

CULTURAL RESOURCES STUDY FOR THE WESTPORT CUTTER COVINA SELF STORAGE PROJECT

**CITY OF COVINA,
LOS ANGELES COUNTY, CALIFORNIA**

APNs 8434-013-010 and 8434-012-091

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Report Date:	February 15, 2024
Report Title:	Cultural Resources Study for the Westport Cutter Covina Self Storage Project, Covina, California (APNs 8434-013-010 and 8434-012-091)
Type of Study:	Phase I Cultural Resources Study
USGS Quadrangle:	Section 15, Township 1 South, Range 10 West, of the San Bernardino Baseline and Meridian on the <i>Baldwin Park, California</i> (7.5-minute) topographic quadrangle
Acreage:	2.55 acres
Key Words:	Archaeological survey; negative; no impacts to cultural resources.

Table of Contents

<u>Section</u>	<u>Description</u>	<u>Page</u>
MANAGEMENT SUMMARY/ABSTRACT		iv
1.0 INTRODUCTION		1.0–1
1.1 Project Description.....		1.0–1
1.2 Environmental Setting		1.0–1
1.3 Cultural Setting.....		1.0–5
1.3.1 Prehistoric Period.....		1.0–5
1.3.2 Historic Period.....		1.0–9
1.4 Results of the Archaeological Records Search		1.0–12
1.5 Applicable Regulations.....		1.0–12
1.5.1 California Environmental Quality Act.....		1.0–13
2.0 RESEARCH DESIGN		2.0–1
3.0 FIELD SURVEY		3.0–1
3.1 Methodology		3.0–1
3.2 Results.....		3.0–1
4.0 RECOMMENDATIONS.....		4.0–1
5.0 LIST OF PREPARERS AND ORGANIZATIONS CONTACTED		5.0–1
6.0 REFERENCES CITED.....		6.0–1

List of Appendices

Appendix A – Qualifications of Key Personnel

Appendix B – Archaeological Records Search Results*

Appendix C – NAHC Sacred Lands File Search Results*

**Deleted for public review and bound separately in the Confidential Appendix*

List of Figures

<u>Figure</u>	<u>Description</u>	<u>Page</u>
Figure 1.1–1	General Location Map.....	1.0–2
Figure 1.1–2	Project Location Map (USGS)	1.0–3
Figure 1.1–3	Site Plan.....	1.0–4

List of Plates

<u>Plate</u>	<u>Description</u>	<u>Page</u>
Plate 3.2–1	View of the project from the northeast corner, facing southwest.	3.0–2
Plate 3.2–2	View of the project from the southeast corner, facing northwest.	3.0–2

MANAGEMENT SUMMARY/ABSTRACT

In response to a request from the project applicant, a cultural resources study was conducted by BFS A Environmental Services, a Perennial Company (BFS A), for the proposed Westport Cutter Covina Self Storage Project located in the northeastern portion of the city of Covina, Los Angeles County, California. The project includes Assessor's Parcel Numbers (APNs) 8434-013-010 and 8434-012-091. On the U.S. Geological Survey (USGS) (7.5-minute), 1:24,000-scale *Baldwin Park, California* topographic quadrangle map, the project is situated within Section 15, Township 1 South, Range 10 West, of the San Bernardino Baseline and Meridian. The subject property contains a building and an associated parking lot which were constructed in 1990. As proposed, the project plans to develop the property to include a self-storage facility.

The purpose of this investigation was to locate and record any cultural resources present within the project area and subsequently evaluate any resources as part of the City of Covina's environmental review process conducted in compliance with the California Environmental Quality Act (CEQA). The cultural resources investigation included review of an archaeological records search requested from the South Central Coastal Information Center (SCCIC) at California State University, Fullerton (CSU Fullerton) in order to assess previous archaeological studies and identify any previously recorded archaeological sites within the project or in the immediate vicinity. A Sacred Lands File (SLF) search was also requested from the Native American Heritage Commission (NAHC).

No evidence of any cultural resources was identified within the project during the survey. Based upon the negative survey results and previous development of the existing structure with associated infrastructure, the project, as designed, will not impact any cultural resources. Therefore, site-specific mitigation measures or monitoring of grading are not recommended for this project. Although monitoring is not recommended, section 4.0 Recommendations of this report includes procedures for the unlikely, inadvertent discovery of cultural resources and/or human remains. A copy of this report will be permanently filed with the SCCIC at CSU Fullerton. All notes, photographs, and other materials related to this project will be curated at the archaeological laboratory of BFS A in Poway, California.

1.0 INTRODUCTION

1.1 Project Description

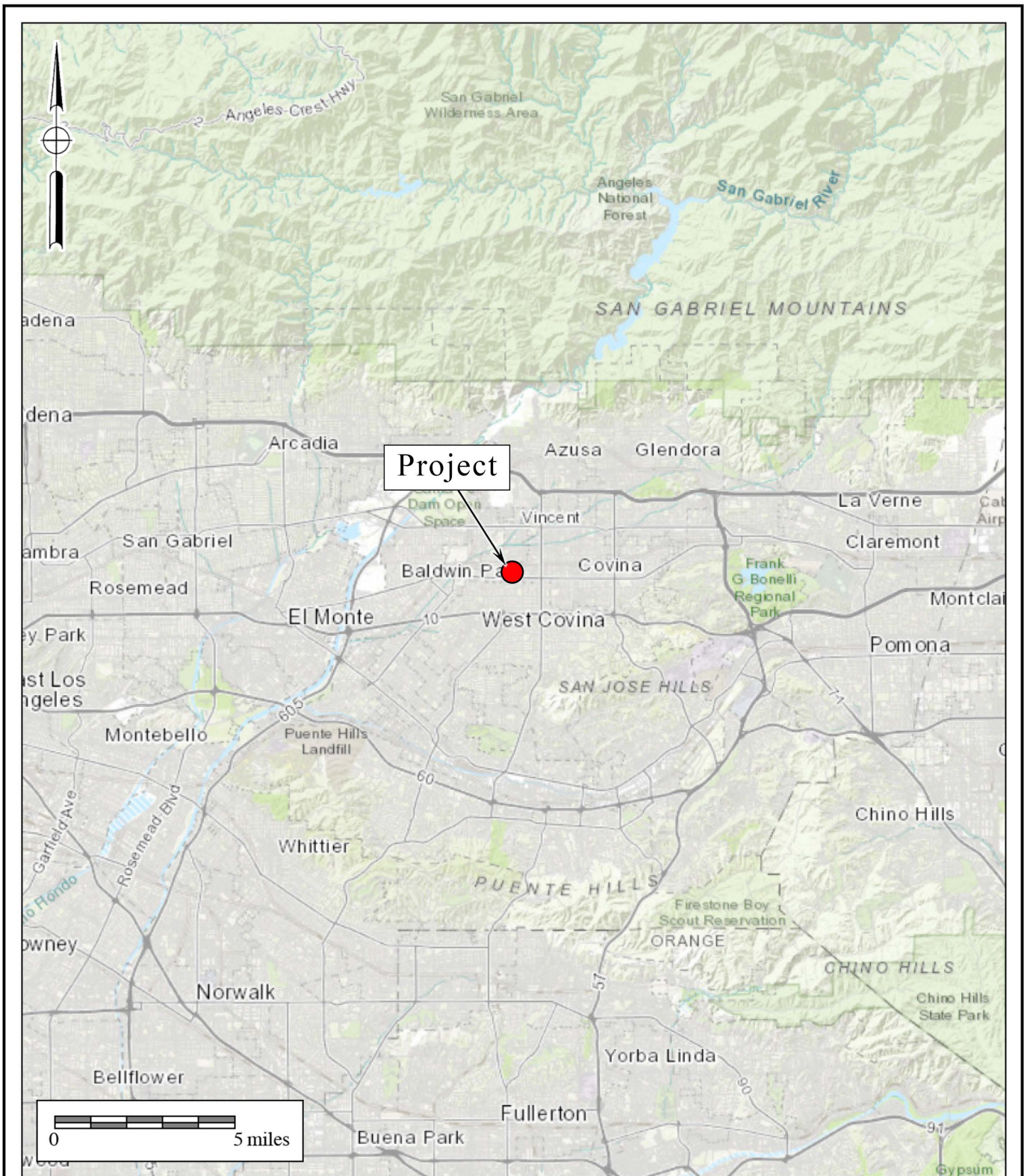
The cultural resources study for the Westport Cutter Covina Self Storage Project (Westport Project) was conducted in order to comply with CEQA and City of Covina environmental guidelines. The decision to request this investigation was based upon the cultural resource sensitivity of the locality as suggested by known site density and predictive modeling. Sensitivity for cultural resources in a given area is usually indicated by known settlement patterns, which, in the San Gabriel Valley area of Los Angeles County, were focused around freshwater resources and a food supply.

