

Appendix G

Cultural Resources Technical Report



1501 Del Norte Street Residential Project

Cultural Resources Technical Report

prepared for

MLC Holdings

1401 Dove Street, Suite 640

Newport Beach, California 92660

Contact: Danny Hinojosa, Forward Planning Manager

prepared by

Rincon Consultants, Inc.

250 East 1st Street, Suite 1400

Los Angeles, California 90012

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RINCON CONSULTANTS, INC.

Environmental Scientists | Planners | Engineers

rinconconsultants.com

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Table of Contents

Executive Summary	1
1 Introduction	2
1.1 Project Site and Description.....	2
1.2 Personnel	3
2 Regulatory Setting	7
2.1 California Environmental Quality Act.....	7
2.1.1 National Register of Historic Places	8
2.1.2 California Register of Historical Resources	9
2.1.3 California Assembly Bill 52 of 2014.....	9
2.2 California Senate Bill 18 of 2004	10
2.3 California Health and Safety Code	10
2.4 California Public Resources Code §5097.98.....	11
2.5 Local Regulations	11
2.5.1 City of West Covina Historic Resource Preservation Ordinance.....	11
3 Natural and Cultural Setting	12
3.1 Natural Setting	12
3.2 Cultural Setting	12
3.2.1 Indigenous History	12
3.2.2 Ethnographic Setting.....	16
3.2.3 Post-Contact Setting	17
4 Methods.....	25
4.1 Background and Archival Research.....	25
4.1.1 Archival Research.....	25
4.1.2 California Historical Resources Information System Records Search	25
4.1.3 Sacred Lands File Search	25
4.2 Field Survey	26
5 Findings.....	27
5.1 Known Cultural Resources Studies	27
5.1.1 Study LA-11501	27
5.2 Known Cultural Resources	27
5.3 Previous Evaluation.....	28
5.4 Aerial Imagery and Historical Topographic Maps Review	28
5.5 Geoarchaeological Review	28
5.6 Sacred Land File Search.....	29
5.7 Survey Results	29
5.7.1 Built Environment Resources.....	29

5.7.2	Archaeological Resources	33
6	Impacts Analysis and Conclusions	35
6.1	Historical Built Environment Resources.....	35
6.2	Historical and Unique Archaeological Resources.....	35
6.2.1	Recommended Mitigation	35
6.3	Human Remains	36
7	References	37

Figures

Figure 1	Regional Location	4
Figure 2	Project Site	5
Figure 3	Conceptual Site Plan	6
Figure 4	Del Norte School Primary (South) Elevation, View Northeast	30
Figure 5	Del Norte School Buildings Clad in Brick with Flat or Gabled Roofs, View North	30
Figure 6	Del Norte School Domed Roof Building and Furnace, View Southeast	31
Figure 7	Del Norte School Covered Walkway and Classrooms, View North.....	31
Figure 8	Del Norte School Recreational Field, View North	32
Figure 9	Overview of Southern Portion of the Project Area, View South	34
Figure 10	Overview of Northern Portion of the Project Site, View Northwest	34

Tables

Table 1	Known Cultural Resources	27
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Appendices

Appendix A	California Historical Resources Information System Search Results
Appendix B	Sacred Lands File Search Results
Appendix C	California Department of Parks and Recreation 523 Series Forms

Executive Summary

Rincon Consultants, Inc. (Rincon) was retained by MLC Holdings to conduct a cultural resources assessment for the 1501 Del Norte Street Residential Project (project) in West Covina, Los Angeles County, California. Totalling 13.56-acres, the project encompasses 1501 Del Norte Street (Assessor's Parcel Number (APN) 8458-020-901) in West Covina. The project involves the demolition of the former Del Norte intermediate school and construction of 282 home , including 34 single-family detached homes and 248 attached townhomes. The project is subject to the California Environmental Quality Act (CEQA). The City of West Covina (City) is the lead agency under CEQA.

This assessment included a cultural resources records search of the California Historical Resources Information System (CHRIS), a Sacred Lands File (SLF) search, a pedestrian survey of the project site, and the preparation of this report to summarize the results of these activities.

The built environment survey identified one property on the project site that is more than 45 years old: the Del Norte School at 1501 West Del Norte Street (subject property). The property was recorded and evaluated for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), and for designation as City of West Covina Historic Landmark. The property was recommended ineligible for the NRHP, CRHR, and local designation and is not considered a historical resource pursuant to the CEQA, as a result. The demolition of the subject properties therefore would not result in a substantial adverse change to historical resources.

No archaeological resources were identified within or adjacent to the APE by the current study, which included a records search, SLF search, Native American consultation support, and a cultural resources survey. The lack of surface evidence of archaeological materials does not preclude their subsurface existence. However, the absence of substantial prehistoric or historic-period archaeological remains within the immediate vicinity, along with the existing level of disturbance in the project site, suggest there is a low potential for encountering intact subsurface archaeological deposits. Rincon presents the following recommended mitigation measure for unanticipated discoveries during construction. With adherence to this measure, Rincon recommends a finding of ***less-than-significant impact with mitigation for archaeological resources*** under CEQA.

1 Introduction

MLC Holdings retained Rincon Consultants Inc. (Rincon) to conduct a cultural resources study for the 1501 Del Norte Street Residential Project (project) in West Covina, Los Angeles County, California. This technical report documents the results of the study and tasks conducted by Rincon, specifically, a cultural resources records search, Sacred Lands File (SLF) search, and a field survey. This study has been completed pursuant to the requirements of the California Environmental Quality Act (CEQA). The City of West Covina (City) is the lead agency under CEQA.

1.1 Project Site and Description

The project site is located at 1501 Del Norte Street (Los Angeles County Assessor's Parcel Number (APN) 8458-020-901) in West Covina (Figure 1). Specifically, the project encompasses portions of Sections 16 and 21 of Township 01 South, Range 10 West on the *Baldwin Park, California* United States Geological Survey (USGS) 7.5-minute topographic quadrangle (Figure 2). The project site encompasses approximately 13.56 acres, and is identified as Assessor Parcel Number (APN) 8458-020-901. The project site is bordered by Del Norte Park to the north, followed by West Rowland Avenue, recreational and commercial uses to the east, followed by North Sunset Avenue, West Del Norte Street to the south, followed by single-story single-family homes and North Nora Avenue to the west, followed by single-story single family homes. Figure 1 shows the regional location of the project site and Figure 2 shows the location of the site in its neighborhood context. The project site is in an urban area, and has been previously graded and developed, and is surrounded by roads and residential buildings.

