Survey of Approximately 0.5 Acres for the Senior Housing Creation Project 522 and 554 North Citrus Avenue Covina, California 91723	Outside
LA-07239	Bonner, Wayne H.	2004	Cultural Resource Records Search Results and Site Visit for Sprint Telecommunications Facility Candidate La60xc008g (Covina Plaza), 948 North Citrus Avenue, Covina, Los Angeles County, California	Outside
LA-10641	Tang, Bai "Tom"	2010	Preliminary Historical/Archaeological Resources Study, San Bernardino Line Positive Train Control Project, Southern California Regional Rail Authority, Counties of Los Angeles and San Bernardino	Outside
LA-11223	Loftus, Shannon	2011	Cultural Resource Records Search and Site Survey - Clear Wireless, LLC Site CALOS0119A Covina Center for the Performing Arts, 104 North Citrus Avenue, Covina, Los Angeles County, California 91723	Outside
LA-11573	Bonner, Wayne	2011	Cultural Resources Records Search and Site Visit Results for T-Mobile USA Candidate IE24144-A (Legacy), 410 West Badillo Street, Covina, Los Angeles County, California	Outside

Source: South Central Coastal Information Center, February 2016.

4.1.2 Previously Recorded Cultural Resources

The SCCIC records search identified 2 previously recorded cultural resources within a 0.5-mile radius of the project area (Table 2). Neither of the resources is within the project area but because of the proximity of one of the resources to the proposed project Site B, it will be discussed below.

Table 2
Previously Recorded Cultural Resources Within a 0.5-Mile Radius of the Project Area

Primary Number	Description	NRHP/CRHR Eligibility Status	Recorded By and Year	Proximity to Project Area
19-187085	The Mojave Road	Historical landmark	S. Elder 1989;	Outside
19-189466	Covina Theater	Recommended ineligible for NRHP; not evaluated for CRHR	S. Loftus 2011	Outside

Source: South Central Coastal Information Center, February 2016.



The Mojave Road is California Historical Landmark No. 963. A segment of the Mojave Road is located approximately 1.5 blocks south of the proposed project's Site B. The Mojave Road was once utilized as a Native American trail, a federal government supply and mail route, and a freight route. The path was first used by Mohave Indians as a trade route. After California became a United States territory the route became a U.S. Army wagon road used to transport supplies from the city of Los Angeles to Fort Mojave during the 1860s. This route ran from Drum Barracks in Wilmington (Los Angeles Harbor area) north into what is now downtown Los Angeles, then east toward San Bernardino, north over the Cajon Pass and to the Mojave River, then east along the river and across the Mojave Desert to the Nevada state line near the Colorado River and Fort Mojave, Arizona (Porretta, 1984).

Mail was also carried over the Mojave Road during 1866-68 and 1875-83. The army abandoned the road in 1871 but commercial freighters and public travelers continued to utilize it. The Atlantic and Pacific Railroad was built approximately 20 miles to the south in the early 1880s. After the completion of the railroad, traffic on the Mojave Road decreased and the road lost importance. Most of the route – an estimated 90% – was reported to be on lands administered in modern day by the Bureau of Land Management (Porretta, 1984; Hillier, 1984). In the early 1980s volunteers cleared an approximately 130 mile segment of the road between the Colorado River and Camp Cady and began using it as a recreational road for 4-wheel-drive vehicles (Porretta, 1984).

4.2 NATIVE AMERICAN HERITAGE COMMISSION

Rincon contacted the Native American Heritage Commission (NAHC) to request a review of the Sacred Lands File (SLF) on February 11, 2016. In anticipation of the response from the NAHC, Rincon mailed anticipatory letters on February 12, 2016 to ten tribal groups or individuals who are known to Rincon to have affiliations to the project vicinity and surrounding area. Rincon received the results of the SLF request on February 17, 2016, and sent additional letters to six tribal members or groups who were not contacted on February 12, 2016.

One response was received from Chairperson Andrew Salas of the Gabrieleno Band of Mission Indians. Chairperson Salas expressed concern over the presence of several Gabrieleno villages near the project area. Chairperson Salas also indicated that he would like to be kept informed as the project develops.

4.3 ARCHIVAL RESEARCH

Archival research was completed in February and March 2016. Research methodology focused on the review of a variety of primary and secondary source materials relating to the history and development of the property. Sources included, but were not limited to, historic maps, aerial photographs, and written histories of the area. The following repositories, publications, and individuals were contacted to identify known historical land uses and the locations of research materials pertinent to the project area:

- City of Covina Building Permits
- City of Covina City Directories



- Covina Valley Historical Society Archives
- Historic aerial photographs
- Sanborn Fire Insurance Company Maps
- *Covina Argus* archives
- Other sources as noted in the references list

5.0 FIELDWORK

5.1 SURVEY METHODS

Rincon Senior Architectural Historian Shannon Carmack conducted an intensive pedestrian survey of the project area on February 8, 2016. Because the project area is completely developed (containing standing buildings and structures, paved surfaces), no archaeological survey was conducted for the project. Ms. Carmack surveyed all built environment features within the project area and immediate vicinity. Each building and structure was inspected and photographed. Ms. Carmack documented the fieldwork using field notes and digital photographs which are on file at Rincon's Los Angeles, California office.

6.0 FINDINGS

The project area is occupied by standing buildings and paved surfaces (such as parking lots and sidewalks). The project area encompasses four separate sites within a developed, urban context. Three of the sites contain buildings and structures constructed over 45 years ago and were evaluated for historic significance. The remaining site contains a vacant parking lot.

6.1 ARCHITECTURAL DESCRIPTIONS

6.1.1 137 W. San Bernardino Road

The subject property is a former auto dealership at the northwest corner of San Bernardino Road and Citrus Avenue consisting of two buildings and parking lots on a 3.7 acre parcel which spans between Citrus Avenue and 3rd Avenue. Building permits for the property describe the buildings as Building A, B, C, and D; however they appear to be connected and include a showroom, service bays and offices. The auto dealership facility has roughly a U-shaped plan with a showroom building that projects to the south and fronts San Bernardino Road. There is a large parking lot at east end of the property at the corner of San Bernardino Road and Citrus Avenue, and smaller parking lots at the west end of the property adjacent to 3rd Avenue.

The showroom building is a one-story building that projects to the south off of the larger U-shaped building complex. It is raised on a podium above grade and is constructed of concrete block. It has an irregular plan and flat roofs of various heights. It features a large expanse of glass storefront windows. The flat roof projects past the walls and is supported by squared wood posts creating patio areas on either side of the showroom. The primary entrance is on the south elevation. A small flight of steps as well as a handicap ramp lead to steel and glass double doors. A short distance to the west there is an additional flight of steps which leads to another



steel and glass entry door on the west elevation of the showroom. There is one additional single door that appears to be wooden on the same elevation.

The eastern elevation of the showroom contains of glass storefront windows and steel and glass doors, as well as concrete block walls. Along the length of the east side of the building there are six single-paned windows and a single entry door that appears to be wooden. This portion of the building has a low, flat roof with a slight overhang. Signage on the wall identifies a recessed entry for the waiting room and cashier. This area is not clearly visible from the public right of way. The northeast corner of the building connects to the portion of the building complex that contains the service bays and offices which extends to the east towards Citrus Avenue. Its south elevation features a flat roof and contains two large, aluminum paneled roll-up doors with a strip of ribbon windows across their width. The service bays are located in the interior of the property thus are not visible from the public right of way.

At the southeast corner of the building complex there appears to be a small addition wrapping around the corner of the service building. It is constructed of concrete block and has a low, flat roof with a broad overhang. At least two sets of steps lead to a walkway that wraps around the building and is enclosed by iron railing. The south and east elevations contain several windows and single entry doors which are not clearly visible from the public right of way. The remainder of the east elevation is composed of the flat-roofed wall to the service bay area. It does not contain any entry doors or fenestration.

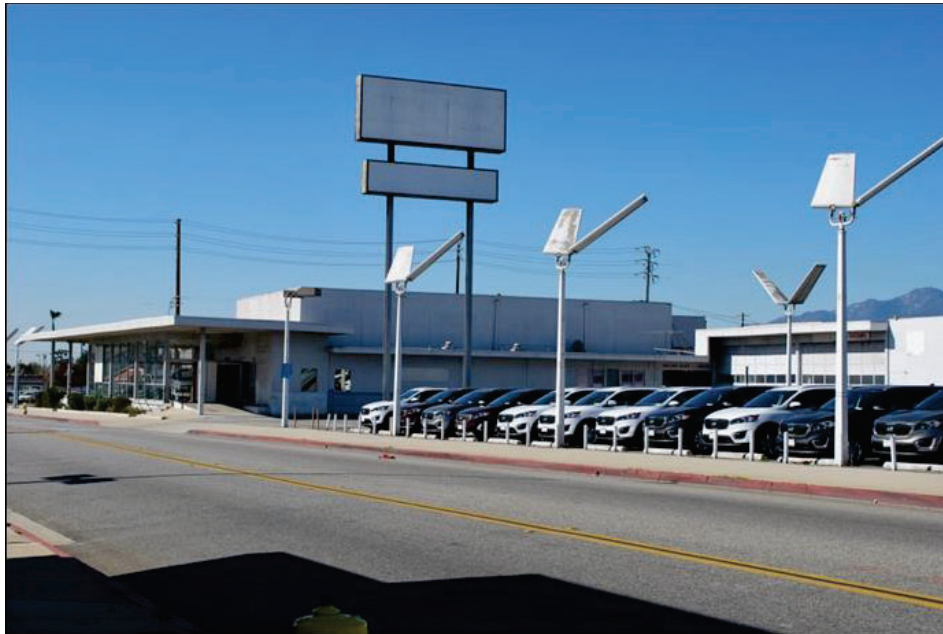
At the northern edge of the property are two long buildings that contain inward-facing service bays. Between the two buildings a gated driveway off of Geneva Place allows entry to the interior of the property.

To the west of the showroom a warehouse building extends towards 3rd Street. It has a flat roof and no entries or fenestration on the south elevation. Its west elevation features a loading dock with an aluminum coiling door as well as a set of steps and railing leading to a single door that appears to be wooden. To the north of the warehouse building is a paved area with service bays between the northern and southern wings of the complex (Photographs 1-5).





Photograph 1. Showroom, view to northeast.



Photograph 2. Showroom, parts, and office building, view to northwest.



Photograph 3. Corner offices and parking lot, view to northeast.



Photograph 4. Entrance to service bays on W. Geneva Place, view to the west.



Photograph 5. Looking east into service bays from North 3rd Avenue.

6.1.2 141 West Geneva Place

The subject property contains an industrial building, a warehouse and two smaller shed-like buildings. At the eastern end of the property is a rectangular-massed building with an open interior that provides parking and additional workspace. The building complex is constructed of concrete block and has a flat roof. The primary entry is on the south elevation consisting of two steps leading to a recessed entry with a steel door. Adjacent to this is large, steel, roll-up door for automobiles. Above this is a parapet with letters in relief reading: "Paint and Body Shop". Further east on this elevation is a second single steel door in a recessed entry. The western elevation has a single entry door which is not clearly visible from the public right of way. The eastern and north elevations do not appear to have fenestration or entries. A hand-painted sign on the east elevation designates the building as a "Collision Center". The northwest corner of the building appears to be an addition; it features a rectangular plan and a gabled roof that contrasts the rest of the structure. West of the building is a parking lot on which there are two small structures that appear to be steel sheds with flat roofs. They are at the rear of the parking lot thus are not clearly visible. At the western end of the parcel at the corner of Geneva Place and 3rd Avenue is a warehouse with a roughly L-shaped footprint. It is clad with steel vertical siding and has a very low-pitched gabled roof on the main portion of the building and a shed roof on the smaller portion of the building. The south elevation has a flight of steps leading to a single steel entry door. Next to the entry door is a steel, roll-up door over a concrete landing. In front of these two doors is a driveway exiting to Geneva Place with steel railings separating the staircase from the driveway and steel railings separating the driveway from the public right of way. The north, east and west elevations appear to have no fenestration or entries (Photograph 6 and 7).



Photograph 6. Collision Center, view to northwest.



Photograph 7. Warehouse at W. Geneva Place and N. 3rd Ave, view to northeast.

6.1.3 401 N. Citrus Avenue

The subject property is a modest Mediterranean Revival-style service garage located at the northwest corner of Citrus Avenue and Orange Street. The wood-frame structure is single-story, rectangular in plan and clad in smooth stucco. It has a flat roof with parapet and a sloped façade clad in red barrel tile. The primary entry is on the east elevation via a pair of large open automotive service bay entrances. These open bays are secured with metal folding security gates. The bays comprise the majority of the east elevation; in addition, there is one fixed, three-

pane window framed in wood within a recessed bay. The south elevation has a rectangular window opening that has been boarded over and painted. There is another large rectangular recess where a service bay was enclosed. The west elevation features four wood-frame sash windows obscured by security bars. The north elevation appears to have a small window with a wooden frame that has been boarded over and painted. The structure is set back from the lot and faces east towards Citrus Avenue. The northeast corner of the subject building connects to the building on the adjacent lot (Photograph 8 and 9).



Photograph 8. Auto service building, view to the west



Photograph 9. Auto service building, view to the northeast

7.0 EVALUATION OF SIGNIFICANCE

The subject properties were evaluated for listing in the National Register, the California Register and for designation as City of Covina Landmarks or Structures of Merit.

7.1 137 W. SAN BERNARDINO ROAD

The subject property was constructed between 1952 and 1965, for Isaiah Hale Clippinger's auto dealership, parts, and service shop known as Clippinger Chevrolet. Isaiah Hale Clippinger was born in approximately 1878 in Iowa (Federal Census, 1930). He moved to Covina with his wife Ruth and son Norman in 1929 and took ownership of the auto dealership located at the corner of Covina Boulevard and Citrus Avenue. Clippinger had been a senior member of the Clippinger-Kincaid Chevrolet agency at 7th St. and Central Avenue in Los Angeles and then was owner of the Clippinger Buick service facility at 7th and Mercant [sic] Streets (Covina Argus, 1929a and b).