The Westport Project (APNs 8434-013-091 and 8434-012-902) is located at 529 Cutter Way, within the western portion of the city of Covina (Figure 1.1–1, attached). The 2.55-acre project is situated within Section 15 of Township 1 South, Range 10 West, San Bernardino Baseline and Meridian, as shown on the USGS 7.5-minute *Baldwin Park, California* topographic quadrangle map (Figure 1.1–2, attached). Presently, the subject property contains a building and associated parking lot, which were constructed in 1990. The project proposes to demolish the existing modern building and develop the property with a four-story self-storage building and associated parking and infrastructure (Figure 1.1–3, attached).

1.2 Environmental Setting

The Westport Project is located on a broad, mostly flat plain within the low-lying San Gabriel Valley, approximately five miles south of the San Gabriel Mountain foothills. The San Gabriel Valley is a geological basin within the northeastern block of the geologically-complex Los Angeles Basin. It sits near the juncture of the Peninsular Ranges Geologic Province, which trends northwest from the southern tip of Baja California to the Raymond-Malibu Fault Zone in western Los Angeles County, and the Transverse Ranges Geologic Province which trends largely eastward from Anacapa, San Miguel, Santa Cruz, and Santa Rosa islands off the coast of southern California to the Mojave Desert. Both provinces are characterized by mountain ranges with peaks exceeding 9,000 feet above mean sea level (AMSL), with seismically-active fault zones which merge or terminate where the two provinces meet at the southern margin of the Transverse Ranges (Yerkes et. al. 1965). Geologically, the project area is mapped as consisting of sandy, Holocene-aged alluvial fan and valley deposits overlying Pleistocene-aged sediments at an unknown depth (Tan 2000).

Elevations within the project area range from approximately 445 to 450 feet AMSL. The project does not contain any natural features often associated with the prehistoric occupation of the region, such as bedrock outcroppings or natural sources of water. The closest water source is the San Dimas Wash, which ran through the southeast corner of the project prior to being rerouted in the 1960s. The entire property was previously graded and partially utilized for parking. Vegetation is limited to non-native grasses and weeds, limiting ground surface visibility in areas not paved or occupied by an existing structure.



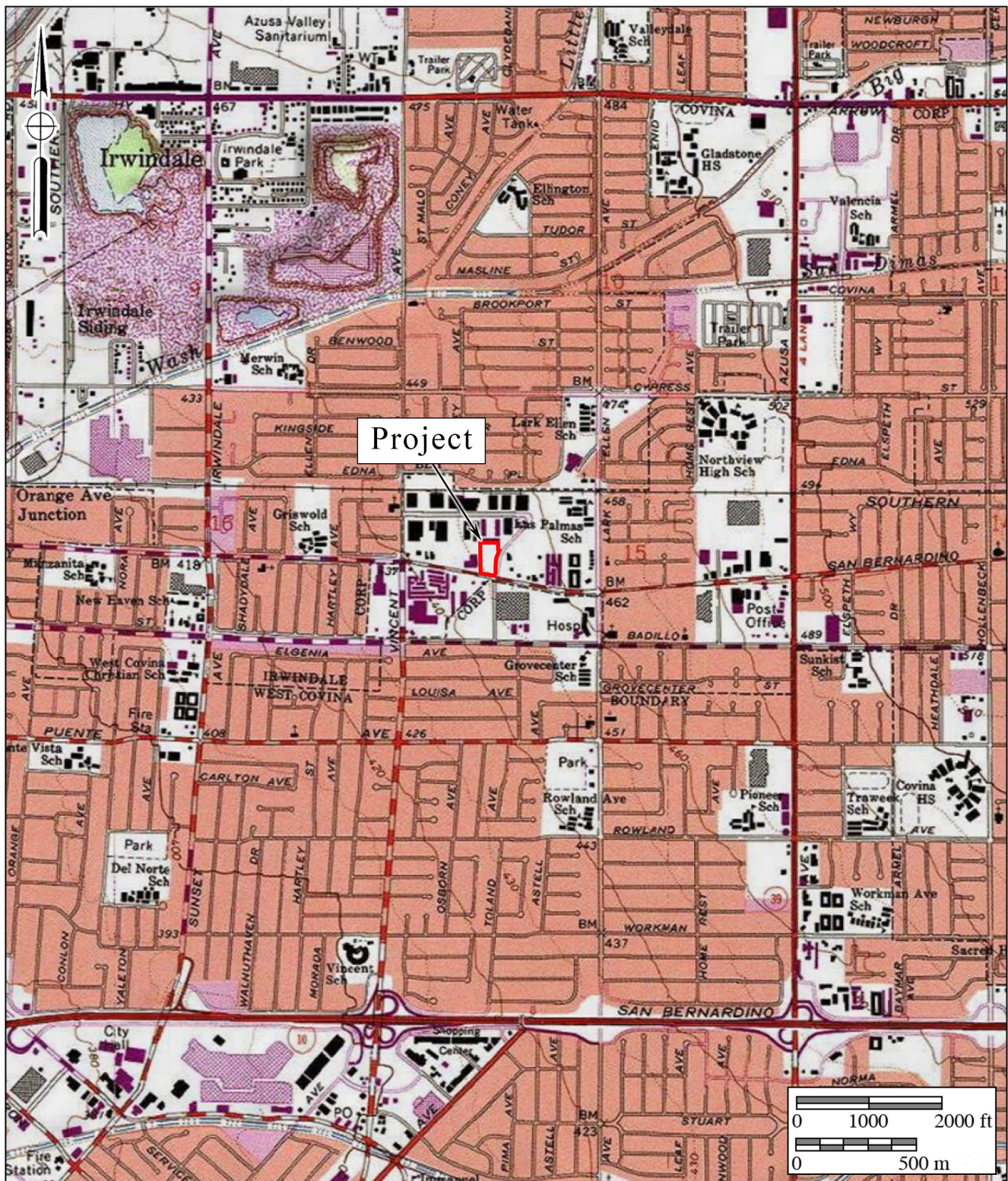


Figure 1.1-2
Project Location Map
The Westport Cutter Covina Self Storage Project
USGS Baldwin Park Quadrangle (7.5-minute series)