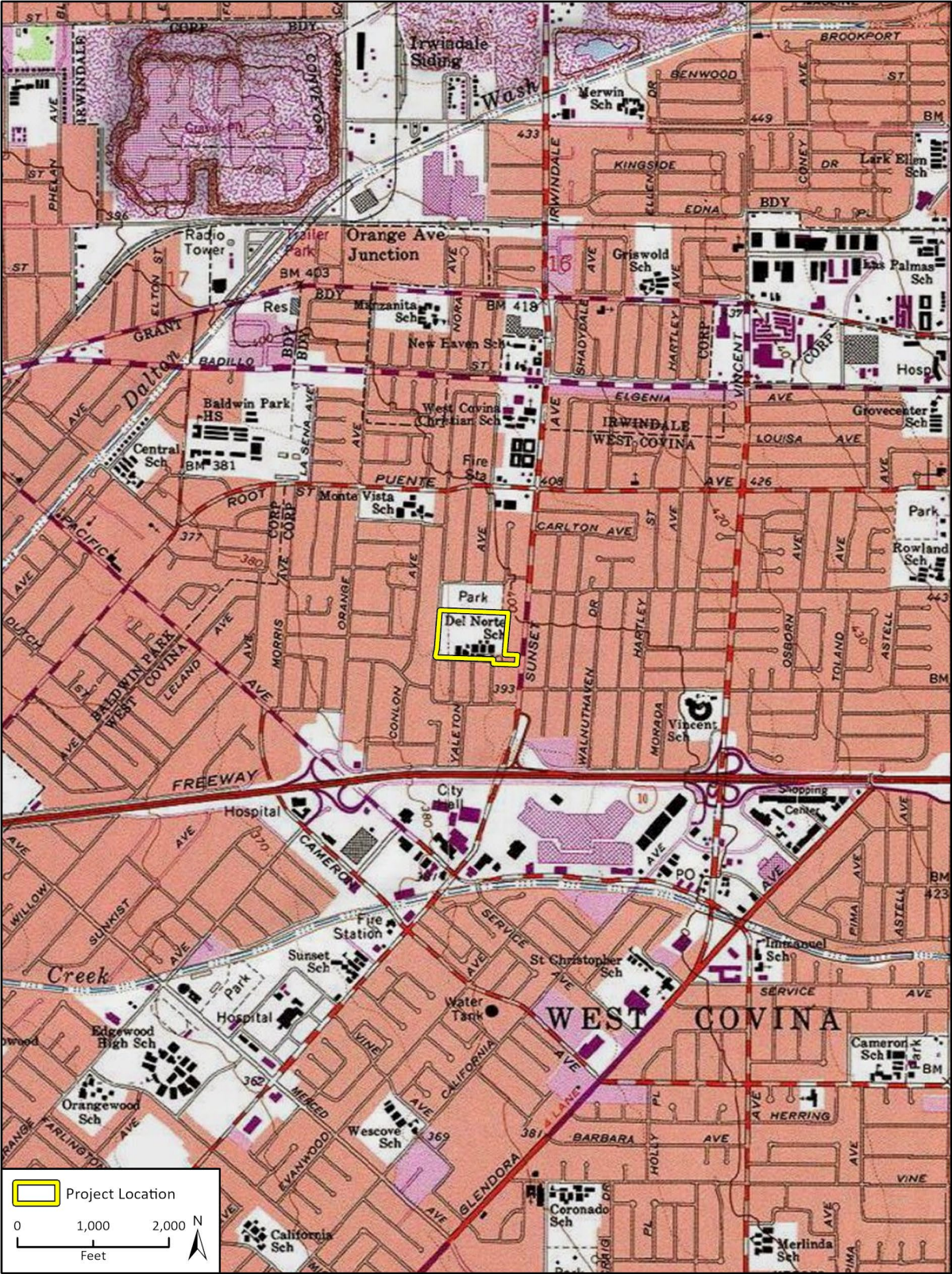
The 1501 Del Norte Street Residential Project involves the demolition of the existing buildings and structures on the project site associated with the previously Del Norte Intermediate School, which closed in 1989, and the East San Gabriel Valley Regional Occupation Program (ROP) Technical Center, which has since relocated, leaving the existing structures on the project site vacant. Following demolition, 34 single-family detached homes and 248 attached townhomes, for a total of 282 homes, would be constructed on the 13.56-acre site (Figure 3). Upon implementation of the proposed project, the net site area would be 13.19 acres, assuming the extension and full dedication of Del Norte Street to Sunset Avenue.

The proposed project would also provide approximately 120,891 square feet (sf) of common open space, which includes an 18,000 sf central area, which provides amenities such as BBQ with shade structure and seating, and a turf area for passive lawn play. In addition, private open space in the form of a porch and/or deck would be provided for each townhome unit, totaling approximately 15,587 sf of open space. Fencing and walls would be used throughout the project site along its border to define private and semi-private spaces and would serve as a unifying design element. In addition, the project approvals include establishing a new Specific Plan for the site, which would provide land use and development standards for the proposed project, and would allow the proposed net density of 21.4 dwelling units per acre (du/ac). The project involves ground disturbance with a depth of disturbance of 5 to 7 feet.

1.2 Personnel

Rincon Senior Architectural Historian JulieAnn Murphy, MHP, provided management oversight for this cultural resources study. Architectural Historian Ashley Losco, MHP, is the primary author of this report. Archaeologist Andrea Ogaz MA, Registered Professional Archaeologist (RPA), conducted the cultural resources records search at the South Central Coastal Information Center. Archaeologist/ Assistant Project Manager Pedro Gonzalez, BA, conducted the field survey and was a contributing author to the report. Principal Chris Duran, RPA reviewed this report for quality control. Ms. Murphy, Ms. Losco, Ms. Ogaz, Mr. Gonzalez, and Mr. Duran meet the Secretary of the Interior's Professional Qualifications Standards for their respective fields in history, architectural history, and archaeology (National Park Service 1983). Geographic Information Systems Kaylee Herbold prepared the figures found in this report.

Figure 1 Regional Location



Basemap provided by National Geographic Society, Esri, and their licensors © 2025. Baldwin Park Quadrangle. T01S R10W S16,21.
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.

24-17187 CR
Fig 2 Project Site Photo

Figure 2 Project Site



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24-17187 CR
Fig 2 Project Site

Figure 3 Conceptual Site Plan



2 Regulatory Setting

This section includes a discussion of the applicable state and local laws, ordinances, regulations, and standards governing cultural resources, which must be adhered to before and during implementation of the project.

2.1 California Environmental Quality Act

California Public Resources Code (PRC) Section 21084.1 requires lead agencies determine if a project could have a significant impact on historical or unique archaeological resources. As defined in PRC Section 21084.1, a historical resource is a resource listed in, or determined eligible for listing in, the California Register of Historical Resources (CRHR), a resource included in a local register of historical resources or identified in a historical resources survey pursuant to PRC Section 5024.1(g), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant. PRC Section 21084.1 also states resources meeting the above criteria are presumed to be historically or cultural significant unless the preponderance of evidence demonstrates otherwise. Resources listed in the National Register of Historic Places (NRHP) are automatically listed in the CRHR, as are California Historical Landmarks 770 and above; both are therefore historical resources under CEQA. Historical resources may include eligible built environment resources and archaeological resources of the precontact or historic periods.

CEQA Guidelines Section 15064.5(c) provides further guidance on the consideration of archaeological resources. If an archaeological resource does not qualify as a historical resource, it may meet the definition of a “unique archaeological resource” as identified in PRC Section 21083.2. PRC Section 21083.2(g) defines a unique archaeological resource as an 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) it 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.

If an archaeological resource does not qualify as a historical or unique archaeological resource, the impacts of a project on those resources will be less than significant and need not be considered further (CEQA Guidelines Section 15064.5[c][4]). CEQA Guidelines Section 15064.5 also provides guidance for addressing the potential presence of human remains, including those discovered during the implementation of a project.