In 1953, Clippinger relocated his dealership to its current location, citing the need for more modern facilities and customer conveniences. The previous year, Clippinger applied for a permit to construct a new garage and showroom, at a cost of \$59,500. No architect was listed on the permit, the builder was noted as R.B Searles. In 1956, a new office building constructed of concrete block and asbestos was added to the property, constructed for \$7,500. Building permits also note the construction of several additional offices through 1960. In 1965, the property was expanded to its extant arrangement. The southwestern portion of the site remained relatively unchanged; however, several structures were demolished or expanded to construct the current facility. The 1965 expansion was designed by engineering firm, R. C. Quale & Associates and constructed by D.E. Weese Construction Company. No consequential information was discovered about the architect/engineer or builder. Construction costs for buildings A-D exceeded \$400k.

The Clippinger dealership was very successful throughout its years of operation, with its top sales staff reporting sales of over 500 cars per month during the 1960s and 1970s. The dealership heavily advertised through newspapers and television ads, often using famous actors and racing personalities to bring in prospective buyers to the dealership. Following (Isaiah) Hale's death, his son Norman headed the business. At one time, Norman's son John also headed the business, but after his death Norman returned (OneOwnerCollectorCar.com, n.d.). The subject property was sold to Hassen Imports Partnership in 2004 and then to Bentley Real Estate LLC in 2013 (U.S. Bankruptcy Court, 2012; First American Title Company, n.d.).

The subject property was constructed between 1952 and 1965 and, since its construction, has undergone alterations that have affected its integrity. These include replacement of windows and doors, connecting of adjacent buildings, enclosing of openings and modifications to walls and roofs (dates unknown). The property is not eligible for listing in the National or California registers, nor is it a contributor to a larger National or California Register-eligible historic district. The building at 137 W. San Bernardino Road does not appear to be eligible under CRHR Criterion 1/NRHP Criterion A for its associations with historical events. While the



property was once owned by the Clippinger family, none of the Clippingers who operated the business were found to be directly associated with the history or development of the city or region. Therefore, it does not appear eligible under CRHR Criterion 2/NRHP Criterion B. The property is an unremarkable example of a modern automobile dealership building with additions over the years. No consequential information about the architect was discovered. For these reasons, the building does not appear eligible under CRHR Criterion 3/NRHP Criterion C for its architectural associations. Additionally, no evidence was found to warrant consideration under CRHR Criterion 4/NRHP Criterion D. The property is also not eligible as a contributor to a larger historic district. For these same reasons, the property does not appear eligible for local designation under any of the City of Covina's designation criteria.

7.2 141 WEST GENEVA PLACE

The subject property contains an automotive service center built in 1965. There is also a warehouse structure on the west end of the property which was constructed in 1979. Historic research failed to ascertain the architect or contractor for either. Walt Pittillo operated an auto service station on the property, either solely or in a partnership with Lyle Daugherty, as early as 1946 through at least 1957. Walt Pittillo was a race car owner and enthusiast. He owned the "Covina Special" with his brother and raced it in local tracks such as the Legion Tri-City Speedway near San Bernardino and the Culver City Speedway. Subsequently the Clippinger family operated a "collision center" on the property in connection with the Chevrolet dealership across the street. The Clippinger family sold the property in 2004 to Hassen Imports Partnership. Bentley Real Estate LLC acquired it in 2013. The Clippinger family was long-time owners of the Covina Chevrolet dealership.

Although the property is associated with automobile-related activities occurring in Covina it is not considered individually significant. The facility is not a remarkable example of a particular style or design.

The building at 141 W. Geneva Place does not appear to be eligible under CRHR Criterion 1/NRHP Criterion A for its associations with historical events. While the property was once owned by the Clippinger family and owned or occupied by Walt Pittillo, neither the Clippingers nor Pittillo were found to be directly associated with the history or development of the city or region. Therefore, it does not appear eligible under CRHR Criterion 2/NRHP Criterion B. The property is an unremarkable example of an industrial-type building housing a collision repair center and does not possess any character-defining features of a style or method of construction. No information about the original architect/builder was discovered through archival or building permit research. For these reasons, the building does not appear eligible under CRHR Criterion 3/NRHP Criterion C for its architectural associations. Additionally, no evidence was found to warrant consideration under CRHR Criterion 4/NRHP Criterion D. The property is also not eligible as a contributor to a larger historic district. For these same reasons, the property does not appear eligible for local designation under any of the City of Covina's designation criteria.



7.3 401 NORTH CITRUS AVENUE

The subject building was constructed on the main artery through the community of Covina. Records state a construction date of 1931; however, a *Covina Argus* newspaper article reported that Verner Johnson had moved his automotive service business to the corner of Citrus and Orange Streets in 1923.

The original architect and builder are unknown. The building functioned over the years as an automotive service center, a tire shop, and a gas station. In 1932, Tex Gentry operated an automotive service station and gasoline and oil sales, which were taken over by Verne Johnson by 1933. At that time Johnson added two “ultra-modern” pumps that registered the number of gallons and sales as the fuel was being pumped. In 1934, the building was renovated by replacing the front of the building to be more open; folding iron grills replaced glass across the width of the building. The open space in front of the station contained two pumps near the corner of the lot. Johnson’s business also performed battery and tire service and automotive electrical work, and existed through at least 1937.

In 1947 the occupants were George Ross Tires and Winn & Harris Gas. Bob Conlon’s Tire Service moved into the building in 1948. By 1951 Conlon began offering Union Oil products; in later years the business was listed as Bob Conlon Union Service, occupying the building through at least 1960. From 1966 through 1975 the occupant was Dumford Union Service Station. The property was acquired by IMI Real Estate and then in 2004 by Hassen Imports Partnership. Bentley Real Estate LLC acquired the property in 2013. No consequential information about the former owners or occupants was found.

The building is set far back on the lot to allow for various automobiles to drive onto the property. The building has openings facing Citrus Avenue utilized for the automotive service bays. It has housed businesses that delivered gasoline, performed battery and tire service, auto electrical work, as well as a gas station over many decades. The building is Mediterranean Revival style, a popular period revival style during the time period the building was constructed.

Covina is long-known to have a strong tie to the automobile – in 1906 it claimed the highest per capita ownership of cars in the country. Having the ability to travel to larger urban centers such as Los Angeles likely spurred Covina residents to high levels of automobile ownership. During the early and mid-twentieth century the city was located between two important transportation corridors through the region: south of the city was Highway 60/70/99 which became the San Bernardino Freeway, and north of the city was Route 66. Citrus Avenue connected Covina to these major highways. Businesses in the city, particularly in the vicinity of the subject building, provided a variety of services for local and visiting motorists. Historian Ann Hall states that the popularity of the automobile changed the face of Citrus Avenue. Constructed in the 1920s, the subject building is an early example of this long-continuing automotive theme along Citrus Avenue. The building at 401 N. Citrus Avenue does not appear to be eligible under CRHR Criterion 1/NRHP Criterion A for its associations with historical events. Despite early associations with the automobile industry in Covina, the subject property has been altered such that it can no longer convey these associations. The property is largely devoid of any



characteristics related to its original automobile industry function. The removal of important character-defining features associated with the early automobile industry, including the gasoline pump island and all automotive-related signage and equipment, greatly impacts the property's integrity of feeling and association. Other identified alterations include the removal of a sliding door, window openings and infill of a large door opening. The large concrete pad at the building's front (east elevation) currently serves as empty space that lacks any signage or equipment related to the property's original function. Looking at the property today, its historical function is not at all clear.

While the property has had a variety of owners, all related to the automobile industry, none were found to be directly associated with the history or development of the city or region. Therefore, the subject property does not appear eligible under CRHR Criterion 2/NRHP Criterion B.

The subject property is an altered and unremarkable example of a Mediterranean-revival style commercial building, and lacks any distinctive characteristics of the style. No information about the original architect/builder was discovered through archival or building permit research. For these reasons, the building does not appear eligible under CRHR Criterion 3/NRHP Criterion C for its architectural associations.

No evidence was found to warrant consideration under CRHR Criterion 4/NRHP Criterion D. The property is also not eligible as a contributor to a larger historic district.

In consideration of the subject property's lack of original equipment, signage, or design features related to the automobile industry; its altered and unremarkable architecture; and its diminished integrity of design, setting, workmanship, feeling, and association, the subject property appears not eligible under all CRHR and NRHP designation criteria and integrity requirements. For these same reasons, the property does not appear eligible for local designation under any of the City of Covina's designation criteria.

8.0 RECOMMENDATIONS

8.1 ARCHAEOLOGICAL RESOURCES

Background research conducted for this study found no previously recorded archaeological resources within the project area. However, a segment of the Mojave Road, which is a designated California Historical Landmark, is located approximately 1.5 blocks south of the proposed Site B. The Mojave Road was once utilized as a Native American trail, a federal government supply and mail route, and a freight route.

The Native American Heritage Commission (NAHC) search revealed that no Native American cultural resources are listed on the Sacred Lands File within or near the project area. Consultation with local Native American groups however, identified several known Gabrielino villages in the surrounding area, indicating that the project area may be sensitive for buried cultural resources below the existing infrastructure. The lack of known cultural resources within



or near the project area is likely due to the development of the region which predates CEQA and other regulatory statutes for cultural resources. An archaeological survey was not conducted because the area is completely paved and there is no ground visibility.

Based on the results of the records search, Native American and local consultation, background research conducted for the region, and the built environment survey, Rincon recommends that archaeological and Native American monitoring take place during all ground disturbance activities for the proposed project. These recommendations are discussed in greater detail below.

CR-1 Archaeological and Native American Monitoring. Rincon recommends archaeological and Native American monitoring of all project-related ground-disturbance activities for the proposed Covina Condos Project under the direction of an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (NPS 1983). A Native American monitor should be retained who has familiarity with the local archaeology. If archaeological resources are encountered during ground-disturbing activities, all earth disturbing work within 50-feet of the discovery shall be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find. Evaluation of significance for the find may include the determination of whether or not the find qualifies as an archaeological site. Isolated finds typically do not qualify as historical resources under CEQA and therefore require no management consideration under CEQA. Should any resource(s) be identified, an evaluation of eligibility for the CRHR may be required through the development of a treatment plan including a research design and subsurface testing through the excavation of test units and shovel test pits. After effects to the find have been appropriately mitigated, work in the area may resume. Mitigation of effects to the find may include a damage assessment of the find, archival research, and/or data recovery to remove any identified archaeological deposits, as determined by a qualified archaeologist.

CR-2 Unanticipated Discovery of Human Remains. If human remains are found, State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In accordance with this code, in the event of an unanticipated discovery of human remains, the Los Angeles County Coroner would be notified immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD would complete the inspection of the project area within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

8.2 BUILT ENVIRONMENT RESOURCES

Four properties were identified within the project area of the current undertaking. An auto dealership, a collision repair center and associated warehouse, and a former gas/service station are within the project area and were evaluated for the NRHP, the CRHR, and for the City of



Covina's register of landmarks and structures of merit. Rincon finds the properties not eligible under all NRHP, CRHR, and City designation criteria and integrity requirements. As such, these properties are not considered historical resources under CEQA. Further, the proposed project will have a less-than-significant impact on historical resources under CEQA.



9.0 REFERENCES

- Arnold, Jeanne E., Michael R. Walsh, and Sandra E. Hollimon
2004 The Archaeology of California. *Journal of Archaeological Research* Vol. 12, No. 1.
- Azusa, City of.
n.d. "Azusa History". Accessed March 21, 2016. <http://www.ci.azusa.ca.us/569/Azusa-History>
- Bean, Lowell John, and Charles R. Smith
1978 Gabrielino. In *California*, edited by Robert F. Heizer, pp. 538-549. Handbook of North American Indians, Vol. 8, W. C. Sturtevant, general editor, Smithsonian Institution, Washington, D.C.
- Bean, Walton
1968 *California: An Interpretive History*. McGraw-Hill Book Company, New York.
- Blackburn, Thomas
1963 *Ethnohistoric Descriptions of Gabrielino Material Culture*. Annual Report, Archaeological Survey. University of California, Los Angeles.
- Bodkin, John J.
1910 San Gabriel Mission eighth edition. Los Angeles: J.J. Bodkin Publishing Company.
- Byrd, Brian F., and L. Mark Raab
2007 Prehistory of the Southern Bight: Models for a New Millennium. In *California Prehistory*, edited by T. L. Jones and K. A. Klar, pp. 215-228. Altimira Press, New York.
- CaliforniaHighways.org
n.d. "Interstate 10". Accessed on March 17, 2016. <http://www.cahighways.org/009-016.html#010>
- California Missions Foundation
n.d. <http://californiamissionsfoundation.org/>
- Chenault, Christopher S.
2012 Covina Swept Away. Library of Congress Control Number 2012914902.
- Couch, Jeffrey S., Joanne S. Couch, and Nancy Anastasia Wiley
2009 Saved by the Well: The Keystone Cache at CA-ORA-83, the Cogged Stone Site. *Proceedings of the Society for California Archaeology* 21:147-156.
- Covina Argus
1928 Advertisement for Caneer & Johnson. 20 January 1928. Accessed on March 14, 2016. Newspapers.com.
1932 Advertisement for Tex Gentry's Covina Gasoline Supply. 21 April 1932. Accessed on March 12, 2016. Newspapers.com.
1933 "It's Your Business To Know Covina's Business Men and Establishments: Verner C. Johnson". 28 April 1933. Accessed March 15, 2016. Newspapers.com.