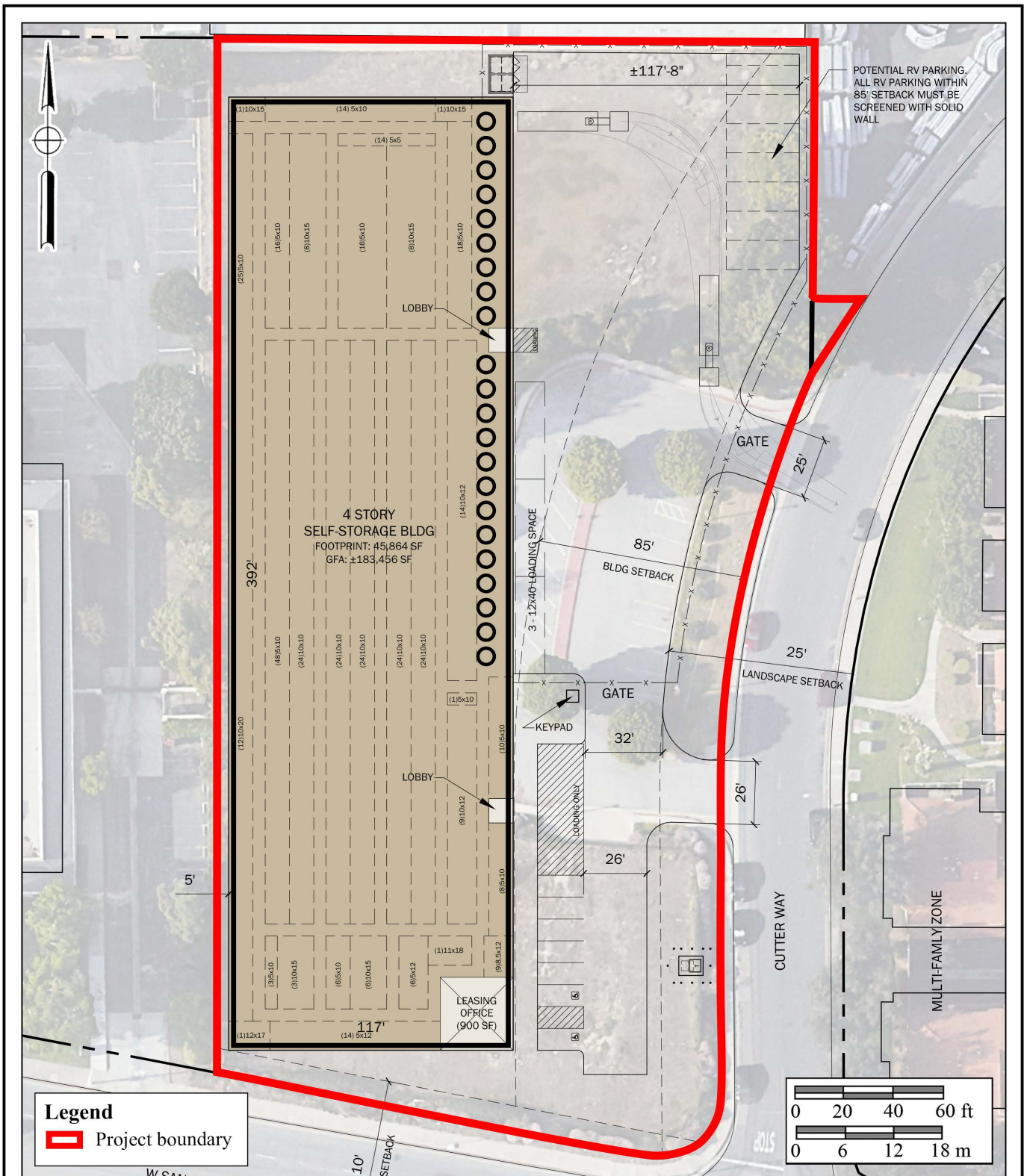


Figure 1.1–3
Site Plan

The Westport Cutter Covina Self Storage Project

1.3 Cultural Setting

1.3.1 Prehistoric Period

Several prehistoric cultural chronologies have been proposed for the southern California coast and nearby inland areas, such as two of the most frequently cited sequences developed by William Wallace (1955) and Claude Warren (1968). Such chronologies provide a framework to discuss archaeological data in relation to broad cultural changes seen in the archaeological record. The chronological sequence presented herein represents an updated synthesis of these schemes for Los Angeles County and surrounding regions. The prehistoric sequence of the area can be divided into four broad temporal categories. It should be noted that prehistoric chronology for this region is being refined on a continuing basis, with new discoveries and improvements being made as the accuracy of dating techniques improves.

Terminal Pleistocene and Early Holocene: Paleo-Coastal Period (circa 9500 to 7000/6500 B.C.)

Although data on early human occupation for the southern California coast is limited, archaeological evidence from the northern Channel Islands suggests initial settlement within the region occurred at least 12,000 years before the present (YBP). At Daisy Cave (SMI-261) on San Miguel Island, radiocarbon dates indicate an early period of use in the terminal Pleistocene, sometime between 9600 and 9000 calibrated (cal) B.C. (Erlandson et al. 1996). Nearby on Santa Rosa Island, human remains from the Arlington Springs Site (SRI-1730) have been dated between 11,000 and 10,000 cal B.C. (Johnson et al. 2002). Archaeological data recovered from these and other coastal Paleo Indian sites indicate a distinctively maritime cultural adaptation, termed the “Paleo-Coastal Tradition” (Moratto 1984), which involved the use of seafaring technology and a subsistence regime focused upon shellfish gathering and fishing (Rick et al. 2001).

Relatively few sites have been identified in Los Angeles County that date to the terminal Pleistocene and early Holocene. Evidence of possible early human occupation has been found at the sand dune bluff site of Malaga Cove (LAN-138), located between Redondo Beach and Palos Verdes (Walker 1951). Researchers have proposed that archaeological remains recovered from the lowermost cultural stratum at the site, including shell, animal bone, and chipped stone tools, may date to as early as 8000 cal B.C. (Moratto 1984:168; Wallace 1986).

Middle Holocene: Milling Stone Period (circa 7000/6500 to 1500/1000 B.C.)