According to CEQA, an impact that results in a substantial adverse change in the significance of a historical resource is considered a significant impact on the environment. A substantial adverse change could result from physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be materially impaired (CEQA Guidelines Section 15064.5 [b][1]). Material impairment is defined as demolition or alteration in an adverse manner [of] those characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the CRHR or a local register (CEQA Guidelines Section 15064.5[b][2][A]).

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 resources cannot be left undisturbed, mitigation measures are required (PRC Section 21083.2[a][b]).

The requirements for mitigation measures under CEQA are outlined in CEQA Guidelines Section 15126.4(a)(1). In addition to being fully enforceable, mitigation measures must be completed within a defined time period and be roughly proportional to the impacts of the project. Generally, a project which is found to comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (the Standards) is considered to be mitigated below a level of significance (CEQA Guidelines Section 15126.4 [b][1]). For historical resources of an archaeological nature, lead agencies should also seek to avoid damaging effects where feasible. Preservation in place is the preferred manner to mitigate impacts to archaeological sites; however, data recovery through excavation may be the only option in certain instances (CEQA Guidelines Section 15126.4[b][3]).

2.1.1 National Register of Historic Places

Although the project does not have a federal nexus, properties which are listed in or have been formally determined eligible for listing in the NRHP are automatically listed in the CRHR. The following is therefore presented to provide applicable regulatory context. The NRHP was authorized by Section 101 of the National Historic Preservation Act and is the nation's official list of cultural resources worthy of preservation. The NRHP recognizes the quality of significance in American, state, and local history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects. Per 36 CFR Part 60.4, a property is eligible for listing in the NRHP if it meets one or more of the following criteria:

- Criterion A:** Is associated with events that have made a significant contribution to the broad patterns of our history
- Criterion B:** Is associated with the lives of persons significant in our past
- Criterion C:** Embodies the distinctive characteristics of a type, period, or method of installation, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction
- Criterion D:** Has yielded, or may be likely to yield, information important in prehistory or history

In addition to meeting at least one of the above designation criteria, resources must also retain integrity. The National Park Service recognizes seven aspects or qualities that, considered together, define historic integrity. To retain integrity, a property must possess several, if not all, of these seven qualities, defined as follows:

- Location:** The place where the historic property was constructed or the place where the historic event occurred
- Design:** The combination of elements that create the form, plan, space, structure, and style of a property
- Setting:** The physical environment of a historic property
- Materials:** The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property

- Workmanship:** The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory
- Feeling:** A property's expression of the aesthetic or historic sense of a particular period of time
- Association:** The direct link between an important historic event or person and a historic property

Certain properties are generally considered ineligible for listing in the NRHP, including cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions, relocated structures, or commemorative properties. Additionally, a property must be at least 50 years of age to be eligible for listing in the NRHP. The National Park Service states that 50 years is the general estimate of the time needed to develop the necessary historical perspective to evaluate significance (National Park Service 1997:41). Properties which are less than 50 years must be determined to have "exceptional importance" to be considered eligible for NRHP listing.

2.1.2 California Register of Historical Resources

The CRHR was established in 1992 and codified by PRC Sections 5024.1 and Title 14 Section 4852. The CRHR is an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change (Public Resources Code, 5024.1(a)). The criteria for eligibility for the CRHR are consistent with the NRHP criteria but have been modified for state use in order to include a range of historical resources that better reflect the history of California (Public Resources Code, 5024.1(b)). Unlike the NRHP however, the CRHR does not have a defined age threshold for eligibility; rather, a resource may be eligible for the CRHR if it can be demonstrated sufficient time has passed to understand its historical or architectural significance (California Office of Historic Preservation 2011). Furthermore, resources may still be eligible for listing in the CRHR even if they do not retain sufficient integrity for NRHP eligibility (California Office of Historic Preservation 2011). Generally, the California Office of Historic Preservation recommends resources over 45 years of age be recorded and evaluated for historical resources eligibility (California Office of Historic Preservation 1995:2).

A property is eligible for listing in the CRHR if it meets one of more of the following criteria:

- Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage
- Criterion 2:** Is associated with the lives of persons important to our past
- Criterion 3:** 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
- Criterion 4:** Has yielded, or may be likely to yield, information important in prehistory or history

2.1.3 California Assembly Bill 52 of 2014

As of July 1, 2015, Assembly Bill (AB) 52 was enacted and expands CEQA by defining a new resource category, "tribal cultural resources". AB 52 establishes, "a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment" (PRC Section 21084.2). It further states the CEQA lead

agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3).

PRC Section 21074 (a)(1)(A) and (B) define tribal cultural resources as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe” and that meets at least one of the following criteria, as summarized in CEQA Guidelines Appendix G:

- 1) Listed or eligible for listing in the CRHR, or in a local register of historical resources as defined in PRC Section 5020.1(k)
- 2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also establishes a formal consultation process with California Native American tribes that must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to “begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.” California Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency.

2.2 California Senate Bill 18 of 2004

California Government Code Section 65352.3 (adopted pursuant to the requirements of Senate Bill [SB] 18) requires local governments to contact, refer plans to, and consult with tribal organizations prior to making a decision to adopt or amend a general or specific plan. The tribal organizations eligible to consult have traditional lands in a local government’s jurisdiction, and are identified, upon request, by the Native American Heritage Commission (NAHC). As noted in the California Office of Planning and Research’s Tribal Consultation Guidelines (2005); “The intent of SB 18 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places.” SB 18 refers to PRC Section 5097.9 and 5097.995 to define cultural places as:

- A Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine (PRC Section 5097.9)
- A Native American historic, cultural, or sacred site, that is listed or may be eligible for listing in the California Register of Historical Resources pursuant to Section 5024.1, including any historic or prehistoric ruins, any burial ground, any archaeological or historic site (PRC Section 5097.995).

2.3 California Health and Safety Code

Section 7050.5 of the California Health and Safety Code states that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the remains are discovered has determined if the remains are subject to the Coroner’s authority. If the human remains are of Native American origin, the coroner must notify the NAHC within 24 hours of this identification.

2.4 California Public Resources Code §5097.98

Section 5097.98 of the California Public Resources Code states that the NAHC, upon notification of the discovery of Native American human remains pursuant to Health and Safety Code §7050.5, shall immediately notify those persons (i.e., the Most Likely Descendant [MLD]) that it believes to be descended from the deceased. With permission of the landowner or a designated representative, the MLD may inspect the remains and any associated cultural materials and make recommendations for treatment or disposition of the remains and associated grave goods. The MLD shall provide recommendations or preferences for treatment of the remains and associated cultural materials within 48 hours of being granted access to the site.

2.5 Local Regulations

2.5.1 City of West Covina Historic Resource Preservation Ordinance

The City of West Covina Historic Resource Preservation Ordinance (Ordinance No. 2173, § 1 [Exh. A], March 2008) authorizes the Planning Commission of the City of West Covina to designate local landmarks and historic districts by the procedures outlined in the ordinances. An eligible property may be nominated and designated as a landmark or historic district if it satisfies the requirements set forth below.

Landmark

“Landmark”: Any improvement, building, structure, landscape, sign, feature, site, or place that has historical, cultural, aesthetic, or architectural character or value, or which represents one or more architectural periods or styles typical to the history of the city and that has been designated as a landmark pursuant to this chapter, and:

- (a) It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, or architectural history; or
- (b) It is identified with persons or events significant in local, regional, state or national history; or
- (c) 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
- (d) It is representative of the notable work of a builder, designer, or architect; or
- (e) It has unique location or physical characteristic(s) or represents an established and familiar visual feature or landmark of a neighborhood, community, or the city.