- 1934 "Renovations Made in Service Station". 7 September 1934. Accessed on March 15, 2016. Newspapers.com.
- 1937 Advertisement for Verne Johnson's automotive services. 20 August 1937. Accessed on March 15, 2016. Newspapers.com.
- Covina Chamber of Commerce
1980 Covina: Citrus to Industry.
- Dedek, Peter B.
2007 Hip to the Trip: A Cultural History of Route 66. University of New Mexico Press.
- Dillon, Brian D.
2002 California Paleo-Indians: Lack of Evidence, or Evidence of a Lack? In *Essays in California Archaeology: A Memorial to Franklin Fenenga*, edited by W. J. Wallace and F. A. Riddell, pp. 110-128. Contributions of the University of California Archaeological Research Facility, No. 60, Berkeley.
- Dixon, Keith A.
1968 Cogged Stones and Other Ceremonial Cache Artifacts in Stratigraphic Context at ORA-58, a Site in the Lower Santa Ana River Drainage, Orange County. *Pacific Coast Archaeological Society Quarterly* 4(3):57-68.
- Dumke, Glenn S.
1944 *The Boom of the Eighties in Southern California*. Sixth printing, 1991. Huntington Library Publications, San Marino, California.
- Eberhart, Hal
1961 The Cogged Stones of Southern California. *American Antiquity* 26(3):361-370.
- Erlandson, Jon M.
1991 Early Maritime Adaptations on the Northern Channel Islands. In *Hunter-Gatherers of Early Holocene Coastal California*, edited by J. M. Erlandson and R. Colten. Perspectives in California Archaeology, Vol. 1. Institute of Archaeology, University of California, Los Angeles.
- Erlandson, Jon M., Theodore Cooley, and Richard Carrico
1987 A Fluted Projectile Point Fragment from the Southern California Coast: Chronology and Context at CA-SBA-1951. *Journal of California and Great Basin Anthropology* 9:120-128.
- Glassow, Michael A, L. Wilcoxon, and J. M. Erlandson
1988 Cultural and Environmental Change during the Early Period of Santa Barbara Channel Prehistory. In *The Archaeology of Prehistoric Coastlines*, edited by G. Bailey and J. Parkinson pp. 64-77. Cambridge University Press, Cambridge, England.
- Glendora, City of.
n.d. "Glendora Centennial Celebration". Accessed March 21, 2016.
<http://www.ci.glendora.ca.us/departments-services/city-manager/glendora-centennial-celebration>



Guinn, J.M.

- 1977 Gold! Gold! Gold! from San Francisquito! In *Los Angeles Biography of a City*, edited by John Caughey and LaRee Caughey. University of California Press, Berkeley.

Hall, Barbara Ann

- 2007 *Images of America: Covina*. Charleston, S.C.: Arcadia Publishing.
2011 *Images of America: Covina Valley Citrus Industry*. Charleston, S.C.: Arcadia Publishing.

Harrington, John P.

- 1942 Culture Element Distributions: XIX, Central California Coast. Anthropological Records 7. University of California Press: Berkeley.

Heizer, Robert F.

- 1978 Introduction. In *California*, edited by R. F. Heizer, pp. 1-6. Handbook of North American Indians, Vol. 8, W.C. Sturtevant, general editor, Smithsonian Institution, Washington D.C.

Hillier, Gerald E.

- 1984 Letter to Phil Porretta from Gerald E. Hillier, District Manager of U.S. Department of the Interior, Bureau of Land Management, June 28, 1984.

Johnson, J. R., T. W. Stafford, Jr., H. O. Ajie, and D. P. Morris

- 2002 Arlington Springs Revisited. In *Proceedings of the Fifth California Islands Symposium*, edited by D. Browne, K. Mitchell, and H. Chaney, pp. 541-545. USDI Minerals Management Service and the Santa Barbara Museum of Natural History, Santa Barbara, California.

Jones, Terry L. and Kathryn A. Klar

- 2007 *California Prehistory: Colonization, Culture, and Complexity*. AltaMira Press, Berkeley, California.

Jones, Terry L., Richard T. Fitzgerald, Douglas J. Kennett, Charles Miksicek, John L. Fagan, John Sharp, and Jon M. Erlandson

- 2002 The Cross Creek Site and Its Implications for New World Colonization. *American Antiquity* 67:213-230.

King, Chester D.

- 1994 *Native American Placenames in the Santa Monica Mountains National Recreation Area, Agoura Hills*. Topanga Anthropological Consultants, California.

Kroeper, Henry C., and Christopher E. Drover

- 1983 Chronology Building for Coastal Orange County: The Case from CA-ORA-119-A. *Pacific Coast Archaeological Society Quarterly* 19(2):1-34.

Koerper, Henry C., Roger D. Mason, and Mark L. Peterson

- 2002 Complexity, Demography, and Change in Late Holocene Orange County. In *Catalysts to Complexity: Late Holocene Societies of the California Coast*, edited by Jon M. Erlandson and Terry L. Jones, pp. 63-81. Perspectives in California Archaeology, Vol. 6, Costen Institute of Archaeology, University of California, Los Angeles.



Kowta, Makoto

- 1969 The Sayles Complex, A Late Milling Stone Assemblage from the Cajon Pass and the Ecological Implications of its Scraper Planes. *University of California Publications in Anthropology* 6:35–69. Berkeley, California.

Kroeber, Alfred J.

- 1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78. Originally published 1925, Smithsonian Printing Office, Washington, D.C.
Unabridged reprint 1976, Dover Publications, Inc. New York.

Langenwalter, Paul E., II, Matthew A. Bost, Lawrence M. Bost, M.D., and Theodore T. Miller, M.D.

- 2001 A Sea Otter (*Enhydra lutris*) Femur with Embedded Projectile Point Fragment from a Late Prehistoric Camp Site in Long Beach, California. *Pacific Coast Archaeological Society Quarterly* 37(1).

Mason, Roger D., and Mark L. Peterson

- 1994 *Newport Coast Archaeological Project: Newport Coast Settlement Systems—Analysis and Discussion*, Volume 1, part 1 of 2. Prepared by The Keith Companies. On file, South Central Coastal Information Center, California State University, Fullerton.

McCawley, William

- 1996 *The First Angelinos: The Gabrielino Indians of Los Angeles*. Malki Museum/Ballena Press Cooperative Publication, Banning or Novato, California.

Mithun, Marianne

- 2004 *The Languages of Native North America*. Reprinted. Cambridge University Press, Cambridge, Massachusetts. Originally published 1999, Cambridge University Press, Cambridge, Massachusetts.

Moratto, Michael

- 1984 *California Archaeology*. Academic Press, New York.

National Park Service (NPS)

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

Nevin, David

- 1978 *The Mexican War*. Time-Life Books, Inc., Alexandria, Virginia.

O'Neil, Stephen

- 2002 *The Acjachemen in the Franciscan Mission System: Demographic Collapse and Social Change*. Master's thesis, Department of Anthropology, California State University, Fullerton.

Porretta, Phil.

- 1984 *Historical Landmark Application for the Mojave Road*.

Rawls, James J.

- 1984 *Indians of California: The Changing Image*. University of Oklahoma Press: Norman.



Reinman, Fred M.

- 1964 Maritime Adaptations on San Nicolas Island, California. *University of California Archaeological Survey Annual Report 1963-1964*:47-80.

Rick, Torben C., Jon M. Erlandson, and René Vellanoweth

- 2001 Paleocoastal Marine Fishing on the Pacific Coast of the Americas: Perspectives from Daisy Cave, California. *American Antiquity* 66:595-613.

Rolle, Andrew

- 2003 *California: A History*. Revised and expanded sixth edition. Harlan Davidson, Inc., Wheeling, Illinois.

Shipley, William F.

- 1978 Native Languages of California. In *California*, edited by R. F. Heizer, pp. 80-90. Handbook of North American Indians, Vol. 8, W. C. Sturtevant, general editor, Smithsonian Institution, Washington D.C.

Shumway, Burgess McK.. Edited by Michael Burgess and Mary Wickizer Burgess.

- 2007 California Ranchos second edition. The Borgo Press.

Stone, Bill.

- 2013 Covina Downtown History Part II. Recorded oral history. Accessed February 5, 2016. Available at <https://www.youtube.com/watch?v=XVbuc1vV6W8>

Thunderfest website

- n.d. <http://www.bluesapalooza.org/>

True, Delbert L.

- 1993 Bedrock Milling Elements as Indicators of Subsistence and Settlement Patterns in Northern San Diego County, California. *Pacific Coast Archaeological Society Quarterly* 29(2):1-26.

Van Bueren, Thad M., Susan K. Goldberg, Michael J. Moratto, Portia Lee, and Jerrel H.

Sorrenson

- 1989 Inventory and Evaluation of Cultural Resources: Bolsa Chica Mesa and Huntington Beach Mesa, Orange County, California. Prepared by Infotech Research, Inc. Report on file at the South Central Coastal Information Center, California State University, Fullerton.

Wallace, William

- 1955 Suggested Chronology for Southern California Coastal Archaeology. *Southwestern Journal of Anthropology* 11:214-230.
- 1978 Post-Pleistocene Archaeology, 9000 to 2000 B.C. In *California*, edited by R. F. Heizer, pp. 25-36. Handbook of North American Indians, Vol. 8, W. C. Sturtevant, general editor, Smithsonian Institution, Washington D.C.

Warren, Claude N.

- 1968 Cultural Tradition and Ecological Adaptation on the Southern California Coast. In *Archaic Prehistory in the Western United States*, edited by C. Irwin-Williams, pp. 1-14. Eastern New Mexico University Contributions in Anthropology No. 1. Portales.



Wikipedia

- n.d. "Interstate 10 in California". Accessed March 17, 2016.
https://en.wikipedia.org/wiki/Interstate_10_in_California

Workman, Boyle

- 1935 *The City that Grew*. Southland Publication Co., Los Angeles.

Workman and Temple Family Homestead Museum.

- n.d. "Rancho La Puente". Accessed March 14, 2016.
http://www.homesteadmuseum.org/Rancho_La_Puente



Appendix A

Records Search Results

Appendix B

Native American Correspondence

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
(916) 373-3710
(916) 373-5471 FAX



February 17, 2016

Breana Campbell
Rincon Consultants, Inc.

Sent via e-mail: bcampbell@rinconconsultants.com
Number of pages: 3

RE: Proposed Covina Condos Assessment Project, City of Covina, Baldwin Park USGS Quadrangle, Los Angeles County, California

Dear Ms. Campbell:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced counties. Please note that the intent above reference codes is to mitigate impacts to tribal cultural resources, as defined, for California Environmental Quality Act (CEQA) projects.

As of July 1, 2015, Public Resources Code Sections 21080.1, 21080.3.1 and 21080.3.2 require public agencies to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose mitigating impacts to tribal cultural resources:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section. (Public Resources Code Section 21080.1(d))

The law does not preclude agencies from initiating consultation with the tribes that are culturally and traditionally affiliated with their jurisdictions. The NAHC believes that in fact that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

In accordance with Public Resources Code Section 21080.1(d), formal notification must include a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation. The NAHC believes that agencies should also include with their notification letters information regarding any cultural resources assessment that has been completed on the APE, such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
 - A listing of any and all known cultural resources have already been recorded on or adjacent to the APE;
 - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the potential APE; and
 - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

- Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code Section 6254.10.

3. The results of any Sacred Lands File (SFL) check conducted through Native American Heritage Commission. A search of the SFL was completed for the USGS quadrangle information provided with negative results.
4. Any ethnographic studies conducted for any area including all or part of the potential APE; and
5. Any geotechnical reports regarding all or part of the potential APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS is not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the case that they do, having the information beforehand will help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at my email address: gayle.totton@nahc.ca.gov.

Sincerely,



Gayle Totton
Associate Governmental Program Analyst

**Native American Heritage Commission
Tribal Consultation List
Los Angeles County
February 17, 2016**

Soboba Band of Luiseno Indians
Rosemary Morillo, Chairperson; Attn: Carrie Garcia
P.O. Box 487 Luiseno
San Jacinto , CA 92581 Cahuilla
carrieg@soboba-nsn.gov
(951) 654-2765

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson
P.O. Box 393
Covina , CA 91723
gabrielenoindians@yahoo.com Gabrielino
(626) 926-4131

Gabrieleno/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693 Gabrielino Tongva
San Gabriel , CA 91778
GTTribalcouncil@aol.com
(626) 483-3564 Cell

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

Gabrielino Tongva Indians of California Tribal Council
Robert F. Dorame, Tribal Chair/Cultural Resources
P.O. Box 490 Gabrielino Tongva
Bellflower , CA 90707
gtongva@verizon.net
(562) 761-6417 Voice/Fax

Gabrielino-Tongva Tribe
Linda Candelaria, Co-Chairperson
1999 Avenue of the Stars, Suite 1100
Los Angeles , CA 90067
Gabrielino
(626) 676-1184 Cell

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 Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Sections 65352.3, 65362.4 et seq. and Public Resources Code Sections 21080.3.1 for the proposed Covina Condos Assessment Project, City of Covina, Baldwin Park USGS Quadrangle, Los Angeles County, California.



Rincon Consultants, Inc.

180 North Ashwood Avenue
Ventura, California 93003

805 644 4455

FAX 644 4240

info@rinconconsultants.com
www.rinconconsultants.com

February 12, 2016

John Tommy Rosas
Tongva Ancestral Territorial Tribal Nation
Email: tattnlaw@gmail.com

RE: Cultural Resources Study for the Covina Condos Project, Covina, Los Angeles County, California

Dear Mr. Rosas:

Rincon Consultants, Inc. (Rincon) has been retained to conduct a cultural resources study for the proposed Covina Condos Project in the City of Covina, Los Angeles County, California. The proposed project consists of the development of three project sites. Proposed work on each of the three sites includes the construction of mixed use developments. The proposed project is subject to the California Environmental Quality Act (CEQA).

As part of the process of identifying cultural resources issues for this project, Rincon contacted the Native American Heritage Commission (NAHC) and requested a Sacred Lands File (SLF) search and a list of Native American tribal organizations and individuals who may have knowledge of sensitive cultural resources in or near the project area. Rincon has not yet received SLF results from the NAHC, but is aware that the project site lies within your area of concern. Please advise us if you have knowledge of the presence of cultural resources that may be impacted by this project.

If you have knowledge of cultural resources that may exist within or near the project area, please contact me in writing at the above address or scarmack@rinconconsultants.com or at 562-676-5485. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink that reads "Shannon Carmack". The signature is fluid and cursive, with the first name "Shannon" and last name "Carmack" clearly distinguishable.