The Milling Stone Period or Horizon, also referred to as the “Encinitas Tradition,” is the earliest well-established cultural occupation of the coastal areas of the region (Sutton 2010; Sutton and Gardner 2010). The onset of this period, which began sometime between 7000 and 6500 cal B.C., is marked by the expansion of populations throughout southern California. Regional variations in technology, settlement patterns, and mortuary practices among Milling Stone sites have led researchers to define several local manifestations or “patterns” of the tradition (Sutton and Gardner 2010). Groups that occupied modern-day Los Angeles County are thought to have been relatively small and highly mobile during this time, with a general subsistence economy

focused upon gathering shellfish and plant foods, particularly hard seeds, with hunting being of less importance (Glassow et al. 2007).

Two temporal subdivisions have been defined for the portion of the Topanga Pattern falling within the Milling Stone Period: Topanga I (circa 6500 to 3000 B.C.) and Topanga II (circa 3000 to 1000 B.C.) (Sutton and Gardner 2010). Topanga I assemblages are characterized by abundant manos and metates, core tools and scrapers, charmstones, cogged stone, and discoidals. Projectile points are quite rare, with those present resembling earlier, large, leaf-shaped forms (Glassow et al. 2007). Secondary inhumations with associated cairns are the most common burial form at Milling Stone sites, with small numbers of identified extended inhumations. The subsequent Topanga II phase largely represents a continuation of the Topanga pattern with site assemblages also characterized by numerous manos and metates, charmstones, cogged stones, discoidals, and some stone balls. However, a significant technological change in ground stone occurs at this time, and the appearance of mortars and pestles at Topanga II sites suggests coastal populations adopted balanophagy (Sutton and Gardner 2010). The quantity of projectile points also notably increases in Topanga II site deposits, indicating the practice of hunting of large game may have played a greater role in the subsistence economy than in earlier times. While secondary burials continue to be quite common, a few flexed inhumations have also been recovered from archaeological contexts dating to the Topanga II phase.

A number of Milling Stone sites have been identified in Los Angeles County. The lower component of the Tank Site (LAN-1), located in the Santa Monica Mountains, was excavated in the 1940s and was determined to be Topanga I in age. In the San Fernando Valley, the Encino Site (LAN-111) is thought to have contained a Topanga I component. The artifact assemblage is definitive of the Topanga I period, containing many milling implements, but few projectile points. The presence of mortars and pestles along with stemmed projectile points at the Chatsworth Site (LAN-21), located at the western edge of the San Fernando Valley, suggests a Topanga II presence. The Big Tujunga Wash Site (LAN-167), located at the eastern edge of the San Fernando Valley, may have also contained a Topanga II component (Sutton and Gardner 2010).

Late Holocene: Intermediate Period (1500/1000 B.C. to A.D. 750)

The Intermediate Period, which encompasses the early portion of the “Del Rey Tradition,” as defined by Sutton (Sutton 2010), begins around 3,500 YBP. At this time, significant changes are seen throughout the coastal areas of southern California in material culture, settlement systems, subsistence strategies, and mortuary practices. These new cultural traits have been attributed to the arrival of Takic-speaking people from the southern San Joaquin Valley (Sutton 2009). Biological, archaeological, and linguistic data indicates that the Takic groups who settled in the Los Angeles Basin were ethnically distinct from the preexisting Hokan-speaking Topanga populations, and are believed to be ancestral to ethnographic Gabrielino groups (Sutton 2009). While archaeological evidence indicates that “relic” Topanga III populations continued to survive in isolation in the Santa Monica Mountains, these indigenous groups appear to have been largely

replaced or absorbed by the Gabrielino, or Chumash, by 2,000 YBP (Sutton and Gardner 2010:17).

Intermediate Period sites in the region are represented by the “Angeles Pattern” of the Del Rey Tradition (Sutton 2010). Three temporal subdivisions have been defined for the portion of the Angeles Pattern that falls within the Intermediate Period: Angeles I (1500 to 600 B.C.), Angeles II (600 B.C. to A.D. 400), and Angeles III (A.D. 400 to 750) (Sutton and Gardner 2010:8). The onset of the Angeles I phase is characterized by the increase and aggregation of regional populations and the appearance of the first village settlements. The prevalence of projectile points, single-piece shell fishhooks, and bone harpoon points at Angeles I sites suggests a subsistence shift in the Intermediate Period with increased emphasis on fishing and terrestrial hunting, and less reliance upon the gathering of shellfish resources. Regional trade or interaction networks also appeared to develop at this time, with coastal populations in Los Angeles County obtaining small steatite artifacts and *Olivella* sp. shell beads from the southern Channel Islands and obsidian from the Coso Volcanic Field (Koerper et al. 2002). Finally, marked changes are seen in mortuary practices during the Angeles I phase with flexed primary inhumations and cremations replacing extended inhumations and cairns.

The Angeles II phase largely represents a continuation and elaboration of the Angeles I technology, settlement, and subsistence systems. One exception to this pattern is the introduction of a new funerary complex around 2,600 YBP, consisting of large rock cairns or platforms, which contain abundant broken tools, faunal remains, and cremated human bone. These mortuary features have generally been thought to represent the predecessor of the Southern California Mourning Ceremony (Sutton 2010:14).

Several important changes in the archaeological record mark the beginning of the Angeles III phase. At this time, larger seasonal villages characterized by well-developed middens and cemeteries were established along the coast or the inland areas. Archaeological data from Angeles III sites indicates that residents of these settlements practiced a fairly diverse subsistence strategy, which included the exploitation of both marine and terrestrial resources (Sutton 2010:16). Notable technological changes at this time included the introduction of the plank canoe and the bow and arrow (Glassow et al. 2007:203-204). The appearance of new *Olivella* sp. bead types at Angeles III sites indicates a reconfiguration of existing regional exchange networks with increased interaction with populations in the Gulf of California (Koerper et al. 2002). Finally, cremations increase slightly in frequency at this time, with inhumations no longer placed in an extended position (Sutton 2010:18). Intermediate Period sites in Los Angeles County include LAN-2 and LAN-197, which are located in the Santa Monica Mountains. The formal cemeteries at these sites are representative of the increased sedentism that occurred during the Intermediate Period (Glassow et al. 2007:202).

Late Holocene: Late Period (A.D. 750 to Spanish Contact)

The Late Period dates from approximately A.D. 750 until Spanish contact in 1542. Sutton (2010) has divided this period, which falls within the larger Del Rey Tradition, into two phases:

Angeles IV (A.D. 750 to 1200) and Angeles V (A.D. 1200 to 1550). The Angeles IV phase is characterized by continued regional population growth and the development of large, sedentary villages. Although chiefdoms appear to have developed in the northern Channel Islands and the Santa Barbara region after 850 YBP (Arnold 1992; Gamble 2005), little direct evidence has been found to suggest that this level of social complexity existed in the Los Angeles area during the Late Prehistoric Period (Sutton 2010).