Historic District

“Historic district”: Any area containing a concentration of improvements which have a special character, historical interest, or aesthetic value; which possess integrity of location, design, setting, materials, workmanship, feeling, and association; or which represent one or more architectural periods or styles typical to the history of the city; and that has been designated a historic district pursuant to this article. The designation criteria for a historic district are the same as those for historic landmarks above.

3 Natural and Cultural Setting

This section provides background information pertaining to the natural and cultural context of the project site. It places the project site within the broader natural environment which has sustained populations throughout history. This section also provides an overview of regional indigenous history, local ethnography, and post-contact history. This background information describes the distribution and type of cultural resources documented within the vicinity of the project site to inform the cultural resources sensitivity assessment and the context within which resources have been evaluated.

3.1 Natural Setting

The project is located in the Los Angeles Basin, approximately 3.5 miles east of the San Gabriel River, and approximately 5.75 miles east of the Rio Hondo River. The elevation for the project site is between 390 and 450 feet above mean sea level. The native vegetation of the region would have primarily consisted of riparian vegetation, riparian woodland, and alluvial sage scrub. Prior to the development of this area, the region would have been a prime corridor for a large range of fauna due to the presence of the freshwater sources, including the rivers mentioned above. The fauna would have included deer, big horn sheep (at higher elevations to the north), jackrabbit, cottontail, and a wide variety of birds, rodents, reptiles, and insects.

The project site is located in a residential area characterized by single-family homes in the surrounding area. As a result, the surrounding area does not retain its natural setting. Vegetation within the vicinity of the project site consists of manicured landscapes including ornamental trees and low ground cover, consistent with urban environmental settings.

3.2 Cultural Setting

3.2.1 Indigenous History

The project site is located in what is generally described as the Northern Bight archaeological region, one of eight organizational divisions of California designated by Jones and Klar (2007). The California Bight is bounded by the southern California coastline and encompasses the previously designated Southern Coast archaeological region described by Moratto (1984). The Northern Bight archaeological region primarily includes the counties of Santa Barbara, Ventura, and portions of Los Angeles, extending from the coastline at Vandenberg Air Force Base inland to the Cuyama River Valley and south to the Santa Monica Mountains and the Los Angeles Basin. Following Glassow et al. (2007), the prehistoric cultural chronology for the Northern Bight is generally divided into six periods: Paleo-Indian (circa 10,000 to 7000 before common era [BCE]), Millingstone Horizon (7000 to 5000 BCE), Early Period (5000 BCE to 2000 BCE), Middle Period (2000 BCE to 1 common era [CE]), Middle-Late Transition Period (1 to 1000 CE), and Late Period (1000 CE to Historic Contact). These periods are discussed in further detail below.

Paleo-Indian Period (circa 10,000 to 7000 BCE)

The Paleo-Indian Period describes the earliest evidence of human occupation of the Northern Bight and includes the cultural trends and subsistence strategies of contemporary populations from approximately 10,000 to 7000 BCE (Glassow et al. 2007). Archaeologists largely define the Paleo-Indian Period in North America by projectile points associated with extinct large mammal remains, such as mammoth, bison, and dire wolves in the Southwest and Plains regions (Erlandson et al. 1987, Huckell 1996). These projectile points have been classified as the Clovis style, which exhibit a lanceolate shape with a flute initiated from the base that extends as far as the midline (Justice 2002).

The earliest accepted dates for human occupation in California were recovered from archaeological sites on two of the Northern Channel Islands, located off the southern coast of Santa Barbara County. Over 90 paleo-coastal sites dating between 13,000 to 8200 years before present (BP) have been documented in the Northern Channel Islands (McLaren et al. 2019). Archaeological deposits from the Daisy Cave site on San Miguel Island establishes the presence of people in this area approximately 10,000 BP (Erlandson 1991, Erlandson et al. 2007), and the Arlington Springs Woman (CA-SRI-173) has a calibrated date approximately 11,000 BP derived from the human remains and rodent bones recovered from within the same deposits on Santa Rosa Island (Erlandson et al. 2007, Glassow et al. 2007, Johnson et al. 2002). Shell middens identified on the mainland of California have yielded dates from 8000 to 7000 BCE (Erlandson et al. 2007).

Recent data from Paleo-Indian shell middens, bone middens, lithic scatters, and quarry workshops on the Channel Islands indicate that the area supported substantial human populations during later paleo-coastal times (McLaren et al. 2019). Data from the last 20 years also suggests that the economy was a diverse mixture of hunting, fishing, and gathering, with a major emphasis on aquatic resources in many coastal areas (e.g., Jones and Ferneau 2002, Erlandson et al. 2007). Shellfish are particularly prevalent, suggesting a heavy reliance on this resource, with varying intensities of reliance on fish, marine mammals, seabirds, and waterfowl (McLaren et al. 2019).

Assemblages on the Channel Islands include chipped-stone bifaces, cores and flake tools, ground-stone artifacts, bone gorges, Olivella shell beads, woven sea grass cordage, and red ochre. While no fluted points have been found on the Channel Islands, a few have been found along California's mainland coast (McLaren et al. 2019). One fluted projectile point fragment was recovered from site CA-SBA-1951 on the Santa Barbara Channel coastal plain (Erlandson 1994, Erlandson et al. 1987). Archaeological deposits at the Daisy Cave site further yielded an assemblage of "the oldest known fishhooks in the Americas" (Erlandson et al. 2007).

Millingstone Horizon (7000 to 5000 BCE)

Originally identified in 1929, the Millingstone Horizon, as described by Wallace (1955, 1978) and Warren (1968), is characterized by an ecological adaptation to collecting plant resources, such as seeds and nuts. This identification was suggested by the appearance and abundance of well-made milling implements (e.g., metates, milling slabs, and hand stones like manos and mullers) in the archaeological record, particularly in areas along the coast of California. Archaeologists generally accept that human occupation of California during the Paleo-Indian period originated from small, dispersed occupations. With milling implements occurring in high frequencies for the first time, archaeologists infer the Millingstone Horizon experienced a significant population increase in the Central Coast region (Glassow et al. 2007). Excavations at the Tank Site (CA-LAN-1) in Topanga

Canyon from 1947 to 1948 (Treganza and Bierman 1958), for example, confirmed the presence of over 2000 milling implements that correspond with the Millingstone Horizon.

Flaked stone assemblages, which include crude core and cobble-core tools, flake tools, large side-notched projectile points, and pitted stones (Glassow et al. 2007, Jones et al. 2007), and shell middens in coastal sites suggest that contemporary people in the Northern Bight practiced a mixed food procurement strategy. Faunal remains identified at Millingstone Horizon sites point to a broad-spectrum of hunting and gathering of shellfish, fish, birds, and mammals, though large faunal assemblages are uncommon. This mixed food procurement strategy demonstrates adaptation to regional and local environments.

Along the Northern Bight, Millingstone Horizon sites are most common on terraces and knolls, typically set back from the current coastline (Erlandson 1994). However, 40 sites dating to this period have been identified in various settings, including rocky coasts, estuaries, and nearshore interior valleys (Glassow et al. 2007). The larger sites usually contain extensive midden deposits, possible subterranean house pits, and cemeteries. Most of these sites probably reflect intermittent use over many years of local cultural habitation and resource exploitation.