Shannon Carmack
Architectural Historian

Enclosure: Project Location Map



Rincon Consultants, Inc.

180 North Ashwood Avenue
Ventura, California 93003

805 644 4455

FAX 644 4240

info@rinconconsultants.com
www.rinconconsultants.com

February 12, 2016

Anthony Morales
Gabrielino/Tongva San Gabriel Band of Mission Indians
P.O. Box 693
San Gabriel, CA 91778

**RE: Cultural Resources Study for the Covina Condos Project, Covina, Los Angeles
County, California**

Dear Mr. Morales:

Rincon Consultants, Inc. (Rincon) has been retained to conduct a cultural resources study for the proposed Covina Condos Project in the City of Covina, Los Angeles County, California. The proposed project consists of the development of three project sites. Proposed work on each of the three sites includes the construction of mixed use developments. The proposed project is subject to the California Environmental Quality Act (CEQA).

As part of the process of identifying cultural resources issues for this project, Rincon contacted the Native American Heritage Commission (NAHC) and requested a Sacred Lands File (SLF) search and a list of Native American tribal organizations and individuals who may have knowledge of sensitive cultural resources in or near the project area. Rincon has not yet received SLF results from the NAHC, but is aware that the project site lies within your area of concern. Please advise us if you have knowledge of the presence of cultural resources that may be impacted by this project.

If you have knowledge of cultural resources that may exist within or near the project area, please contact me in writing at the above address or scarmack@rinconconsultants.com or at 562-676-5485. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink that reads "Shannon Carmack". The signature is fluid and cursive, with the first name "Shannon" and last name "Carmack" clearly distinguishable.

Shannon Carmack
Architectural Historian

Enclosure: Project Location Map



Rincon Consultants, Inc.

180 North Ashwood Avenue
Ventura, California 93003

805 644 4455

FAX 644 4240

info@rinconconsultants.com
www.rinconconsultants.com

February 12, 2016

Sandonne Goad
Gabrielino/Tongva Nation
P.O. Box 86908
Los Angeles, CA 90086

**RE: Cultural Resources Study for the Covina Condos Project, Covina, Los Angeles
County, California**

Dear Ms. Goad:

Rincon Consultants, Inc. (Rincon) has been retained to conduct a cultural resources study for the proposed Covina Condos Project in the City of Covina, Los Angeles County, California. The proposed project consists of the development of three project sites. Proposed work on each of the three sites includes the construction of mixed use developments. The proposed project is subject to the California Environmental Quality Act (CEQA).

As part of the process of identifying cultural resources issues for this project, Rincon contacted the Native American Heritage Commission (NAHC) and requested a Sacred Lands File (SLF) search and a list of Native American tribal organizations and individuals who may have knowledge of sensitive cultural resources in or near the project area. Rincon has not yet received SLF results from the NAHC, but is aware that the project site lies within your area of concern. Please advise us if you have knowledge of the presence of cultural resources that may be impacted by this project.

If you have knowledge of cultural resources that may exist within or near the project area, please contact me in writing at the above address or scarmack@rinconconsultants.com or at 562-676-5485. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink that reads "Shannon Carmack". The signature is fluid and cursive, with the first name "Shannon" and last name "Carmack" clearly distinguishable.

Shannon Carmack
Architectural Historian

Enclosure: Project Location Map



Rincon Consultants, Inc.

180 North Ashwood Avenue
Ventura, California 93003

805 644 4455

FAX 644 4240

info@rinconconsultants.com
www.rinconconsultants.com

February 12, 2016

Bernie Acuna
Gabrielino-Tongva Tribe
P.O. Box 180
Bonsall, CA 92003

RE: Cultural Resources Study for the Covina Condos Project, Covina, Los Angeles County, California

Dear Mr. Acuna:

Rincon Consultants, Inc. (Rincon) has been retained to conduct a cultural resources study for the proposed Covina Condos Project in the City of Covina, Los Angeles County, California. The proposed project consists of the development of three project sites. Proposed work on each of the three sites includes the construction of mixed use developments. The proposed project is subject to the California Environmental Quality Act (CEQA).

As part of the process of identifying cultural resources issues for this project, Rincon contacted the Native American Heritage Commission (NAHC) and requested a Sacred Lands File (SLF) search and a list of Native American tribal organizations and individuals who may have knowledge of sensitive cultural resources in or near the project area. Rincon has not yet received SLF results from the NAHC, but is aware that the project site lies within your area of concern. Please advise us if you have knowledge of the presence of cultural resources that may be impacted by this project.

If you have knowledge of cultural resources that may exist within or near the project area, please contact me in writing at the above address or scarmack@rinconconsultants.com or at 562-676-5485. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink that reads "Shannon Carmack". The signature is fluid and cursive, with the first name "Shannon" and last name "Carmack" clearly distinguishable.

Shannon Carmack
Architectural Historian

Enclosure: Project Location Map



Rincon Consultants, Inc.

180 North Ashwood Avenue
Ventura, California 93003

805 644 4455

FAX 644 4240

info@rinconconsultants.com
www.rinconconsultants.com

February 12, 2016

Linda Candelaria
Gabrielino-Tongva Tribe
P.O. Box 180
Bonsall, CA 92003

**RE: Cultural Resources Study for the Covina Condos Project, Covina, Los Angeles
County, California**

Dear Ms. Candelaria:

Rincon Consultants, Inc. (Rincon) has been retained to conduct a cultural resources study for the proposed Covina Condos Project in the City of Covina, Los Angeles County, California. The proposed project consists of the development of three project sites. Proposed work on each of the three sites includes the construction of mixed use developments. The proposed project is subject to the California Environmental Quality Act (CEQA).

As part of the process of identifying cultural resources issues for this project, Rincon contacted the Native American Heritage Commission (NAHC) and requested a Sacred Lands File (SLF) search and a list of Native American tribal organizations and individuals who may have knowledge of sensitive cultural resources in or near the project area. Rincon has not yet received SLF results from the NAHC, but is aware that the project site lies within your area of concern. Please advise us if you have knowledge of the presence of cultural resources that may be impacted by this project.

If you have knowledge of cultural resources that may exist within or near the project area, please contact me in writing at the above address or scarmack@rinconconsultants.com or at 562-676-5485. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink that reads "Shannon Carmack". The signature is written in a cursive, flowing style.

Shannon Carmack
Architectural Historian

Enclosure: Project Location Map



Rincon Consultants, Inc.

180 North Ashwood Avenue
Ventura, California 93003

805 644 4455

FAX 644 4240

info@rinconconsultants.com
www.rinconconsultants.com

February 12, 2016

Andrew Salas
Gabrielino Band of Mission Indians
P.O. Box 393
Covina, CA 91723

**RE: Cultural Resources Study for the Covina Condos Project, Covina, Los Angeles
County, California**

Dear Mr. Salas:

Rincon Consultants, Inc. (Rincon) has been retained to conduct a cultural resources study for the proposed Covina Condos Project in the City of Covina, Los Angeles County, California. The proposed project consists of the development of three project sites. Proposed work on each of the three sites includes the construction of mixed use developments. The proposed project is subject to the California Environmental Quality Act (CEQA).

As part of the process of identifying cultural resources issues for this project, Rincon contacted the Native American Heritage Commission (NAHC) and requested a Sacred Lands File (SLF) search and a list of Native American tribal organizations and individuals who may have knowledge of sensitive cultural resources in or near the project area. Rincon has not yet received SLF results from the NAHC, but is aware that the project site lies within your area of concern. Please advise us if you have knowledge of the presence of cultural resources that may be impacted by this project.

If you have knowledge of cultural resources that may exist within or near the project area, please contact me in writing at the above address or scarmack@rinconconsultants.com or at 562-676-5485. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink that reads "Shannon Carmack". The signature is fluid and cursive, with the first name "Shannon" and last name "Carmack" clearly distinguishable.

Shannon Carmack
Architectural Historian

Enclosure: Project Location Map



Rincon Consultants, Inc.

180 North Ashwood Avenue
Ventura, California 93003

805 644 4455

FAX 644 4240

info@rinconconsultants.com
www.rinconconsultants.com

February 12, 2016

Conrad Acuna
Gabrielino-Tongva Tribe
P.O. Box 180
Bonsall, CA 92003

RE: Cultural Resources Study for the Covina Condos Project, Covina, Los Angeles County, California

Dear Mr. Acuna:

Rincon Consultants, Inc. (Rincon) has been retained to conduct a cultural resources study for the proposed Covina Condos Project in the City of Covina, Los Angeles County, California. The proposed project consists of the development of three project sites. Proposed work on each of the three sites includes the construction of mixed use developments. The proposed project is subject to the California Environmental Quality Act (CEQA).

As part of the process of identifying cultural resources issues for this project, Rincon contacted the Native American Heritage Commission (NAHC) and requested a Sacred Lands File (SLF) search and a list of Native American tribal organizations and individuals who may have knowledge of sensitive cultural resources in or near the project area. Rincon has not yet received SLF results from the NAHC, but is aware that the project site lies within your area of concern. Please advise us if you have knowledge of the presence of cultural resources that may be impacted by this project.

If you have knowledge of cultural resources that may exist within or near the project area, please contact me in writing at the above address or scarmack@rinconconsultants.com or at 562-676-5485. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink that reads "Shannon Carmack". The signature is fluid and cursive, with the first name "Shannon" and last name "Carmack" clearly distinguishable.

Shannon Carmack
Architectural Historian

Enclosure: Project Location Map



Rincon Consultants, Inc.

180 North Ashwood Avenue
Ventura, California 93003

805 644 4455

FAX 644 4240

info@rinconconsultants.com
www.rinconconsultants.com

February 12, 2016

Sam Dunlap
Gabrielino/Tongva Nation
P.O. Box 86908
Los Angeles, CA 90086

**RE: Cultural Resources Study for the Covina Condos Project, Covina, Los Angeles
County, California**

Dear Mr. Dunlap:

Rincon Consultants, Inc. (Rincon) has been retained to conduct a cultural resources study for the proposed Covina Condos Project in the City of Covina, Los Angeles County, California. The proposed project consists of the development of three project sites. Proposed work on each of the three sites includes the construction of mixed use developments. The proposed project is subject to the California Environmental Quality Act (CEQA).

As part of the process of identifying cultural resources issues for this project, Rincon contacted the Native American Heritage Commission (NAHC) and requested a Sacred Lands File (SLF) search and a list of Native American tribal organizations and individuals who may have knowledge of sensitive cultural resources in or near the project area. Rincon has not yet received SLF results from the NAHC, but is aware that the project site lies within your area of concern. Please advise us if you have knowledge of the presence of cultural resources that may be impacted by this project.

If you have knowledge of cultural resources that may exist within or near the project area, please contact me in writing at the above address or scarmack@rinconconsultants.com or at 562-676-5485. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink that reads "Shannon Carmack". The signature is fluid and cursive, with the first name "Shannon" and last name "Carmack" clearly distinguishable.

Shannon Carmack
Architectural Historian

Enclosure: Project Location Map



Rincon Consultants, Inc.

180 North Ashwood Avenue
Ventura, California 93003

805 644 4455

FAX 644 4240

info@rinconconsultants.com
www.rinconconsultants.com

February 12, 2016

LA City/County Native American Indian Commission
Ron Andrade, Director
3175 West 6th Street, Rm. 403
Los Angeles, CA 90020
randrade@css.lacounty.gov

**RE: Cultural Resources Study for the Covina Condos Project, Covina, Los Angeles
County, California**

Dear Mr. Andrade:

Rincon Consultants, Inc. (Rincon) has been retained to conduct a cultural resources study for the proposed Covina Condos Project in the City of Covina, Los Angeles County, California. The proposed project consists of the development of three project sites. Proposed work on each of the three sites includes the construction of mixed use developments. The proposed project is subject to the California Environmental Quality Act (CEQA).

As part of the process of identifying cultural resources issues for this project, Rincon contacted the Native American Heritage Commission (NAHC) and requested a Sacred Lands File (SLF) search and a list of Native American tribal organizations and individuals who may have knowledge of sensitive cultural resources in or near the project area. Rincon has not yet received SLF results from the NAHC, but is aware that the project site lies within your area of concern. Please advise us if you have knowledge of the presence of cultural resources that may be impacted by this project.

If you have knowledge of cultural resources that may exist within or near the project area, please contact me in writing at the above address or scarmack@rinconconsultants.com or at 562-676-5485. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink that reads "Shannon Carmack". The signature is fluid and cursive, with the first name "Shannon" and last name "Carmack" clearly distinguishable.

Shannon Carmack
Architectural Historian

Enclosure: Project Location Map



Rincon Consultants, Inc.

180 North Ashwood Avenue
Ventura, California 93003

805 644 4455

FAX 644 4240

info@rinconconsultants.com
www.rinconconsultants.com

February 12, 2016

Robert Dorame
Gabrielino Tongva Indians of California Tribal Council
P.O. Box 490
Bellflower, CA 90707

**RE: Cultural Resources Study for the Covina Condos Project, Covina, Los Angeles
County, California**

Dear Mr. Dorame:

Rincon Consultants, Inc. (Rincon) has been retained to conduct a cultural resources study for the proposed Covina Condos Project in the City of Covina, Los Angeles County, California. The proposed project consists of the development of three project sites. Proposed work on each of the three sites includes the construction of mixed use developments. The proposed project is subject to the California Environmental Quality Act (CEQA).

As part of the process of identifying cultural resources issues for this project, Rincon contacted the Native American Heritage Commission (NAHC) and requested a Sacred Lands File (SLF) search and a list of Native American tribal organizations and individuals who may have knowledge of sensitive cultural resources in or near the project area. Rincon has not yet received SLF results from the NAHC, but is aware that the project site lies within your area of concern. Please advise us if you have knowledge of the presence of cultural resources that may be impacted by this project.