Several new types of material culture appear during the Angeles IV phase, including Cottonwood series points, birdstone and “spike” effigies, *Olivella* sp. cupped beads, and *Mytilus* sp. shell disc beads. The presence of southwestern pottery, Patayan ceramic figurines, and Hohokam shell bracelets at Angeles IV sites suggests some interaction between groups in southern California and the Southwest. Notable changes are seen in regional exchange networks after 800 YBP, with an increase in the number and size of steatite artifacts, including large vessels, elaborate effigies, and comals (cooking dishes) recovered from Angeles V sites. The presence of these artifacts suggests a strengthening of trade ties between coastal Los Angeles populations and the southern Channel Islands (Koerper et al. 2002:69). Finally, Late Period mortuary practices remain largely unchanged from the Intermediate Period, with flexed primary inhumations continuing to be the preferred burial method.

Late Period sites in Los Angeles County include LAN-227 and LAN-229, located in the Santa Monica Mountains. Both sites contain fewer manos and metates than earlier sites, but contain more mortars, pestles, projectile points, drills, beads, pipes, and bone tools (Moratto 1984:141). Although these sites represent a move toward centralized sedentary villages during this period, it is unclear whether they represent year-round occupation or semi-permanent villages used as base settlements (Glassow et al. 2007:210).

Late Holocene / Protohistoric Period / The Gabrielino (1769 to Present)

During the late Holocene, population size and density increased dramatically, calling for an even more diversified economy (Altschul and Grenda 2002). Ethnographic data, the first of which came from Spanish explorers and missionaries, indicates that the Gabrielino (Tongva) were the major tribe established within the San Gabriel Valley. The Spanish attributed this name to the Native Americans in the area served by the Mission San Gabriel Arcángel. Gabrielino territory included the watersheds of the San Gabriel, Santa Ana, and Los Angeles rivers, portions of the Santa Monica and Santa Ana mountains, the Los Angeles Basin, the coast from Aliso Creek to Topanga Creek, and San Clemente, San Nicolas, and Santa Catalina islands (Moratto 1984). The Gabrielino spoke a Cupan language that was part of the Shoshonean or Takic family of Uto-Aztecan linguistic stock; these linguistic ties united a dispersed ethnic group occupying 1,500 square miles in the Los Angeles Basin region (Altschul and Grenda 2002). Interestingly, this language stock was different from that of the Chumash to the north in the Santa Barbara region, as well as from the Kumeyaay (Tipai and Ipai) in the San Diego region, both of which spoke languages of the Hokan stock, using different dialects.

Ethnographic data states that the Gabrielino were hunters and gatherers whose food sources included acorns, seeds, marine mollusks, fish, and mammals; archaeological sites support this data, with evidence of hunting, gathering, processing, and storage implements including arrow points, fishhooks, scrapers, grinding stones, and basketry awls (Altschul and Grenda 2002). Santa Catalina Island provided a valuable source of steatite for the Gabrielino, which they quarried and traded to other groups (Heizer and Treganza 1972; Moratto 1984). About 50 to 100 permanent villages are estimated to have been in existence at the time of European contact, most of which were located along lowland rivers and streams, and along sheltered areas of the coast (Moratto 1984). Smaller satellite villages and resource extraction sites were located between larger villages. Village sites contained varying types of structures, including houses, sweathouses, and ceremonial huts (Bean and Smith 1978). Artistic items included shell set in asphaltum, carvings, painting, steatite, and baskets (Moratto 1984). Settlements were often located at the intersection of two or more ecozones, thus increasing the variety of resources that were immediately accessible (Moratto 1984). Offshore fishing and hunting was accomplished with the use of plank boats, while shellfish and birds were collected along the coast. At the time of European contact, the Gabrielino, second only to the Chumash, were the wealthiest, most populous, and most powerful ethnic group in southern California (Bean and Smith 1978; Moratto 1984).

As with other Native American populations in southern California, arrival of the Spanish drastically changed life for the Gabrielino. Incorporation into the mission system disrupted their culture and changed their subsistence practices (Altschul and Grenda 2002). Ranchos were established throughout the area, often in major drainages where Native American villages tended to be located. By the early 1800s, Mission San Gabriel had expanded its holdings for grazing to include much of the former Gabrielino territory (Altschul and Grenda 2002). Eventually, widespread relocation of Native American groups occurred, resulting in further disruption of native lifeways. Together with the introduction of Euro-American diseases, the Gabrielino and other groups of southern California experienced drastic population declines; in the early 1860s, a smallpox epidemic nearly wiped out the remaining Gabrielino population (Moratto 1984). While people of Gabrielino descent still live in the Los Angeles area, the Gabrielino were no longer listed as a culturally identifiable group in the 1900 Federal Census (Bean and Smith 1978; Moratto 1984).

1.3.2 Historic Period

The historic background of the project area began with the Spanish colonization of Alta California. The first Spanish colonizing expedition reached southern California in 1769 with the intention of converting and civilizing the indigenous populations, as well as expanding the knowledge of and access to new resources in the region (Brigandi 1998). In the late eighteenth century, the San Gabriel (Los Angeles County), San Juan Capistrano (Orange County), and San Luis Rey (San Diego County) missions began colonizing southern California, gradually expanding their use of the interior valley into what is now western Riverside County for raising grain and cattle to support the missions (Riverside County n.d.). The San Gabriel Mission claimed lands in what is now Jurupa, Riverside, San Jacinto, and the San Gorgonio Pass, while the San Luis Rey

Mission claimed land in what is now Lake Elsinore, Temecula, and Murrieta (American Local History Network: Riverside County, California 1998). The indigenous groups who occupied these lands were recruited by missionaries, converted, and put to work in the missions (Pourade 1964). Throughout this period, the Native American populations were decimated by introduced diseases, a drastic shift in diet resulting in poor nutrition, and social conflicts due to the introduction of an entirely new social order (Cook 1976).

On September 8, 1771, Father Pedro Benito Cambón and Father Angel Somera established the Mission San Gabriel de Arcángel near the present-day city of Montebello. In 1775, the mission was moved to its current location in San Gabriel due to better agricultural lands. This mission marked the first sustained European occupation of the Los Angeles County area. Mission San Gabriel, despite a slow start, partially due to misconduct by Spanish soldiers, eventually became so prosperous that it was known as “The Queen of the Missions” (Johnson et al. 1972).

The pueblo that eventually became the city of Los Angeles was established in 1781. During this period, Spain also deeded ranchos to prominent citizens and soldiers (though very few in comparison to the later Mexican Period). One such rancho, Rancho San Pedro, was deeded to soldier Juan José Dominguez in 1784 and comprised 75,000 acres, encompassing the modern South Bay region from the Los Angeles River on the east to the Pacific Ocean on the west.

The area that became Los Angeles County saw an increase in European settlement during the Mexican Period, largely due to the many land grants (ranchos) to Mexican citizens by various governors. The period ended in early January of 1847, when Mexican forces fought the combined United States Army and Navy forces in the Battle of the San Gabriel River on January 8, 1847, and the Battle of La Mesa on January 9, 1847 (Nevin 1978). On January 10, 1847, leaders of the pueblo of Los Angeles surrendered peacefully after Mexican General José María Flores withdrew his forces. Shortly thereafter, newly appointed Mexican Military Commander of California, Andrés Pico, surrendered all of Alta California to United States Army Lieutenant Colonel John C. Fremont in the Treaty of Cahuenga (Nevin 1978).