Early Period (5000 BCE to 2000 BCE)

The Early Period of the Northern Bight is marked by a lower frequency of radiocarbon dated archaeological sites as well as changes in artifact forms. Differences in artifact forms, and particularly in ground stone implements, likely represent changes in subsistence (Glassow et al. 2007). The material culture recovered from Early Period sites within the Northern Bight provides evidence for continued exploitation of inland plant and coastal marine resources as well as the incorporation of “newly important food resources” found in specific habitats (Glassow et al. 2007). In addition to the use of metates and manos, prehistoric populations began to use mortars and pestles, such as those recovered from the Sweetwater Mesa (CA-LAN-267) and Aerophysics (CA-SBA-53) sites (Glassow et al. 2007).

Artifact assemblages recovered from Early Period sites also include bipointed bone gorges used for fishing, Olivella beads, bone tools, and pendants made from talc schist. The frequency of projectile points in Early Period assemblages also increased, while the style began to change from lanceolate forms to side-notched forms (Glassow et al. 2007). The projectile point trend has become apparent at numerous sites along the Northern Bight coastal regions as well as a few inland sites (e.g., CA-SBA-210 and CA-SBA-530). In many cases, manifestations of this trend are associated with the establishment of new and larger settlements, such as at the Aerophysics site (Glassow et al. 2007, Jones et al. 2007).

Middle Period (2000 BCE to 1 CE)

The remains of fish, land mammals, and sea mammals are increasingly abundant and diverse in archaeological deposits along the coastal Northern Bight during the Middle Period, suggesting a pronounced trend toward greater adaptation to regional or local resources as well as the development of socioeconomic and political complexity in prehistoric populations (Glassow et al. 2007). Shell fishhooks were introduced, as opposed to the bone fishhooks found in earlier assemblages, and projectile points changed from side-notched dart points to contracting stem styles.

Flaked stone tools used for hunting and processing—such as large side-notched, stemmed, lanceolate or leaf-shaped projectile points, large knives, edge modified flakes, and drill-like

implements—occurred in archaeological deposits in higher frequencies and are more morphologically diversified during the Middle Period. Bone tools, including awls, are more numerous than in the preceding period, and the use of asphaltum adhesive became common. Circular fish hooks that date from between 1000 and 500 BCE, compound bone fish hooks that date between CE 300 and 900, notched stone sinkers, and the tule reed or balsa raft, indicative of major developments in maritime technology, became common during this period (Arnold 1995, Glassow et al. 2007, Jones and Klar 2005, King 1990).

Populations continued to follow a seasonal settlement pattern until the end of the Middle Period; large, permanently occupied settlements with formal architecture, particularly in coastal areas, appear to have been the norm by the end of the Middle Period (Glassow et al. 2007). Prehistoric populations began to bury the deceased in formal cemeteries with artifacts that may represent changes in ideology and the development of ritual practices (Glassow et al. 2007).

Middle-Late Transition Period (1 CE to 1000 CE)

The Middle-Late Transition period is marked in the archaeological record by major changes in settlement patterns, diet, and interregional exchange. Contemporary populations of the Northern Bight continued to occupy more permanent settlements with the continued use of formal cemeteries and burial of goods. The manufacture of the plank canoe, or tomol, allowed contemporary populations to catch larger fish that occupied deeper sea waters (Glassow et al. 2007). Following the introduction of the plank canoe, harpoons make a more pronounced appearance as their use increases. The plank canoe also appears to have influenced commerce between the mainland Northern Bight coastal regions and the Channel Islands (Glassow et al. 2007). Evidence at Middle-Late Transition Period sites in the Northern Bight indicate that populations replaced atlatl (dart) technologies with the bow and arrow, which required smaller projectile points.

Late Period (1,000 CE to Historic Contact)

Archaeologists distinguish Late Period sites in the Northern Bight with small, finely worked projectile points and temporally diagnostic shell beads. Although shell beads were typical of coastal sites, trade brought many of these maritime artifacts to inland locations, especially during the latter part of the Late Period. Projectile points diagnostic of both the Middle and Late periods found within the Northern Bight region and down the central and southern coasts of California include large, contracting-stemmed types typical of the Middle Period, as well as small, leaf-shaped Late Period projectile points (Jones and Ferneau 2002). The small, finely worked projectile points typically associated with bow and arrow technology are believed to have been introduced to the area by the Takic migration from the deserts into Southern California.

Other common artifacts identified at Late Period sites in the Northern Bight include bifacial bead drills, bedrock mortars, hopper mortars, lipped and cupped *Olivella* shell beads, and steatite disk beads. The presence of beads and bead drills suggests that low-level bead production was widespread throughout the region (Glassow et al. 2007). Unlike the large Middle period shell middens, Late Period sites are more frequently single-component deposits with evidence for only one period of occupation or use. There are also more inland sites, with fewer and less visible sites along the Pacific shore during the Late Period.

3.2.2 Ethnographic Setting

Gabrielino (Gabrieleño)/Tongva

The project site lies in the traditional territory of the Gabrielino (Gabrieleño)/Tongva (some Gabrielino prefer the term “Kizh”). The name “Gabrielino” or “Gabrieleño” denotes those people who were administered by the Spanish Missionaries from the San Gabriel Mission. It includes people from the Gabrielino area proper as well as other social groups nearby (Kroeber 1925, Bean and Smith 1978). The term Gabrieleño was imposed upon the Tribe by Spanish Missionaries. Many modern Gabrielino identify themselves as descendants of the indigenous people living across the plains of the Los Angeles Basin and refer to themselves as the Tongva (King 1994). This term is used in the remainder of this section to refer to the pre-colonized inhabitants of the Los Angeles Basin and their descendants.

Archaeological evidence points to the Tongva arriving in the Los Angeles Basin sometime around 500 BCE, and the Tongva note their presence in the area going back thousands of years (Villa 2017). Today, the Tongva people are active in protecting their Tribal cultural resources in the greater Los Angeles Basin and three Channel Islands: present-day San Clemente, San Nicolas, and Santa Catalina.

The Tongva language belongs to the Takic branch of the Uto-Aztecan language family, which can be traced to the Great Basin region (Mithun 2001). This language family includes dialects spoken by the nearby Juaneño and Luiseño to the southeast, the Serrano and Cahuilla to the northeast, and the Tataviam to the northwest, yet it is considerably different from the Chumash people living to the northwest and the Diegueño people (including the Ipai, Tipai, and Kumeyaay) to the south.

The Tongva established large, permanent villages in the fertile lowlands along rivers and streams, and in sheltered areas along the coast. The tribal population is estimated to have been at least 5,000 in 1770 (Bean and Smith 1978), but recent ethnohistoric work suggests a number closer to 10,000 (O’Neil 2002). Political organization followed a patrilocal and patrilineal pattern. Typically, the oldest son would lead a family. Chieftainship was also passed down patrilineally. A *Chari*, or chief of a village or political grouping, was separate from religious leadership (King 2011).