If you have knowledge of cultural resources that may exist within or near the project area, please contact me in writing at the above address or scarmack@rinconconsultants.com or at 562-676-5485. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink that reads "Shannon Carmack". The signature is fluid and cursive, with the first name "Shannon" and last name "Carmack" clearly distinguishable.

Shannon Carmack
Architectural Historian

Enclosure: Project Location Map



Rincon Consultants, Inc.

180 North Ashwood Avenue
Ventura, California 93003

805 644 4455

FAX 644 4240

info@rinconconsultants.com
www.rinconconsultants.com

March 1, 2016

Anthony Morales
Gabrielino/Tongva San Gabriel Band of Mission Indians
P.O. Box 693
San Gabriel, CA 91778

RE: Cultural Resources Study for the Covina Condos Project, Covina, Los Angeles County, California

Dear Mr. Morales:

Rincon Consultants, Inc. (Rincon) has been retained to conduct a cultural resources study for the proposed Covina Condos Project in the City of Covina, Los Angeles County, California. The proposed project consists of the development of four project sites. Proposed work on each of the four sites includes the construction of mixed use developments. The proposed project is subject to the California Environmental Quality Act (CEQA).

As part of the process of identifying cultural resources issues for this project, Rincon contacted the Native American Heritage Commission and requested a Sacred Lands File (SLF) search and a list of Native American tribal organizations and individuals who may have knowledge of sensitive cultural resources in or near the project site. The SLF search results stated that "A search of the SLF was completed for the USGS quadrangle information provided with negative results" and recommended that we consult with you directly regarding your knowledge of the presence of cultural resources that may be impacted by this project.

If you have knowledge of cultural resources that may exist within or near the project area, please contact me in writing at the above address or scarmack@rinconconsultants.com or at 562-676-5485. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink that reads "Shannon Carmack". The signature is fluid and cursive, with the first name "Shannon" and last name "Carmack" clearly distinguishable.

Shannon Carmack
Architectural Historian

Enclosure: Project Location Map



Rincon Consultants, Inc.

180 North Ashwood Avenue
Ventura, California 93003

805 644 4455

FAX 644 4240

info@rinconconsultants.com
www.rinconconsultants.com

March 1, 2016

Sandonne Goad
Gabrielino/Tongva Nation
106 ½ Judge John Aiso St., #231
Los Angeles, CA 90012

**RE: Cultural Resources Study for the Covina Condos Project, Covina, Los Angeles
County, California**

Dear Ms. Goad:

Rincon Consultants, Inc. (Rincon) has been retained to conduct a cultural resources study for the proposed Covina Condos Project in the City of Covina, Los Angeles County, California. The proposed project consists of the development of four project sites. Proposed work on each of the four sites includes the construction of mixed use developments. The proposed project is subject to the California Environmental Quality Act (CEQA).

As part of the process of identifying cultural resources issues for this project, Rincon contacted the Native American Heritage Commission and requested a Sacred Lands File (SLF) search and a list of Native American tribal organizations and individuals who may have knowledge of sensitive cultural resources in or near the project site. The SLF search results stated that "A search of the SLF was completed for the USGS quadrangle information provided with negative results" and recommended that we consult with you directly regarding your knowledge of the presence of cultural resources that may be impacted by this project.

If you have knowledge of cultural resources that may exist within or near the project area, please contact me in writing at the above address or scarmack@rinconconsultants.com or at 562-676-5485. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink that reads "Shannon Carmack". The signature is fluid and cursive, with the first name "Shannon" and last name "Carmack" clearly distinguishable.

Shannon Carmack
Architectural Historian

Enclosure: Project Location Map



Rincon Consultants, Inc.

180 North Ashwood Avenue
Ventura, California 93003

805 644 4455

FAX 644 4240

info@rinconconsultants.com
www.rinconconsultants.com

March 1, 2016

Linda Candelaria
Gabrielino-Tongva Tribe
1999 Avenue of the Stars, Suite 100
Los Angeles, CA 90067

**RE: Cultural Resources Study for the Covina Condos Project, Covina, Los Angeles
County, California**

Dear Ms. Candelaria:

Rincon Consultants, Inc. (Rincon) has been retained to conduct a cultural resources study for the proposed Covina Condos Project in the City of Covina, Los Angeles County, California. The proposed project consists of the development of four project sites. Proposed work on each of the four sites includes the construction of mixed use developments. The proposed project is subject to the California Environmental Quality Act (CEQA).

As part of the process of identifying cultural resources issues for this project, Rincon contacted the Native American Heritage Commission and requested a Sacred Lands File (SLF) search and a list of Native American tribal organizations and individuals who may have knowledge of sensitive cultural resources in or near the project site. The SLF search results stated that "A search of the SLF was completed for the USGS quadrangle information provided with negative results" and recommended that we consult with you directly regarding your knowledge of the presence of cultural resources that may be impacted by this project.

If you have knowledge of cultural resources that may exist within or near the project area, please contact me in writing at the above address or scarmack@rinconconsultants.com or at 562-676-5485. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink that reads "Shannon Carmack". The signature is fluid and cursive, with the first name "Shannon" and last name "Carmack" clearly distinguishable.

Shannon Carmack
Architectural Historian

Enclosure: Project Location Map



Rincon Consultants, Inc.

180 North Ashwood Avenue
Ventura, California 93003

805 644 4455

FAX 644 4240

info@rinconconsultants.com
www.rinconconsultants.com

March 1, 2016

Andrew Salas
Gabrielino Band of Mission Indians
P.O. Box 393
Covina, CA 91723

**RE: Cultural Resources Study for the Covina Condos Project, Covina, Los Angeles
County, California**

Dear Mr. Salas:

Rincon Consultants, Inc. (Rincon) has been retained to conduct a cultural resources study for the proposed Covina Condos Project in the City of Covina, Los Angeles County, California. The proposed project consists of the development of four project sites. Proposed work on each of the four sites includes the construction of mixed use developments. The proposed project is subject to the California Environmental Quality Act (CEQA).

As part of the process of identifying cultural resources issues for this project, Rincon contacted the Native American Heritage Commission and requested a Sacred Lands File (SLF) search and a list of Native American tribal organizations and individuals who may have knowledge of sensitive cultural resources in or near the project site. The SLF search results stated that "A search of the SLF was completed for the USGS quadrangle information provided with negative results" and recommended that we consult with you directly regarding your knowledge of the presence of cultural resources that may be impacted by this project.

If you have knowledge of cultural resources that may exist within or near the project area, please contact me in writing at the above address or scarmack@rinconconsultants.com or at 562-676-5485. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink that reads "Shannon Carmack". The signature is fluid and cursive, with the first name "Shannon" and last name "Carmack" clearly distinguishable.

Shannon Carmack
Architectural Historian

Enclosure: Project Location Map



Rincon Consultants, Inc.

180 North Ashwood Avenue
Ventura, California 93003

805 644 4455

FAX 644 4240

info@rinconconsultants.com
www.rinconconsultants.com

March 1, 2016

Robert F. Dorame
P.O. Box 490
Bellflower, CA 90707

**RE: Cultural Resources Study for the Covina Condos Project, Covina, Los Angeles
County, California**

Dear Mr. Dorame:

Rincon Consultants, Inc. (Rincon) has been retained to conduct a cultural resources study for the proposed Covina Condos Project in the City of Covina, Los Angeles County, California. The proposed project consists of the development of four project sites. Proposed work on each of the four sites includes the construction of mixed use developments. The proposed project is subject to the California Environmental Quality Act (CEQA).

As part of the process of identifying cultural resources issues for this project, Rincon contacted the Native American Heritage Commission and requested a Sacred Lands File (SLF) search and a list of Native American tribal organizations and individuals who may have knowledge of sensitive cultural resources in or near the project site. The SLF search results stated that "A search of the SLF was completed for the USGS quadrangle information provided with negative results" and recommended that we consult with you directly regarding your knowledge of the presence of cultural resources that may be impacted by this project.

If you have knowledge of cultural resources that may exist within or near the project area, please contact me in writing at the above address or scarmack@rinconconsultants.com or at 562-676-5485. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink that reads "Shannon Carmack". The signature is fluid and cursive, with the first name "Shannon" and last name "Carmack" clearly distinguishable.

Shannon Carmack
Architectural Historian

Enclosure: Project Location Map



Rincon Consultants, Inc.

180 North Ashwood Avenue
Ventura, California 93003

805 644 4455

FAX 644 4240

info@rinconconsultants.com
www.rinconconsultants.com

March 1, 2016

Chairperson Rosemary Morillo
Attn: Carrie Garcia
P.O. Box 487
San Jacinto, CA 92581

RE: Cultural Resources Study for the Covina Condos Project, Covina, Los Angeles County, California

Dear Chairperson Morillo:

Rincon Consultants, Inc. (Rincon) has been retained to conduct a cultural resources study for the proposed Covina Condos Project in the City of Covina, Los Angeles County, California. The proposed project consists of the development of four project sites. Proposed work on each of the four sites includes the construction of mixed use developments. The proposed project is subject to the California Environmental Quality Act (CEQA).

As part of the process of identifying cultural resources issues for this project, Rincon contacted the Native American Heritage Commission and requested a Sacred Lands File (SLF) search and a list of Native American tribal organizations and individuals who may have knowledge of sensitive cultural resources in or near the project site. The SLF search results stated that "A search of the SLF was completed for the USGS quadrangle information provided with negative results" and recommended that we consult with you directly regarding your knowledge of the presence of cultural resources that may be impacted by this project.

If you have knowledge of cultural resources that may exist within or near the project area, please contact me in writing at the above address or scarmack@rinconconsultants.com or at 562-676-5485. Thank you for your assistance.

Sincerely,

A handwritten signature in black ink that reads "Shannon Carmack". The signature is fluid and cursive, with the first name "Shannon" and last name "Carmack" clearly distinguishable.

Shannon Carmack
Architectural Historian

Enclosure: Project Location Map

Appendix C

Resource Records

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: 137 W. San Bernardino Road

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: *Baldwin Park* Date: 1966, photorevised 1981 T 2S; R 10W; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 137 W. San Bernardino Road City: Covina Zip: 91723

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 8431-015-042

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

The subject property is a former auto dealership at the northwest corner of San Bernardino Road and Citrus Avenue consisting of two buildings and parking lots on a 3.7 acre parcel which spans between Citrus Avenue and 3rd Avenue. Building permits for the property describe the buildings as Building A, B, C, and D, however they appear to be connected and include a showroom, service bays and offices. The auto dealership facility has roughly a U-shaped plan with a showroom building that projects to the south and fronts San Bernardino Road. There is a large parking lot at east end of the property at the corner of San Bernardino Road and Citrus Avenue, and smaller parking lots at the west end of the property adjacent to 3rd Avenue (See Continuation Sheets).

*P3b. Resource Attributes: (List attributes and codes) 1-story commercial building, HP6

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

View northeast; February 8, 2016

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1965, City of Covina Building Permits and Los Angeles County Assessor records

*P7. Owner and Address:

Bentley Real Estate
100 N. Barranca Street, Suite 900
West Covina, CA 91791

*P8. Recorded by: (Name, affiliation, and address)

Shannon Carmack
Rincon Consultants, Inc.
180 N. Ashwood
Ventura, CA 93003

*P9. Date Recorded:

February 8, 2016

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Cultural Resources Study for the Covina Condos Project, City of Covina, California, 2016.

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

*Required information

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

Primary #
HRI#
Trinomial

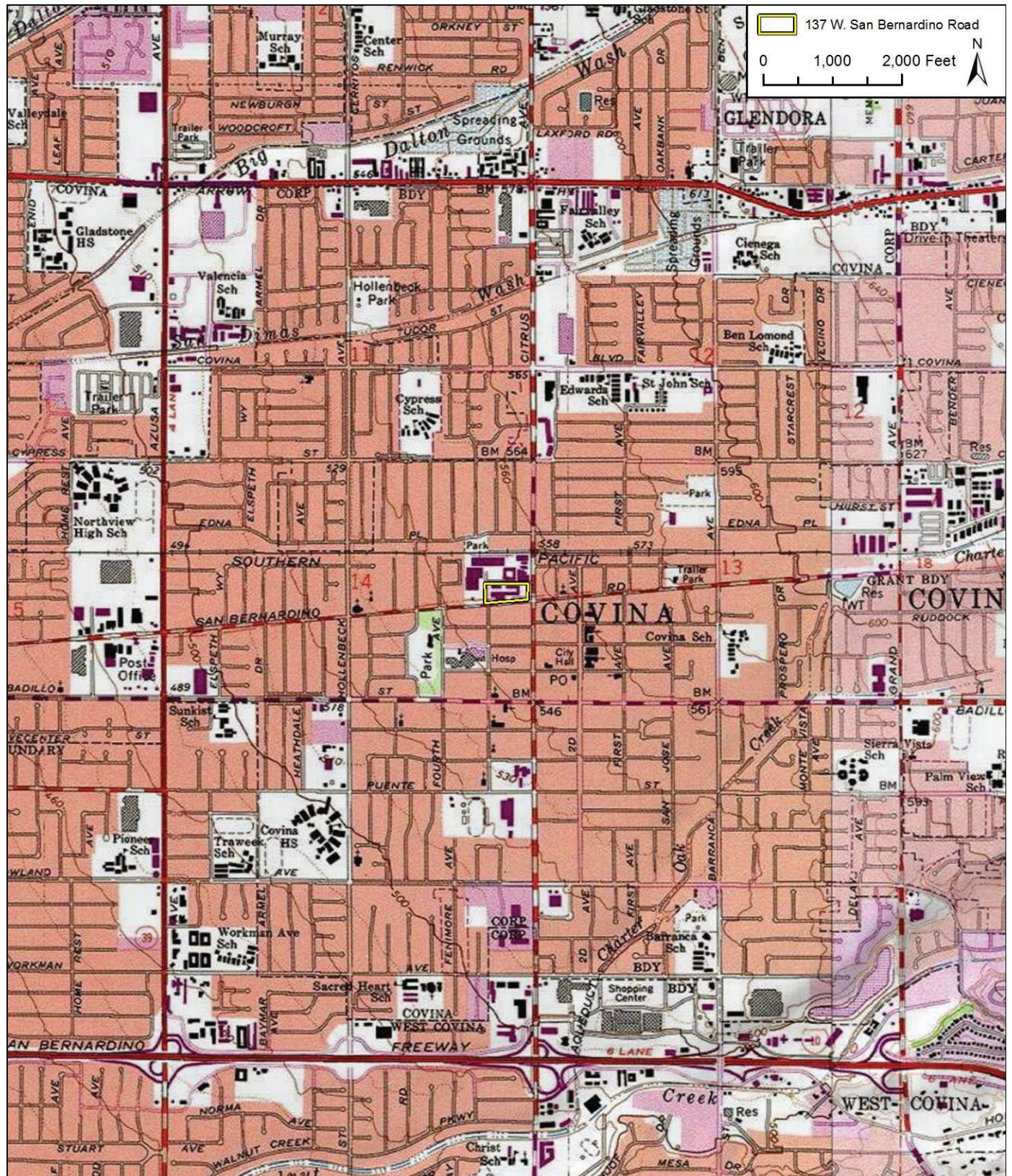
Page 2 of 5

*Resource Name or #: 137 W. San Bernardino Road

*Map Name: Baldwin Park, CA

*Scale: 1: 24,000

*Date of Map: 2015 (electronic)