Settlement of the Los Angeles region accelerated during the early American Period. The county was established on February 18, 1850. It was one of 27 counties established in the months prior to California becoming a state. Many ranchos in the county were sold or otherwise acquired by Americans, and most were subdivided into agricultural parcels or towns. Nonetheless, ranching retained its importance and, by the late 1860s, Los Angeles was one of the top dairy production centers in the country (Rolle 1963). In 1854, the United States Congress agreed to let San Pedro become an official port of entry and, by the 1880s, the railroads had established networks throughout the county, 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 in the 1870s to the 1880s by the famed climate (Baur 1959). In 1876, the county had a population of 30,000 (Dumke 1944:7); by 1900, it had reached 100,000.

In the early to mid-1900s, population growth accelerated due to industry associated with both world wars, as well as emigration from the Midwest “dust bowl” states during the Great Depression. The county became one of the most densely occupied areas in the United States. The

county's mild climate and successful economy continued to draw new residents in the late 1900s, and much of the county transformed from ranches and farms into residential subdivisions surrounding commercial and industrial centers. Hollywood's development into the entertainment capital of the world and southern California's booming aerospace industry were key factors in the county's growth.

General History of the Covina Area

The city of Covina is located east of the San Gabriel River with portions of the city including the former Rancho La Puente. In 1769, Gaspar de Portolá's expedition passed through the area and built a bridge over the San Jose Creek. "With the founding of the Mission San Gabriel two years later, on the banks of the Rio Hondo (it moved to its present location in San Gabriel after a devastating flood)," the area "became part of the Mission's extensive land holdings" (Workman and Temple Homestead Museum n.d.). In 1842, the 17,740-acre Rancho La Puente (named after the bridge ([*puente*]), was granted to John Rowland by Governor Juan Alvarado for \$1,000 (Workman and Temple Homestead Museum n.d.).

Efforts to exploit the Covina area initially focused on agriculture. The owners of Rancho La Puente struggled for 34 years to grow various crops but were limited by severe cycles of flooding and droughts, and to ranch cattle, an industry that would be permanently crippled in the region by herd losses during the devastating drought years of 1863 and 1864 (City of Covina 2007). Eventually, ownership of the Rowland portion passed to John Rowland's widow Charlotte in 1873 and, in 1876, William Workman went bankrupt and subsequently committed suicide, whereupon his portion of the property went into foreclosure (City of Covina 2007). Around 1875, the Badillo brothers, two coffee growers from Costa Rica, were convinced to purchase 5,500 acres from Charlotte Rowland for a coffee plantation: the effort was doomed to failure by the region's lack of rainfall, which led to several years of crop failure and eventual bankruptcy (City of Covina 2007).

The man credited with founding the city of Covina is businessman Joseph Swift Phillips, who moved to the Los Angeles area with his children after the death of his wife in 1879 (City of Covina 2007). Upon visiting the Azusa area in 1881, Phillips would purchase some 2,000 acres in what would become the city of Covina from the Hollenbeck family, who reacquired land rights after the Badillo coffee plantation failed (Broadwell 2022; City of Covina 2007). While Phillips mostly planted his own acreage with wheat and barley, which he had hauled by mule to the nearby Puente warehouse, he also offered a plot of land to a newspaper writer from Santa Ana in exchange for promising to publish a local newspaper which would extoll the virtues of Covina and attract new settlers to the townsite (Broadwell 2022; City of Covina 2007). Section 12 of Township 1 South, Range 10 West was already divided into small ranches at this time, as shown by a map of Los Angeles County published in 1877 (Wildy et al. 1877) and would soon be joined by new residents as the town of Covina grew. The dual advances of widespread citrus agriculture following formation of the Azusa-Covina-Glendora Citrus Association in 1893, and the arrival of

Southern Pacific Railroad service in 1895 would quickly lead to the city's incorporation in 1901 (City of Covina 2007).

1.4 Results of the Archaeological Records Search

An archaeological records search for the Westport Project and the surrounding area within a one-half-mile radius was requested from the SCCIC at CSU Fullerton (Appendix B). The records search indicated one resource has been recorded within a half-mile of the project. The resource is the Mojave Road (P-19-187085), which originally served as a prehistoric trail used by Mojave Native Americans. As the trail evolved through the historic period it was initially used as a government supply route, then eventually evolved into a modern route for commercial and public transportation. The road is oriented east to west and is recorded south of the subject property. The records search results also indicate four previous studies have been conducted within a half-mile of the project, none of which include the subject property.

BFSA reviewed the following sources to help facilitate better understanding of the historic use of the property:

- The National Register of Historic Places index
- Historic USGS maps (1894, 1897, and 1898 15' *Pomona* topographic maps; 1927 *Puente* 7.5' topographic map; and 1953, 1966, 1982, and 2020 *Baldwin Park* 7.5' topographic maps)
- Aerial photographs (1948 through 2020)

None of these research databases contained information regarding recorded archaeological resources within Westport Project. The aerial photographs and USGS maps indicate the property was used as an orchard through the 1960s. Through that time, the San Dimas Wash ran through the southeast corner of the property. In the late 1960s to early 1970s the orchard was cleared and the San Dimas Wash was rerouted to approximately 0.6 mile north of the project. In 1990, the property was developed with a building and an associated parking lot in the central one-third of the property. The northern one-third and southern one-third of the property remained undeveloped and were used for auxiliary parking through 2020.

BFSA also requested a records search of the SLF from the NAHC, which was negative for the presence of sacred cultural resources. All correspondence is provided in Appendix C.

1.5 Applicable Regulations

Resource importance is assigned to districts, sites, buildings, structures, and objects that possess exceptional value or quality illustrating or interpreting the heritage of Los Angeles County in history, architecture, archaeology, engineering, and culture. A number of criteria are used in demonstrating resource importance. Specifically, the criteria outlined in CEQA provide the guidance for making such a determination. The following sections detail the criteria a resource must meet in order to be determined important, as well as required mitigation measures concerning

cultural resources unearthed during ground disturbing activities.

1.5.1 California Environmental Quality Act

According to CEQA (§ 15064.5a), the term “historical resource” includes the following:

- 1) A resource listed in, or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources (CRHR) (Public Resources Code [PRC] SS5024.1, Title 14 CCR [California Code of Regulations]. Section 4850 et seq.).
- 2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the PRC or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the PRC, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- 3) Any object, building, structure, site, area, place, record, or manuscript, which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the CRHR (PRC SS5024.1, Title 14, Section 4852) including the following:
 - a) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
 - b) Is associated with the lives of persons important in our past;
 - c) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - d) Has yielded, or may be likely to yield, information important in prehistory or history.
- 4) The fact that a resource is not listed on, or determined eligible for listing on, the CRHR, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the PRC), or identified in an historical resources survey (meeting the criteria in Section 5024.1(g) of the PRC) does not preclude a lead agency from determining that the resource may be an historical resource as defined in PRC Section 5020.1(j) or 5024.1.