At the time of Spanish colonization, the basis of Tongva religious life was the Chinigchinich religion, centered on the last of a series of heroic mythological figures. Chinigchinich gave instruction on laws and institutions, and taught people how to dance, the primary religious act for this society. He later withdrew into heaven, where he rewarded the faithful and punished those who disobeyed his laws (Kroeber 1925). The Chinigchinich religion seems to have been relatively new when the Spanish arrived. It was spreading south into the Southern Takic groups as Christian missions were being built. Elements of Chinigchinich beliefs suggest it was a syncretic mixture of Christianity and native religious practices (McCawley 1996).

Houses constructed by the Tongva were large, circular, domed structures made of willow poles, thatched with tule, and sheltered up to 50 people (Bean and Smith 1978). Other structures served as sweathouses, menstrual huts, ceremonial enclosures, and probable communal granaries. Cleared fields for races and games, such as lacrosse and pole throwing, were created adjacent to Tongva villages (McCawley 1996).

The Tongva subsistence economy was centered on gathering and hunting. The surrounding environment was rich and varied, and the Tribe exploited the mountains, foothills, valleys, deserts, including riparian and estuarine areas, as well as open and rocky coastal ecological niches. Like most

Native Californians, acorns were the staple food. By the time of the early Intermediate Period, acorn processing was an established industry. Acorns were supplemented by the roots, leaves, seeds, and fruits of a wide variety of flora (e.g., islay, cactus, yucca, sages, and agave). Freshwater and saltwater fish, shellfish, birds, reptiles, insects, and large and small mammals were also consumed (Kroeber 1925, Bean and Smith 1978, McCawley 1996).

The Tongva used a wide variety of tools and implements to gather food resources. These included the bow and arrow, traps, digging sticks, nets, blinds, throwing sticks and slings, spears, harpoons, and hooks. The Tongva made oceangoing plank canoes (known as a *ti'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 (McCawley 1996). Tongva people processed food with a variety of tools, including hammerstones and anvils, mortars, and pestles, manos and metates, strainers, leaching baskets and bowls, knives, bone saws, and wooden drying racks. Food was consumed from a variety of vessels. Catalina Island steatite was used to make ollas and cooking vessels (Kroeber 1925, McCawley 1996).

Deceased Tongva were either buried or cremated. Inhumation was more common on the Channel Islands and the neighboring mainland coast, and cremation was more predominate on the remainder of the coast and in the interior (Harrington 1942, McCawley 1996). At the behest of the Spanish missionaries, cremation essentially ceased during the Post-Colonization Period (McCawley 1996).

Today, the Tongva people continue to inhabit the Los Angeles Basin (Tongvar) and continue to advocate for the preservation and continued practice of their cultural heritage and language. At least five groups tie their ancestral lineage to the Gabrieleño/Tongva people: the Gabrieleño Band of Mission Indians - Kizh Nation, the Gabrieleño/Tongva San Gabriel Band of Mission Indians, the Gabrieleño/Tongva Nation of the Greater Los Angeles Basin, the Gabrielino-Tongva Tribe, and the Gabrielino Tongva Indians of California Tribal Council.

3.2.3 Post-Contact Setting

Post-contact history for the state of California is generally divided into three periods: the Spanish Period (1769 to 1822), Mexican Period (1822 to 1848), and American Period (1848 to present). Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican-American War, signals the beginning of the American Period when California became a territory of the United States.

Spanish Period (1769 to 1822)

Spanish explorers made sailing expeditions along the coast of California between the mid-1500s and mid-1700s. Juan Rodriguez Cabrillo in 1542 led the first European expedition to observe what was known by the Spanish as Alta (upper) California. For more than 200 years, Cabrillo and other Spanish, Portuguese, British, and Russian explorers sailed the Alta California coast and made limited inland expeditions, but they did not establish permanent settlements (Rawls and Bean 1968, Rolle 2003). The Spanish crown laid claim to Alta California based on the surveys conducted by Cabrillo and Vizcaino (Bancroft 1885, Gumprecht 1999).

By the eighteenth century, Spain developed a three-pronged approach to secure its hold on the territory and counter against other foreign explorers. The Spanish established military forts known as presidios, as well as missions and pueblos (towns) throughout Alta California. The 1769 overland expedition by Captain Gaspar de Portolá marks the beginning of California's Historic period, occurring just after the King of Spain installed the Franciscan Order to direct religious and colonization matters in assigned territories of the Americas. Portolá established the Presidio of San Diego as the first Spanish settlement in Alta California in 1769. Franciscan Father Junípero Serra also founded Mission San Diego de Alcalá that same year, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823 (Library of Congress n.d.a).

Construction of missions and associated presidios was a major emphasis during the Spanish Period in California with the purpose of integrating the Native American population into Christianity and communal enterprise (Livingston 1914). In addition to the missions, three pueblos, or towns, were established during this period, two of which, San José and Los Angeles remain as California cities. Incentives were provided to bring settlers to these pueblos.

Spain began making land grants in 1784, typically to retiring soldiers, although the grantees were only permitted to inhabit and work the land. The land titles technically remained property of the Spanish king (Livingston 1914).

Mexican Period (1822 to 1848)

Several factors kept growth within Alta California to a minimum, including the threat of foreign invasion, political dissatisfaction, and unrest among the indigenous population. After more than a decade of intermittent rebellion and warfare, New Spain won independence from Spain in 1821. In 1822, the Mexican legislative body in California ended isolationist policies designed to protect the Spanish monopoly on trade, and decreed California ports open to foreign merchants (Dallas 1955).

Extensive land grants were established in the interior during the Mexican Period, in part to increase the population inland from the more settled coastal areas where the Spanish had first concentrated their colonization efforts (Livingston 1914). The secularization of the missions following Mexico's independence from Spain resulted in the subdivision of former mission lands and establishment of many additional ranchos (Library of Congress n.d.b). Commonly, former soldiers and well-connected Mexican families were the recipients of these land grants, which now included the title to the land.

During the supremacy of the ranchos (1834 to 1848), landowners largely focused on the cattle industry and devoted large tracts to grazing. Cattle hides became a primary Southern California export, providing a commodity to trade for goods from the east and other areas in the United States and Mexico. The number of nonnative inhabitants increased during this period because of the influx of explorers, trappers, and ranchers associated with the land grants. The rising California population contributed to the introduction and rise of diseases foreign to the Native American population, who had no associated immunities (Zappia 2012).

American Period (1848 to Present)

The United States went to war with Mexico in 1846. During the first year of the war, John C. Fremont traveled from Monterey to Los Angeles with reinforcements for Commodore Stockton and evaded Californian soldiers in Santa Barbara's Gaviota Pass by taking the route over the San Marcos grade instead (Kyle 2002). The war ended in 1848 with the Treaty of Guadalupe Hidalgo, ushering California into its American Period.

California officially became a state with the Compromise of 1850, which also designated Utah and New Mexico (with present-day Arizona) as United States territories (Waugh 2003). Horticulture and livestock, based primarily on cattle as the currency and staple of the rancho system, continued to dominate the Southern California economy through the 1850s. The discovery of gold in the northern part of the state led to the Gold Rush beginning in 1848, and with the influx of people seeking gold, cattle were no longer desired mainly for their hides but also as a source of meat and other goods. During the 1850s cattle boom, rancho vaqueros drove large herds from Southern to Northern California to feed that region's burgeoning mining and commercial boom (Waugh 2003).