DPR 523J (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 137 W. San Bernardino Road

B1. Historic Name: Clippinger Chevrolet

B2. Common Name: 137 W. San Bernardino Road

B3. Original Use: Auto Dealership & Service Center

B4. Present Use: Commercial

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and date of alterations) City building permits show in 1952 a new garage and showroom was constructed, followed by minor additions between 1952 and 1960. In 1965, the facility was expanded to include construction of new buildings and demolition of some of the original infrastructure. Permits noted the complex was comprised of Building A: offices and parts, Building B: automobile service, Building C: offices and service, and Building D: the body shop. These buildings all connect to form two main structures. Although building permits did not identify subsequent alterations, visible alterations exist to the buildings, including replacement of windows and doors, connecting of adjacent buildings, enclosing of openings and modifications to walls and roofs (dates unknown).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: R.C. Quale & Associates (engineers)

b. Builder: D.E. Weese Construction Co.

*B10. Significance: Theme: Commercial Development

Area: Covina

Period of Significance: n/a

Property Type: Commercial/ Industrial

Applicable Criteria: n/a

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

The subject property was constructed between 1952 and 1965, for Isaiah Hale Clippinger's auto dealership, parts, and service shop known as Clippinger Chevrolet. Isaiah Hale Clippinger was born in approximately 1878 in Iowa (Federal Census, 1930). He moved to Covina with his wife Ruth and son Norman in 1929 and took ownership of the auto dealership located at the corner of Covina Boulevard and Citrus Avenue. Clippinger had been a senior member of the Clippinger-Kincaid Chevrolet agency at 7th St. and Central Avenue in Los Angeles and then was owner of the Clippinger Buick service facility at 7th and Mercant [sic] Streets (Covina Argus, 1929a and b). In 1953, Clippinger relocated his dealership to its current location, citing the need for more modern facilities and customer conveniences. The previous year, Clippinger applied for a permit to construct a new garage and showroom, at a cost of \$59,500. No architect was listed on the permit; the builder was noted as R.B. Searles. In 1956, a new office building constructed of concrete block and asbestos was added to the property, constructed for \$7,500. Building permits also note the construction of several additional offices through 1960. In 1965, the property was expanded to its extant arrangement. The southwestern portion of the site remained relatively unchanged; however several structures were demolished or expanded to construct the current facility. The 1965 expansion was designed by engineering firm, R. C. Quale & Associates and constructed by D.E. Weese Construction Company. No consequential information was discovered about the architect/engineer or builder. Construction costs for buildings A-D exceeded \$400k. (See Continuation Sheet).

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

*B12. References:

Los Angeles County Office of the Assessor

City of Covina building permits, var.

Historic aerial photographs

1930 Federal Census

Covina Argus, "Locals", February 21, 1930.

Covina Argus, "Personals", October 15, 1931, page 10.

Covina Argus "Hale Clippinger, Chevrolet Dealer for Valley, Goes to Weegar Building". December 1, 1933.

OneOwnerCollectorCar.com. "Clippinger Chevrolet". Accessed 2/4/16.

<http://www.oneownercollectorcar.com/index.php/dealerships/195-california-los-angeles-outskirts>

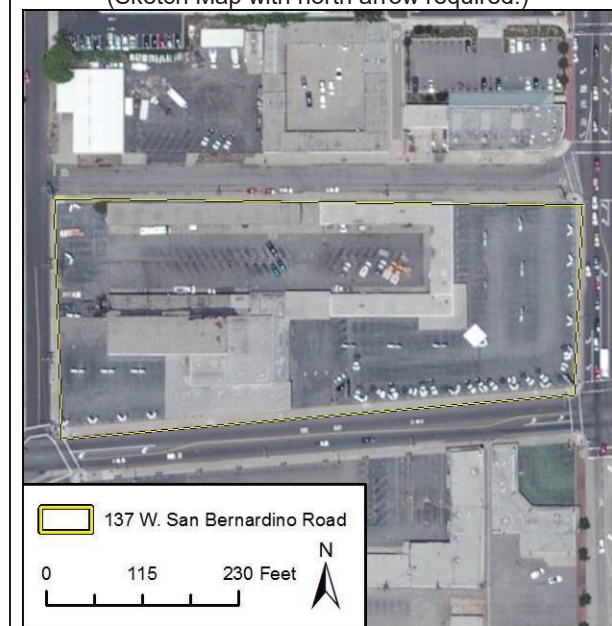
B13. Remarks:

*B14. Evaluator: Shannon Carmack; Rincon Consultants, Inc.

*Date of Evaluation: February 8, 2016

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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

Primary #
HRI#
Trinomial

Page 4 of 5

*Resource Name or # (Assigned by recorder) 137 W. San Bernardino Road

*Recorded by: Shannon Carmack; Rincon Consultants, Inc.

*Date: 02/08/2016

☒ Continuation

☐ Update

P3a. Description, continued

The showroom building is a one-story building that projects to the south off of the larger U-shaped building complex. It is raised on a podium above grade and is constructed of concrete block. It has an irregular plan and flat roofs of various heights. It features a large expanse of glass storefront windows. The flat roof projects past the walls and is supported by squared wood posts creating patio areas on either side of the showroom. The primary entrance is on the south elevation. A small flight of steps as well as a handicap ramp lead to steel and glass double doors. A short distance to the west there is an additional flight of steps which leads to another steel and glass entry door on the west elevation of the showroom. There is one additional single door that appears to be wooden on the same elevation.

The eastern elevation of the showroom contains of glass storefront windows and steel and glass doors, as well as concrete block walls. Along the length of the east side of the building there are six single-paned windows and a single entry door that appears to be wooden. This portion of the building has a low, flat roof with a slight overhang. Signage on the wall identifies a recessed entry for the waiting room and cashier. This area is not clearly visible from the public right of way. The northeast corner of the building connects to the portion of the building complex that contains the service bays and offices which extends to the east towards Citrus Avenue. Its south elevation features a flat roof and contains two large, aluminum paneled roll-up doors with a strip of ribbon windows across their width. The service bays are located in the interior of the property thus are not visible from the public right of way.

At the southeast corner of the building complex there appears to be a small addition wrapping around the corner of the service building. It is constructed of concrete block and has a low, flat roof with a broad overhang. At least two sets of steps lead to a walkway that wraps around the building and is enclosed by iron railing. The south and east elevations contain several windows and single entry doors which are not clearly visible from the public right of way. The remainder of the east elevation is composed of the flat-roofed wall to the service bay area. It does not contain any entry doors or fenestration.

At the northern edge of the property are two long buildings that contain inward-facing service bays. Between the two buildings a gated driveway off of Geneva Place allows entry to the interior of the property.

To the west of the showroom a warehouse building extends towards 3rd Street. It has a flat roof and no entries or fenestration on the south elevation. On its west elevation it features a loading dock with an aluminum coiling door as well as a set of steps and railing leading to a single door that appears to be wooden. To the north of the warehouse building is a large paved area between the northern and southern wings of the complex which contain the service bays.

B10. continued

The Clippinger dealership was very successful throughout its years of operation, with its top sales staff reporting sales of over 500 cars per month during the 1960s and 1970s. The dealership heavily advertised through newspapers and television ads, often using famous actors and racing personalities to bring in prospective buyers to the dealership. Following (Isaiah) Hale's death, his son Norman headed the business. At one time, Norman's son John also headed the business, but after his death Norman returned (OneOwnerCollectorCar.com, n.d.). The subject property was sold to Hassen Imports Partnership in 2004 and then to Bentley Real Estate LLC in 2013 (U.S. Bankruptcy Court, 2012; First American Title Company, n.d.).

The subject property was constructed between 1952 and 1965 and has undergone alterations since its construction which have affected its integrity, including replacement of windows and doors, connecting of adjacent buildings, enclosing of openings and modifications to walls and roofs (dates unknown). The property is not eligible for listing in the National or California registers, nor is it a contributor to a larger National or California Register-eligible historic district. The property did not influence patterns of our history and is not associated with significant events or trends (Criteria A/1). Although associated with the Clippinger family, they are not considered persons significant in our past (Criteria B/2). The property is a modest example of a post-war automobile dealership; it does not embody the distinctive characteristics of a type, period, or method of construction, nor represent the work of a master (Criteria C/3). There is no reason to believe that the property may yield important information about prehistory or history (Criteria D/4). For these same reasons, the subject property does not appear eligible for designation as a City of Covina Landmark or Structure of Merit (Criteria 1-6).

B12. continued

Covina Argus. "Los Angeles Man New Owner of Valley Chevrolet Agency". September 6, 1929 (a)

Covina Argus. "Chevrolet Agency Owner Takes Residence". September 13, 1929 (b)

First American Title Company, property profile.

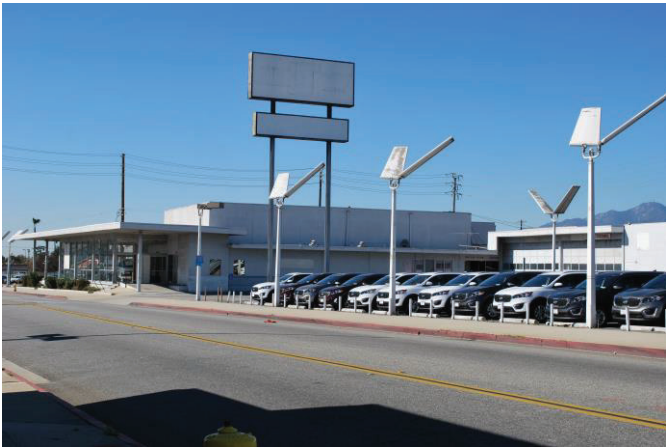
U.S. Bankruptcy Court Central District of CA Los Angeles Division, Case # 2:11-bk-42068-ER, Memorandum of Decision Regarding Single Asset Real Estate Determination. Filed March 7, 2012.

*Recorded by: Shannon Carmack; Rincon Consultants, Inc.

*Date: 02/08/2016

☒ Continuation

☐ Update



Showroom and service bays, view to the northwest



South elevation, view to the northwest



South elevation, view to the northeast



North elevation, view to the west



West elevation, view to the east looking into service bays



West elevation, view to the east

All photos taken February 8, 2016.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: 141 W. Geneva Place

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: *Baldwin Park* Date: 1966, photorevised 1981 T 2S; R 10W; ¼ of ¼ of Sec ; M.D.

B.M.

c. Address: 141 W. Geneva Place

City: Covina

Zip: 91723

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APNs 8431-014-015 and 8431-014-008

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

The subject property contains an industrial building, a warehouse and two smaller shed-like buildings. At the eastern end of the property is a rectangular-massed building with an open interior that provides parking and additional workspace. The building complex is constructed of concrete block and has a flat roof. The primary entry is on the south elevation consisting of two steps leading to a recessed entry with a steel door. Adjacent to this is large, steel, roll-up door for automobiles. Above this is a parapet with letters in relief reading: "Paint and Body Shop". Further east on this elevation is a second single steel door in a recessed entry. The western elevation has a single entry door which is not clearly visible from the public right of way. The eastern and north elevations do not appear to have fenestration or entries. A hand-painted sign on the east elevation designates the building as a "Collision Center". The northwest corner of the building appears to be an addition; it features a rectangular plan and a gabled roof that contrasts the rest of the structure. West of the building is a parking lot on which there are two small structures that appear to be steel sheds with flat roofs. They are at the rear of the parking lot thus are not clearly visible. At the western end of the parcel at the corner of Geneva Place and 3rd Avenue is a warehouse with a roughly L-shaped footprint. It is clad with steel vertical siding and has a very low-pitched gabled roof on the main portion of the building and a shed roof on the smaller portion of the building. The south elevation has a flight of steps leading to a single steel entry door. Next to the entry door is large, steel, roll-up door over a concrete landing. In front of these two doors is a large driveway exiting to Geneva Place with steel railings separating the staircase from the driveway and steel railings separating the driveway from the public right of way. The north, east and west elevations appear to have no fenestration or entries.

*P3b. **Resource Attributes:** (List attributes and codes) 1-story commercial buildings, HP6

*P4. **Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

View northwest; February 8, 2016

*P6. **Date Constructed/Age and**

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1938, 1965, 1979. L.A. Co. Assessor.

*P7. **Owner and Address:**

Bentley Real Estate
100 N. Barranca Street, Suite 900
West Covina, CA 91791

*P8. **Recorded by:** (Name, affiliation, and address)

Shannon Carmack
Rincon Consultants, Inc.
180 N. Ashwood
Ventura, CA 93003

*P9. **Date Recorded:**

February 8, 2016

*P10. **Survey Type:** (Describe)

Intensive

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

for the Covina Condos Project, City of Covina, California, 2016.