According to CEQA (§ 15064.5b), a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. CEQA defines a substantial adverse change as:

- 1) Substantial adverse change in the significance of an historical resource means 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.
- 2) The significance of an historical resource is materially impaired when a project:
 - a) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion on, or eligibility for inclusion on, the CRHR; or
 - b) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or,
 - c) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the CRHR as determined by a lead agency for purposes of CEQA.

Section 15064.5(c) of CEQA applies to effects on archaeological sites and contains the following additional provisions regarding archaeological sites:

1. When a project will impact an archaeological site, a lead agency shall first determine whether the site is an historical resource, as defined in subsection (a).
2. If a lead agency determines that the archaeological site is an historical resource, it shall refer to the provisions of Section 21084.1 of the PRC, Section 15126.4 of the guidelines, and the limits contained in Section 21083.2 of the PRC do not apply.
3. If an archaeological site does not meet the criteria defined in subsection (a), but does meet the definition of a unique archaeological resource in Section 21803.2 of the PRC, the site shall be treated in accordance with the provisions of Section 21083.2. The time and cost limitations described in PRC Section 21083.2 (c-f) do not apply to surveys and site evaluation activities intended to determine whether the project location contains unique archaeological resources.

4. If an archaeological resource is neither a unique archaeological nor historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect on it are noted in the Initial Study or Environmental Impact Report, if one is prepared to address impacts on other resources, but they need not be considered further in the CEQA process.

Section 15064.5 (d) and (e) contain additional provisions regarding human remains. Regarding Native American human remains, paragraph (d) provides:

- (d) When an initial study identifies the existence of, or the probable likelihood of, Native American human remains within the project, a lead agency shall work with the appropriate Native Americans as identified by the NAHC as provided in PRC SS5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the NAHC. Action implementing such an agreement is exempt from:
 - 1) The general prohibition on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (Health and Safety Code Section 7050.5).
 - 2) The requirements of CEQA and the Coastal Act.

2.0 RESEARCH DESIGN

The primary goal of the research design is to attempt to understand the way in which humans have used the land and resources within the project through time, as well as to aid in the determination of resource significance. For the current project, the study area under investigation is in eastern Los Angeles County. The scope of work for the cultural resources study conducted for the Westport Project included the survey of the 2.55-acre project area. Given the area involved, the research design for this project was focused upon realistic study options. Since the main objective of the investigation was to identify the presence of and potential impacts to cultural resources, the goal here is not necessarily to answer wide-reaching theories regarding the development of early southern California, but to investigate the role and importance of identified resources. Nevertheless, the significance assessment of a resource must take into consideration a variety of characteristics, as well as the ability of a resource to address regional research topics and issues.

Although elementary resource evaluation programs are limited in terms of the amount of information available, several specific research questions were developed which could be used to guide the initial investigations of any observed cultural resources. The following research questions take into account the size and location of the project discussed above.

Research Questions:

- Can located cultural resources be associated with a specific time period, population, or individual?
- Do the types of any located cultural resources allow a site activity/function to be determined from a preliminary investigation? What are the site activities? What is the site function? What resources were exploited?
- How do located sites compare to others reported from different surveys conducted in the area?
- How do located sites fit existing models of settlement and subsistence for valley environments of the region?

Data Needs

At the survey level, the principal research objective is a generalized investigation of changing settlement patterns in both the prehistoric and historic periods within the study area. The overall goal is to understand settlement and resource procurement patterns of the project area occupants. Therefore, adequate information on site function, context, and chronology from an archaeological perspective is essential for the investigation. The fieldwork and archival research were undertaken with the following primary research goals in mind:

- 1) To identify cultural resources occurring within the project;
- 2) To determine, if possible, site type and function, context of the resource(s), and

- chronological placement of each cultural resource identified;
- 3) To place each cultural resource identified within a regional perspective; and
 - 4) To provide recommendations for the treatment of each cultural resource identified.

3.0 FIELD SURVEY

The cultural resources study of the project consisted of an institutional records search, archival research, an intensive cultural resource survey of the entire 2.55-acre project and preparation of this technical report. This study was conducted in conformance with Section 21083.2 of the California Public Resources Code, and CEQA. Statutory requirements of CEQA (Section 15064.5) were followed for the identification and evaluation of resources. Specific definitions for archaeological resource type(s) used in this report are those established by the State Historic Preservation Office (SHPO 1995).

3.1 Methodology

The survey methodology employed during the current investigation followed standard archaeological field procedures and was sufficient to accomplish a thorough assessment of the project. The field methodology employed for the project included walking evenly spaced survey transects while visually inspecting the ground surface. All potentially sensitive areas where cultural resources might be located were closely inspected. Photographs documenting survey areas and overall survey conditions were taken frequently.

3.2 Results

Staff Archaeologist Parker Sheriff conducted an intensive pedestrian survey on January 24, 2024. The archaeological survey was an intensive reconnaissance consisting of a series of survey transects set approximately two meters apart, where possible, across the project. Survey conditions were generally good. However, ground visibility was poor, as undeveloped portions of the property were covered in dense grasses and vegetation which obstructed the visibility of the natural ground surface. In addition, approximately one-third of the project area is currently paved or is occupied by an existing structure (constructed in 1990), which also constrained the visibility of the natural ground surface. Plates 3.2–1 and 3.2–2 depict the conditions of the project area at the time of the survey. The survey did not result in the identification of any historic or prehistoric cultural resources within the project.



Plate 3.2-1: View of the project from the northeast corner, facing southwest.



Plate 3.2-2: View of the project from the southeast corner, facing northwest.

4.0 RECOMMENDATIONS

The cultural resources study program for the Westport Project was conducted in compliance with CEQA guidelines. No evidence of any cultural resources was identified within the project during the survey. A review of historic maps and aerial photographs demonstrates that, historically, the only building to have occupied the property was constructed in 1990. Based upon the negative survey results, previous development of the property, and an absence of landforms typically associated with prehistoric or historic use areas, the project as designed will not impact any cultural resources. In addition, the southeast corner of the project historically included the San Dimas Wash and as stated previously, sources of freshwater are generally associated with prehistoric activity. However, given the absence of any indication of prehistoric or historic use of the property during the survey, no further archaeological study is recommended and no site-specific mitigation measures or monitoring of grading for cultural resources is warranted or recommended as a condition of project approval. In the event that any historic or prehistoric cultural resources are inadvertently discovered, all construction work in the immediate vicinity of the discovery will stop, and a qualified archaeologist shall be engaged to discuss the discovery and determine if further mitigation measures are warranted. Should human remains be discovered, treatment of these remains shall follow California Public Resources Code 5097.9. Any human remains determined to be Native American will be reported to the Los Angeles County Coroner and, subsequently, to the NAHC.

5.0 LIST OF PREPARERS AND ORGANIZATIONS CONTACTED

The archaeological survey program for the Westport Cutter Covina Self Storage Project was directed by Principal Investigator Tracy A. Stropes, M.A., RPA. The archaeological fieldwork was conducted by staff archaeologist Parker Sheriff. The report text and graphics were prepared by Jillian Conroy. Emily T. Soong requested the records search at the SCCIC at CSU Fullerton. Technical editing and report production was conducted by Jessica Brodtkin Webb.