A severe drought in the 1860s decimated cattle herds and drastically affected rancheros' source of income. In addition, property boundaries that were loosely established during the Mexican era led to disputes with new incoming settlers, problems with squatters, and lawsuits. Rancheros often were encumbered by debt and the cost of legal fees to defend their property. As a result, much of the rancho lands were sold or otherwise acquired by Americans. Most of these ranchos were subdivided into agricultural parcels or towns (Dumke 1994).

Local History – City of West Covina

The following context on the city of West Covina was excerpted from the *City Of West Covina Historic Context Statement, 1945-1978 & Historic Resource Inventory Update* prepared by GPA Consulting in 2019:

[Don Pio] Pico sold the [La Puente R]anch to William Workman and John Rowland in 1854. Thirty years later, Workman's portion was sold to E.J. "Lucky" Baldwin. During this period, growth occurred across the San Bernardino Valley, fueled by the arrival of the Southern Pacific Railroad in 1869 and later, the Santa Fe Railroad in 1887. The West Covina area grew mostly as an agricultural community during this time. Wheat and walnuts were the primary crops, but walnuts emerged as dominant. By 1905, the area was known as "Walnut Center"...

In 1901, the Pacific Electric Railway established a commuter rail line through the area, along what had been the Southern Pacific line (parallel to present-day San Bernardino Road)... The City of West Covina incorporated on February 5, 1923. At the time, its boundaries were limited to six-and-a-half square miles, though the City would expand substantially in acreage over the next 50 years. It was not until 1935, when Highway 99 was constructed through West Covina, that the city began to develop into a place with urban amenities as gas stations and motels were constructed along the highway.

The residential growth of West Covina was slow until the 1940s. In 1940, the population had risen to only 1,077, barely doubling since incorporation in 1923. The first signs of major residential growth began in 1941, when West Covina's first residential subdivision, Sunkist Village, was developed. Further residential development stalled with the onset of World War II at the end of 1941...

While its roots as an agricultural community date back to the mid-nineteenth century, West Covina is essentially a post-World War II city. Three elements made the area attractive to the real estate developers responsible for the city's growth. First, former agricultural land was available for the development of large housing tracts. Second, the city was centrally located in the San Gabriel Valley. Finally, following the construction of Highway 99, with a route that followed Garvey Avenue and later became the route of the San Bernardino Freeway (a segment of I-10), the city was well-connected to employment and commercial centers throughout the region. The postwar growth of the city required the local government to assume a more active

role in community development... During this transitional period from an agricultural community to a growing suburb, there was a need for the City to assume a larger role, providing public services and taking an active role in urban planning. West Covina benefited from leaders who commissioned planning studies that identified thoughtful and long-term planning strategies to ensure growth would continue...

The plots of land that became available in West Covina with the decline of agriculture, particularly walnut production, in the 1930s and 1940s created an enormous inventory of developable land ideal for the large-scale commercial and housing tract developments... With the labor shortage during World War II, many walnut growers transitioned to the citrus industry or sold their land to real estate developers. Internment of West Covina's Japanese community also influenced the decline. Japanese farmers controlled a large amount of land west of Glendora Avenue. It is unclear how many Japanese families were able to maintain ownership and production of their land during internment and how many sold or lost their land...

Unlike many cities in the San Gabriel Valley, West Covina did not have a main street where early commercial development concentrated. The historic town center of the early twentieth century was south of Orange Avenue and Garvey Boulevard (present day I-10) and consisted only of a blacksmith shop and general store. Most shopping was done in the adjacent towns of Covina, Baldwin Park, and La Puente. There was little demand for commercial development in West Covina through the 1920s. No plans for a commercial business district were made, even following incorporation in 1923... After Highway 99 became the primary thoroughfare through West Covina in 1935, residential and commercial buildings were constructed sporadically along Highway 99 without any zoning regulations or planning policies.

In the postwar era, federal programs stimulated a demand for single-family homes, but not commercial districts. When the first wave of largescale residential developments on former agricultural land took place, builders attempted to regulate themselves. The first subdivisions built between 1945 and 1952 were typically smaller developments compared to later years... The scale of development increased substantially in the early 1950s and the federal government's standards began to influence the shape of West Covina's residential neighborhoods. Builders followed the guidelines set forth by the Federal Housing Administration (FHA) program created before the war by the National Housing Act of 1934... Many of the new residents who came to West Covina after World War II were veterans using the G.I. Bill to purchase homes. The homes were marketed as affordable family homes, typically designed in Minimal Traditional, and later, Ranch styles...

Residential development drew new families to the area and triggered an urgent need to build community services and commercial areas to accommodate future population growth. This was immediately apparent in the sudden rise in the school-age population that could not be accommodated in the prewar school buildings. The elementary school, the West Covina School, had been constructed in 1909 on Sunset Avenue between Service Avenue (north) and Merced Avenue (south). The original schoolhouse reached capacity as an influx of children from Sunkist Village, a residential development from 1941, enrolled in school. From 1945 to 1949, student enrollment in grades kindergarten through eighth grew from 186 to 479, causing classrooms at the school in West Covina to reach capacity. The short-term solution was to create "annex" classrooms at the Japanese-American Clubhouse. By 1947, it was clear that the City needed to prepare for a growing school-age population. In 1951, a new school, the Sunset School (demolished) was constructed on the site of the original school. A second school, the Cameron School (1225 E. Cameron Ave., extant) opened in 1952. West Covina High School opened in

1956, using an older building that had belonged to Covina. The school moved to a new campus on Cameron Ave and Fernwood in 1957...

The City began expanding with the first of a series of annexations in 1947. Between 1947 and 1958, 44 annexations took place and the city grew by 2,700 acres. The City formed the West Covina Planning Commission in 1947 to address the impacts of an ongoing postwar building boom and outward growth... Institutional development that occurred in the late 1940s and early 1950s primarily supported an expected influx of residents and home buyers. The groundbreaking for the first church in West Covina, Community First Presbyterian Church, occurred in 1949. The first medical center, West Covina Medical Center, was announced in 1949. Voters created the West Covina Fire Department in 1950...

Planning for a civic center and business district near Orange Avenue and Garvey Boulevard began in 1948. Preliminary plans were completed by Robert Alexander, a Los Angeles-based architect known for designing institutional buildings and planning government centers... West Covina Center, the City's first planned shopping district, was completed by 1952. There was limited commercial development elsewhere in West Covina at the time. Due to the City's eastward growth, West Covina Center and the City Hall were no longer centrally located, but in the northwestern portion of the City... Development was concentrated north of Highway 99, closer to the more densely developed cities of Baldwin Park and Covina. With Baldwin Park to the northwest, Irwindale to the north, and Covina to the northeast, West Covina quickly grew to the south and east along Highway 99 in the following years. Much vacant land remained, particularly in the areas south of Walnut Creek, and would quickly be developed in the boom period of 1952 to 1956. More than 25,000 people moved to West Covina in the short span of four years between 1952 and 1956, increasing the population by more than 500 percent from what it was in 1950... With its proximity to employment centers in Los Angeles and low-cost, spacious, housing, the area was very attractive to veterans looking to purchase single-family homes...