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

*Required information

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

Primary #
HRI#
Trinomial

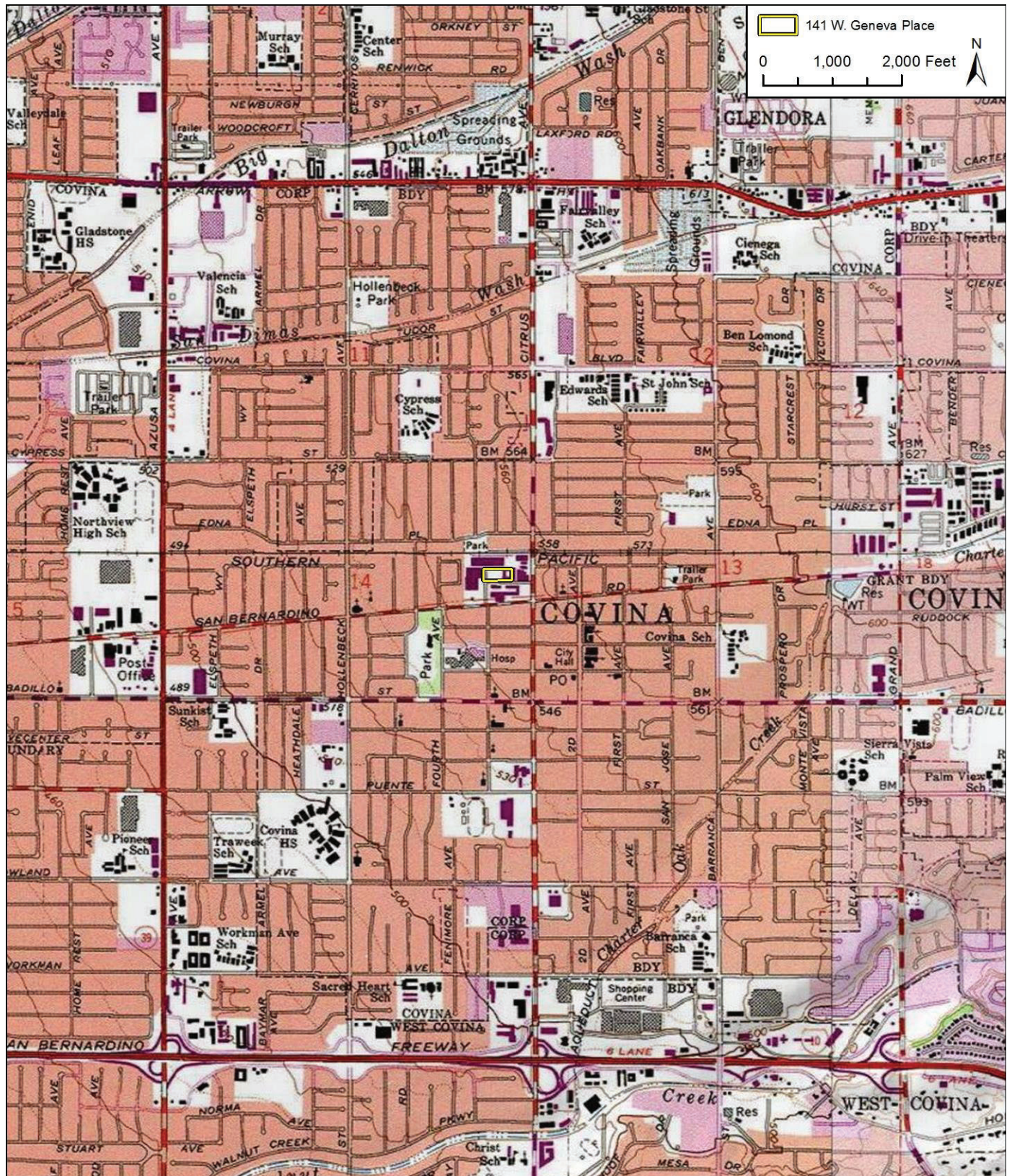
Page 2 of 4

*Resource Name or #: 141 W. Geneva Place

*Map Name: Baldwin Park, CA

*Scale: 1: 24,000

*Date of Map: 2015 (electronic)



DPR 523J (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 4

*NRHP Status Code

*Resource Name or # (Assigned by recorder) 141 W. Geneva Place

B1. Historic Name:

B2. Common Name: 141 W. Geneva Place

B3. Original Use: Auto Service

B4. Present Use: Commercial/ Industrial

*B5. Architectural Style: Utilitarian

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

The main auto service building at the east end of the property was constructed in 1965. The warehouse at the west end of the property was constructed in 1979.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Commercial Development

Area: Covina

Period of Significance: n/a

Property Type: Commercial/ Industrial

Applicable Criteria: n/a

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

The subject property contains an automotive service center built in 1965 as part of the Clippinger Chevrolet dealership. There is also a warehouse structure on the west end of the property which was constructed in 1979. Historic research failed to ascertain the architect or contractor for either. Walt Pittillo operated an auto service station on the property, either solely or in a partnership with Lyle Daugherty, as early as 1946 through at least 1957. Walt Pittillo was a race car owner and enthusiast. He owned the "Covina Special" with his brother and raced it in local tracks such as the Legion Tri-City Speedway near San Bernardino and the Culver City Speedway (*Covina Argus*, 1932 and 1946). Subsequently the Clippinger family operated a "collision center" on the property in connection with the Chevrolet dealership across the street. Building permit records indicate Pittillo sold the property to the Clippinger's during the 1950s. In 1953, Clippinger relocated his dealership to its current location, citing the need for more modern facilities and customer conveniences. The subject property may have been acquired as part of this expansion, and the extant buildings were constructed at the same time as the dealership expansion was taking place. The Clippinger dealership was very successful throughout its years of operation, with its top sales staff reporting sales of over 500 cars per month during the 1960s and 1970s. The dealership heavily advertised through newspapers and television ads, often using famous actors and racing personalities to bring in prospective buyers to the dealership. The Clippinger family sold the property in 2004 to Hassen Imports Partnership (U.S. Bankruptcy Court, 2012). Bentley Real Estate LLC acquired it in 2013 (First American Title Co, n.d.). The Clippinger family was long-time owners of the Covina Chevrolet dealership.

The subject property was constructed between 1965 and 1979. It has undergone various alterations since its construction, including replacement of doors, at least one addition to the north elevation and modifications to walls and roofs (dates unknown). The property is not eligible for listing in the National or California registers, nor is it a contributor to a larger National or California Register-eligible historic district. The property did not influence patterns of our history and is not associated with significant events or trends (Criteria A/1). Although Clippinger may be a familiar name in the community, neither the Clippingers, Pittillo or Daugherty were found to be directly associated with the history or development of the city or region (Criteria B/2). The property contains utilitarian automobile-related structures; they do not embody the distinctive characteristics of a type, period, or method of construction, nor represent the work of a master (Criteria C/3). There is no reason to believe that the property may yield important information about prehistory or history (Criteria D/4). For these same reasons, the subject property does not appear eligible for designation as a City of Covina Landmark or Structure of Merit (Criteria 1-6).

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

*B12. References:

Los Angeles County Office of the Assessor

City of Covina building permits

Historic aerial photographs

First American Title Company

Phase I Environmental Assessment Report for 137 W. San Bernardino Road and 141 Geneva Place, Covina, CA 91723. Prepared by Waterstone Environmental, Inc. for Bentley Real Estate, December 28, 2015.

Covina Argus. Ad for 'P. and D. Automotive Service'. December 27, 1946.

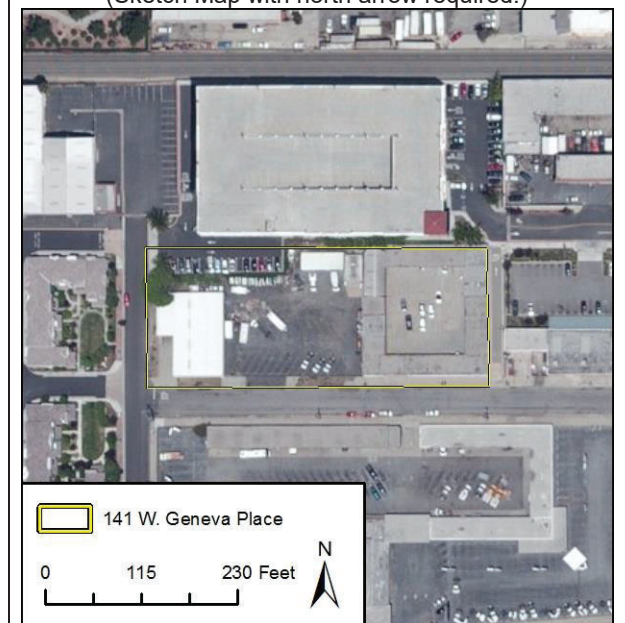
Covina Argus. "Speedy Covina Car Second at New Speedway". August 25, 1932.

B13. Remarks:

*B14. Evaluator: Shannon Carmack; Rincon Consultants, Inc.

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



*Date of Evaluation: February 8, 2016

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

Primary #

HRI#

Trinomial

Page 4 of 4

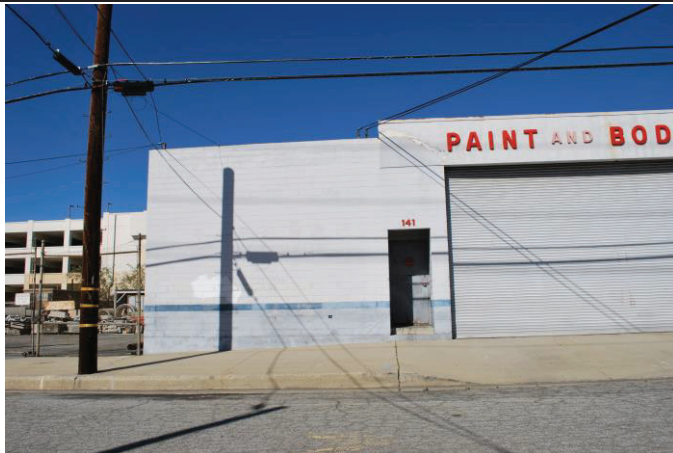
*Resource Name or # (Assigned by recorder) 141 W. Geneva Place

*Recorded by: Shannon Carmack; Rincon Consultants, Inc.

*Date: 02/08/2016

☒ Continuation

☐ Update



Partial view of south elevation, view to the north



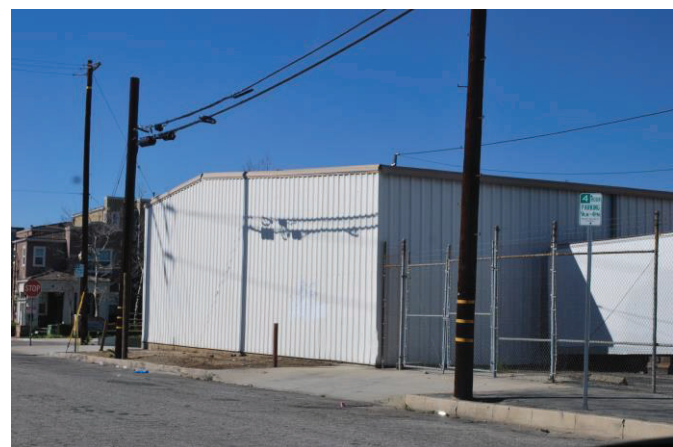
South and east elevations, view to the northwest



West elevation, view to the northeast



Lot at center of subject property with sheds, view to the north



Warehouse, south and east elevations, view to the northwest
All photos taken February 8, 2016.



Warehouse, west elevation, view to the northeast

B12. continued

First American Title Company, property profile.

U.S. Bankruptcy Court Central District of CA Los Angeles Division, Case # 2:11-bk-42068-ER, Memorandum of Decision Regarding Single Asset Real Estate Determination. Filed March 7, 2012.

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

Primary #
HRI #
Trinomial
NRHP Status Code 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 5

*Resource Name or #: 401 N. Citrus Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Baldwin Park Date: 1966, photorevised 1981 T 2S; R 10W; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 401 N. Citrus Avenue

City: Covina

Zip: 91723

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 8431-028-006

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

The subject property is a modest Mediterranean Revival-style service garage located at the northwest corner of Citrus Avenue and Orange Street. The wood-frame structure is single-story, rectangular in plan and clad in smooth stucco. It has a flat roof with parapet and a sloped façade clad in red barrel tile. The primary entry is on the east elevation via a pair of large open automotive service bay entrances. These open bays are secured with metal folding security gates. The bays comprise the majority of the east elevation; in addition, there is one fixed, three-pane window framed in wood within a recessed bay. The south elevation has a rectangular window opening which has been boarded over and painted. There is another large rectangular recess where a service bay was enclosed. The west elevation features four wood-frame sash windows obscured by security bars. The north elevation appears to have a small window with a wooden frame that has been boarded over and painted. The structure is set back from the lot and faces east towards Citrus Avenue. The northeast corner of the subject building connects to the building on the adjacent lot.

*P3b. Resource Attributes: (List attributes and codes) 1-story commercial building, HP6

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

View to the west; February 8, 2016

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1931, Los Angeles County Assessor

*P7. Owner and Address:

Bentley Real Estate

100 N. Barranca Street, Suite 900

West Covina, CA 91791

*P8. Recorded by: (Name, affiliation, and address)

Shannon Carmack

Rincon Consultants, Inc.