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APPENDIX A

Qualifications of Key Personnel

Tracy A. Stropes, MA, RPA

Director/Principal Investigator

BFSA Environmental Services, A Perennial Company

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Education

Master of Arts, Anthropology, San Diego State University, California 2007

Bachelor of Science, Anthropology, University of California, Riverside 2000

Professional Memberships

Register of Professional Archaeologists

Society for California Archaeology

Archaeological Institute of America

Experience

Director/Principal Investigator
BFSA Environmental Services, a Perennial Company

March 2009–Present
Poway, California

Project Management of all phases of archaeological investigations for local, state, and federal agencies, field supervision, lithic analysis, National Register of Historic Places (NRHP) and California Environmental Quality Act (CEQA) site evaluations, and authoring/coauthoring of cultural resource management reports.

Archaeological Principal Investigator
TRC Solutions

June 2008–February 2009
Irvine, California

Cultural resource segment of Natural Sciences and Permitting Division; management of archaeological investigations for private companies and local, state, and federal agencies, personnel management, field and laboratory supervision, lithic analysis, Native American consultation and reporting, MRHP and CEQA site evaluations, and authoring/coauthoring cultural resource management reports.

Principal Investigator and Project Archaeologist
Archaeological Resource Analysts

June 2006–May 2008
Oceanside, California

As a sub consultant, served as Principal Investigator and Project Archaeologist for several projects for SRS Inc., including field direction, project and personnel management, lab analysis, and authorship of company reports.

Project Archaeologist
Gallegos & Associates

September 1996–June 2006
Carlsbad, California

Project management, laboratory management, lithic analysis, field direction, Native American consultation, report authorship/technical editing, and composition of several data recovery/preservation programs for both CEQA and NEPA level compliance.

**Project Archaeologist
Macko Inc.**

**September 1993–September 1996
Santa Ana, California**

Project management, laboratory management, lithic analysis, field supervision, and report authorship/technical editing.

**Archaeological Field Technician
Chambers Group Inc.**

**January 1993–September 1993
Irvine, California**

Archaeological excavation, surveying, monitoring, wet screen facilities management, and project logistics.

**Archaeological Field Technician
John Minch and Associates**

**May 1992–September 1992
San Juan Capistrano, California**

Archaeological excavation, surveying, monitoring, wet screen facilities management, and project logistics.

Professional Accomplishments

Mr. Stropes is a professional archaeologist with over 30 years of experience in cultural resource management. His experience includes over ten years in project management, report authorship, lithic analysis, laboratory management, Native American consultation, and editing for several technical reports for numerous projects throughout southern California. Mr. Stropes has conducted cultural resource surveys, archaeological site testing and evaluations for National Register eligibility and California Environmental Quality Act (CEQA) compliance, mitigation of resources through data recovery for archaeological sites, budget and report preparation, and direction of crews of all sizes for projects ranging in duration from a single day site visit to one year. Mr. Stropes is a Registered Professional Archaeologist and on the list of archaeological consultants qualified to conduct archaeological investigations southern California and the County of San Diego. He has served as project archaeologist for numerous projects and composed data recovery and preservation programs for sites throughout California for both CEQA and NEPA level compliance. He has acted as teaching assistant for archaeological field classes at several sites in Orange (Cypress College), Los Angeles (Cypress College), and San Diego Counties (San Diego State University). In addition, Mr. Stropes was employed to teach discussion sessions for introduction to cultural anthropology classes at SDSU. Internationally, Mr. Stropes has acted as field surveyor for the Natural History Foundation of Orange County & Institucion Nacional de Antropologia y Historia surveying and relocating several sites in northern Baja California. Mr. Stropes has served as the senior project archaeologist on the following select projects.

1900 and 1912 Spindrift Drive: An extensive data recovery and mitigation monitoring program at the Spindrift Site, an important prehistoric archaeological habitation site stretching across the La Jolla area. The project resulted in the discovery of over 20,000 artifacts and nearly 100,000 grams of bulk faunal remains and marine shell, indicating a substantial occupation area (2013-2014).

Ocean Breeze Ranch: An extensive CEQA and Section 106 archaeological investigation of 1,400 acres and 20 cultural resources, both prehistoric and historic, within the Bonsall neighborhood of the county of San Diego. The project included an assessment of sites for eligibility for listing on the California Register of Historical Resources, the County of San Diego Resource Protection Ordinance, and the National Register of Historic Places, which resulted in the identification of four CRHR-eligible, RPO-significant, and NRHP-eligible sites.

Citracado Parkway Extension: An ongoing project in the city of Escondido to mitigate impacts to an important archaeological occupation site. Various archaeological studies have been conducted by BFSA, including CEQA-level survey and testing programs and Section 106 historic resources studies, resulting in the identification of a significant cultural deposit within the project area (2009-present).

Otay Ranch Village 13: An extensive archaeological investigation of nearly 2,000 acres and 84 archaeological sites, both prehistoric and historic, within the county of San Diego, which included prehistoric habitation sites, quarry sites, resource processing sites, and extensive lithic scatters. The project included an assessment of sites for eligibility for listing on the National Register of Historic Places (2016-2018).

Westin Hotel and Timeshare (Grand Pacific Resorts): Data recovery and mitigation monitoring program in the city of Carlsbad consisted of the excavation of 176 one-square-meter archaeological data recovery units which produced thousands of prehistoric artifacts and ecofacts, and resulted in the preservation of a significant prehistoric habitation site. The artifacts recovered from the site presented important new data about the prehistory of the region and Native American occupation in the area (2017).

Cantarini Ranch: A Section 106 archaeological assessment and evaluation for the NRHP of 15 archaeological sites and three isolates, including NRHP-significant prehistoric temporary camp/habitation sites, in the city of Carlsbad (2015-2017).

Citracado Business Park West: An archaeological survey and testing program at a significant prehistoric archaeological site and historic building assessment for a 17-acre project in the city of Escondido. The project resulted in the identification of 82 bedrock milling features, two previously recorded loci and two additional and distinct loci, and approximately 2,000 artifacts (2018).

College Boulevard: A Section 106 archaeological assessment and evaluation for the NRHP of seven archaeological sites, including prehistoric temporary camp/habitation sites, bedrock milling feature sites, and both prehistoric and historic artifact scatters in the city of Carlsbad (2015).

The Everly Subdivision Project: Data recovery and mitigation monitoring program in the city of El Cajon resulted in the identification of a significant prehistoric occupation site from both the Late Prehistoric and Archaic Periods, as well as producing historic artifacts that correspond to the use of the property since 1886. The project produced an unprecedented quantity of artifacts in comparison to the area encompassed by the site, but lacked characteristics that typically reflect intense occupation, indicating that the site was used intensively for food processing (2014-2015).

APPENDIX B

Archaeological Records Search Results

(Deleted for Public Review; Bound Separately)

APPENDIX C

NAHC Sacred Lands File Search Results

(Deleted for Public Review; Bound Separately)