180 N. Ashwood

Ventura, CA 93003

*P9. Date Recorded:

February 8, 2016

*P10. Survey Type: (Describe)

Intensive

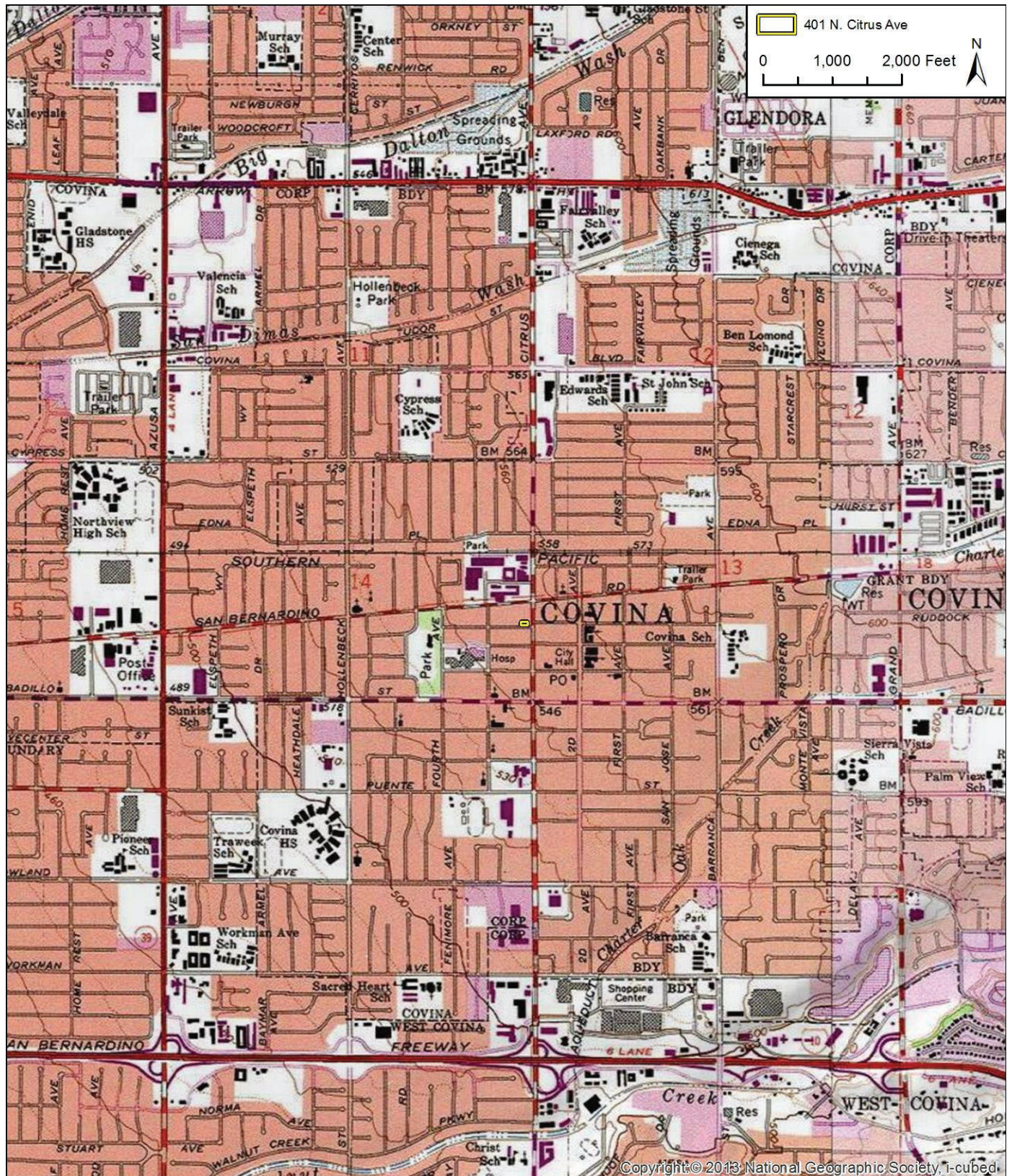
*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Cultural Resources Study for the Covina Condos Project, City of Covina, California, 2016.

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95)

*Required information

LOCATION MAP



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 401 N. Citrus Avenue

B1. Historic Name:

B2. Common Name: 401 N. Citrus Avenue

B3. Original Use: Tire service and gas station

B4. Present Use: vacant

*B5. Architectural Style: Mediterranean Revival

*B6. Construction History: (Construction date, alterations, and date of alterations) L.A. County Assessor records list a construction date of 1931 but references to a business at this address in newspaper articles suggest the building was constructed in the 1920s. Renovations in 1934 including a rebuilding of the façade, folding iron grills installed to replace glass, and two pumps moved to near the corner of the lot. A new pump island was installed in 1948; a sliding door was removed in 1958; the gas station canopy was removed in 2014. Windows and possibly a large door opening have been filled in at unknown dates.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Commercial Development

Area: Covina

Period of Significance:

Property Type: Commercial/ Industrial

Applicable Criteria: N/A

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

L.A. County Assessor records list a construction date of 1931, however, references to a business at this address in newspaper articles suggest the building was constructed in the 1920s. According to the *Covina Argus*, Verner Johnson moved his automotive service business to the corner of Citrus and Orange Streets in 1923 (*Covina Argus*, 1933). This prime location was along the main artery through the community of Covina. Over many decades, the building functioned as a tire shop, service center and a gas station. In 1932 it housed Tex Gentry's automotive service station and gasoline and oil sales, which was taken over by Verner Johnson. He renovated the building in 1934 (*Covina Argus*, 1934). His business existed at the location through at least 1937 and performed battery and tire service and automotive electrical work. In 1947 the occupants were George Ross Tires and Winn & Harris Gas. Bob Conlon's Tire Service moved into the building in 1948 (*Covina Argus Citizen*, 1948). By 1951 Conlon began offering Union Oil products; in later years the business was listed as Bob Conlon Union Service, occupying the building through at least 1960. From 1966 through 1975 the occupant was Dumford Union Service Station (*Phase I EAR*, 2015). The property was acquired by IMI Real Estate and then in 2004 by Hassen Imports Partnership (U.S. Bankruptcy Court, 2012). Bentley Real Estate LLC acquired the property in 2013 (First American Title Co., n.d.). No consequential information was found about the former owners or occupants. (See continuation sheet)

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

*B12. References:

Los Angeles County Office of the Assessor

City of Covina building permits

Historic aerial photographs

Phase I Environmental Assessment Report for 137 W. San Bernardino Road and 141 Geneva Place, Covina, CA 91723. Prepared by Waterstone Environmental, Inc. for Bentley Real Estate, December 28, 2015.

Covina Argus-Citizen. "New Home of Conlon's Tire Service", January 23, 1948, page 8.

Covina Argus-Citizen. Ad for Bob Conlon Tire Service, November 16, 1951, page 3.

Covina Argus. "Renovations Made in Service Station". September 7, 1934

Covina Citizen. "It's Your Business". April 28, 1933, p. 2.

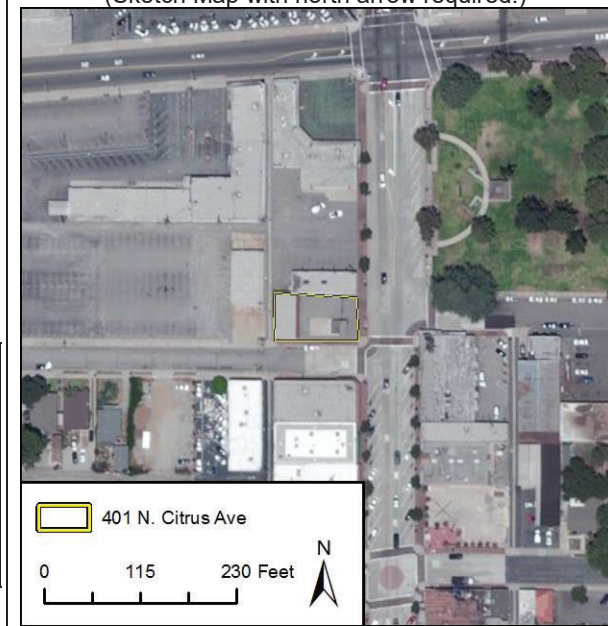
B13. Remarks:

*B14. Evaluator: Shannon Carmack; Rincon Consultants, Inc.

*Date of Evaluation: February 8, 2016

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



*Recorded by: Shannon Carmack; Rincon Consultants, Inc.

*Date: 02/08/2016

☒ Continuation

☐ Update

B10. Significance (Continued)

The building is set far back on the lot to allow for various automobiles to drive onto the property. The building has openings facing Citrus Avenue utilized for the automotive service bays. It has housed businesses that delivered gasoline, performed battery and tire service, auto electrical work, as well as a gas station over many decades. The building is Mediterranean Revival style, a popular period revival style during the time period the building was constructed.

Covina is long-known to have a strong tie to the automobile – in 1906 it claimed the highest per capita ownership of cars in the country. Having the ability to travel to larger urban centers such as Los Angeles likely spurred Covina residents to high levels of automobile ownership. During the early and mid-twentieth century the city was located between two important transportation corridors through the region: south of the city was Highway 60/70/99 which became the San Bernardino Freeway, and north of the city was Route 66. Citrus Avenue connected Covina to these major highways. Businesses in the city, particularly in the vicinity of the subject building, provided a variety of services for local and visiting motorists. Historian Ann Hall states that the popularity of the automobile changed the face of Citrus Avenue. Constructed in the 1920s, the subject building is an early example of this long-continuing automotive theme along Citrus Avenue. The building at 401 N. Citrus Avenue does not appear to be eligible under CRHR Criterion 1/NRHP Criterion A for its associations with historical events. Despite early associations with the automobile industry in Covina, the subject property has been altered such that it can no longer convey these associations. The property is largely devoid of any characteristics related to its original automobile industry function. The removal of important character-defining features associated with the early automobile industry, including the gasoline pump island and all automotive-related signage and equipment, greatly impacts the property's integrity of feeling and association. Other identified alterations include the removal of a sliding door, window openings and infill of a large door opening. The large concrete pad at the building's front (east elevation) currently serves as empty space that lacks any signage or equipment related to the property's original function. Looking at the property today, its historical function is not at all clear.

While the property has had a variety of owners, all related to the automobile industry, none were found to be directly associated with the history or development of the city or region. Therefore, the subject property does not appear eligible under CRHR Criterion 2/NRHP Criterion B.

The subject property is an altered and unremarkable example of a Mediterranean-revival style commercial building, and lacks any distinctive characteristics of the style. No information about the original architect/builder was discovered through archival or building permit research. For these reasons, the building does not appear eligible under CRHR Criterion 3/NRHP Criterion C for its architectural associations.

No evidence was found to warrant consideration under CRHR Criterion 4/NRHP Criterion D. The property is also not eligible as a contributor to a larger historic district.

In consideration of the subject property's lack of original equipment, signage, or design features related to the automobile industry; its altered and unremarkable architecture; and its diminished integrity of design, setting, workmanship, feeling, and association, the subject property appears not eligible under all CRHR and NRHP designation criteria and integrity requirements. For these same reasons, the property does not appear eligible for local designation under any of the City of Covina's designation criteria.

B12. continued

First American Title Company, property profile.

U.S. Bankruptcy Court Central District of CA Los Angeles Division, Case # 2:11-bk-42068-ER, Memorandum of Decision Regarding Single Asset Real Estate Determination. Filed March 7, 2012.

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

Primary #

HRI#

Trinomial

Page 5 of 5

*Resource Name or # (Assigned by recorder) 401 N. Citrus Avenue

*Recorded by: Shannon Carmack; Rincon Consultants, Inc.

*Date: 02/08/2016

☒ Continuation

☐ Update



South elevation, view to the northeast



West elevation, view to the northeast



North elevation and rear of adjacent building, view to the south



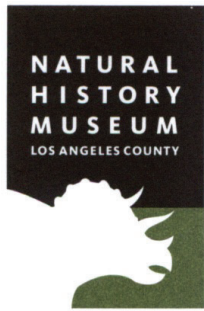
East elevation, closeup of window, view to the west



Subject property and adjacent building, view to the west

All photos taken February 8, 2016

Natural History Museum
of Los Angeles County
900 Exposition Boulevard
Los Angeles, CA 90007
tel 213.763.DINO
www.nhm.org



Vertebrate Paleontology Section
Telephone: (213) 763-3325

e-mail: smcleod@nhm.org

6 November 2017

Dudek
605 Third Street
Encinitas, CA 92024

Attn: Sarah Siren, Senior Paleontologist

re: Vertebrate Paleontology Records Check for paleontological resources for the proposed
Covina Hassen Project, Dudek Project # 8817.0002, in the City of Covina, Los
Angeles County, project area

Dear Sarah:


I have conducted a thorough search of our paleontology collection records for the locality and specimen data for the proposed Covina Hassen Project, Dudek Project # 8817.0002, in the City of Covina, Los Angeles County, project area as outlined on the portion of the Baldwin Park USGS topographic quadrangle map that you sent to me via e-mail on 23 October 2017. We do not have any vertebrate fossil localities that lie directly within the proposed project area, but we do have a vertebrate fossil locality relatively nearby from sedimentary deposits similar to those that may occur at depth in the proposed project area.

Surface deposits in the entire proposed project area consist of younger Quaternary Alluvium, derived as alluvial fan deposits from the South Hills and the San Gabriel Mountains to the northeast. These younger Quaternary Alluvium deposits typically do not contain significant vertebrate fossils, at least in the uppermost layers, but they are underlain by older Quaternary deposits in the vicinity that may well contain significant fossil vertebrate remains. Our closest vertebrate fossil locality in older Quaternary deposits is LACM 1728, situated in English Canyon southwest of the City of Chino south-southeast of the proposed project area. Specimens of fossil horse, *Equus*, and camel, *Camelops*, were recovered from locality LACM 1728 at a depth of 15 to 20 feet below the surface.

Surface grading or very shallow excavations in the younger Quaternary Alluvium exposed in the proposed project area probably will not encounter any significant vertebrate fossil remains. Deeper excavations there that extend down into older Quaternary deposits, however, may well uncover significant fossil vertebrate remains. Any substantial excavations in the sedimentary deposits in the proposed project area, therefore, should be monitored closely to quickly and professionally recover any fossil remains discovered while not impeding development. Sediment samples should also be collected and processed to determine the small fossil potential in the proposed project area. Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,

A handwritten signature in cursive script, reading "Samuel A. McLeod". The signature is written in dark ink and is positioned below the word "Sincerely,".

Samuel A. McLeod, Ph.D.
Vertebrate Paleontology

enclosure: invoice