The houses constructed during the boom years were larger than the tract housing of the late 1940s... While the houses were larger, more land was also available for development; a devastating disease attacked the walnut groves, compelling most remaining farmers to sell their land to developers... The Recreation and Parks Commission opened the first municipal park in 1954. Other institutional development included a second fire station, opened in a converted horse barn on Cortez Avenue, west of Citrus Avenue, in 1954. Automobile traffic was the primary mode of transportation and the matrix around which the city developed, influencing everything from the location of new commercial shopping centers to the proliferation of sound walls surrounding residential developments... In 1955, Highway 99 was changed with the San Bernardino Freeway segment of I-10... The major interstate traversing West Covina ensured the city's continued growth as a commuter bedroom community. Along with more residential development, new shopping and commercial centers emerged along the freeway and major boulevards... Despite the increase in commercial development, when West Covina was ranked the fastest growing city in the United States in 1955, the growth was primarily residential and most working residents were commuters. Industries around West Covina employed very few of its residents...

After the astronomical growth of the Boom Years, West Covina continued to grow, but at a much slower pace. From 1950 to 1957, the average rate of population growth per year ranged from 10 to 50 percent. In 1958, the percentage gain in population dipped below ten percent for the first time in almost a decade. Annexations to the City continued. Land area increased

twenty-five percent, from 6,592 acres in 1958 to 8,224 acres in 1961. Though the city included a diverse range of commercial, institutional, and recreational land uses and property types, by the end of the boom, West Covina remained a bedroom community... This balance began to shift after the boom - the construction of single-family homes decreased, and more multi-family housing development began... As growth slowed, city leaders shifted their focus from short-term issues, such as overflowing schools and insufficient infrastructure, to long-term planning and investments, such as attracting people to West Covina when it was no longer a boomtown. In 1958, the West Covina City Council hired a new city manager, George Aiassa, to lead this long-term planning outlook. Aiassa served as city manager for eighteen years from 1958 to 1976 and had a profound influence on the shape of West Covina during later phases of the city's development.

In 1962, a new city slogan, "Headquarters City," was adopted to align with a new vision for the City of West Covina as center for shopping, business, medical, and government services. As earlier city officials had done in the 1940s, Aiassa and other city leaders brought in consultants, Charles B. Bennett and Associates, to make recommendations on the best planning practices for the future. Bennett and Associates prepared the City's first comprehensive Land Use Analysis in 1958. Using the results from the Land Use Analysis, a master plan was completed by Simon Eisner and Associates in 1961.... Some of the first projects in line with the Eisner recommendations took shape under city manager Aiassa's leadership. The first project completed was a bridge betterment program that involved the building or rebuilding of fourteen bridges over Walnut Creek Wash and flood control improvements, such as construction of a storm drain inlet system and installation of sewers throughout the city. New entertainment and retail centers were completed as residents became more secure middle-class consumers...

The culmination of West Covina's mission to become the "Headquarters City" was the construction of West Covina's Civic Center.⁶⁴ Completed in 1969, the new City Hall was highly visible from the freeway and created a unified image and physical center for the city. The Civic Center was completed as a partnership between the local and county governments, the Joint Powers Authority consisted of the County of Los Angeles and the City of West Covina. In addition to City Hall, the Civic Center included a new police station, a three-level parking structure, a branch of the Los Angeles County Regional Library, and the Citrus Municipal Court building.

In 1973, West Covina celebrated its fiftieth birthday as a City. As small infrastructure improvements were completed, the City began to revisit larger, long-term planning needs. These included a \$19.7 million expansion project to widen the I-10 from six to eight lanes with other improvements; and construction of the West Covina Fashion Plaza, planning for which had begun a year earlier, in the 1950s.⁶⁵

As single-family home building slowed in the 1970s, city leaders focused on stimulating commercial development, which would create jobs and generate tax revenue to support city services needed by residents. A joint effort to encourage commercial development was led by public and private organizations, including the West Covina Economic Development Program, West Covina Chamber of Commerce, and Redevelopment Agency (created earlier in 1971). As a result, sales tax revenue nearly doubled in a short period during the mid-1970s, increasing from \$1.6 million in 1974 to \$2.9 million in 1978.⁶⁶

Among the major commercial developments of the mid-1970s were large, enclosed shopping malls. The Redevelopment Agency was established for the sole purpose of redeveloping a

portion of the city's first shopping center, West Covina Center, along Garvey Avenue (demolished) and the adjacent free-standing Broadway department store (1209 Plaza Dr., extant) into the West Covina Fashion Plaza. Construction of the West Covina Fashion Plaza (112 Plaza Dr., altered) began in 1973. An expansion was completed in 1975. Because of its success and contribution to the community's economic health, the Redevelopment Agency continued as an organization with the goals of "rehabilitating existing development, attracting additional businesses and expanding the public's benefits through increased tax revenue and more jobs." ... In 1975, construction began on a master-planned community development called Woodside Village, located in the San Jose Hills straddling West Covina and the adjacent city of Walnut... In addition to increased tax revenue, a local public works bill helped fund the construction of public institutions and infrastructure, opening up new areas of the city for development. West Covina Fire Station No. 5 (2560 Shadow Oak Dr., extant) was completed in 1978. The southernmost area of West Covina developed during this time. Shadow Oak Road, and Shadow Oak Park were constructed, stimulating the development of vacant land in the South San Jose Hills at the southernmost boundary of West Covina...

City of West Covina – Educational Development

The following context on the city of West Covina's educational development was excerpted from the *City Of West Covina Historic Context Statement, 1945-1978 & Historic Resource Inventory Update* prepared by GPA Consulting in 2019:

When West Covina incorporated in the 1920s, one of the priorities for its citizens was to improve its already existing school, the Irwindale School. The Irwindale School had been completed around 1909 for eleven students on donated land along what is now Sunset Avenue. The building was expanded over the next few years and its name was changed to the West Covina School. The West Covina School served as a clubhouse for residents as well as a school for students in kindergarten through eighth grade. In 1924, after the new City of West Covina collected its first property taxes, the school grounds were improved with outdoor lighting, tennis courts, and a water tank.

Between 1945 to 1949, student enrollment in kindergarten through eighth grade grew from 186 to 479 pupils. In an effort to accommodate the growing school-age population, the single West Covina School created double school days and held classes in the Japanese-American Clubhouse. Older students attended high schools in adjacent cities. However, these stopgap measures were not enough. In 1951, enrollment climbed to 749. Using state funds, the West Covina School District demolished the original West Covina School schoolhouse and constructed classrooms and buildings on the same site for a new grade school, the Sunset School (851 S. Sunset Ave., demolished). A second school, Cameron Elementary School (1225 E. Cameron Ave.), opened its doors in 1952 as enrollment reached 1,570 students, more than doubling the number of students from the previous year. Seven additional schools were built by 1959 as the number of students reached more than 5,000 near the end of the decade.

Though the school system did not have an official architect, two firms were responsible for the designs of most schools constructed in the postwar period. Many of the schools were designed by architects Ralph C. Flewelling and Walter L. Moody of the firm Flewelling & Moody. The firm was one of prominent Southern California firms specializing in architectural design for public schools and higher education facilities during the postwar baby boom. Districts such as West Covina hired the firm to design multiple schools of a similar, yet innovative design. Flewelling & Moody's work achieved statewide visibility after the completion of West Covina's third school,

the Del Norte School (1501 W. Del Norte St.), constructed in 1953. Their “school plant” design was featured at the annual convention of the California Association of School Administrators, and “incorporated a number of new features, including space saving economy in construction and new concepts of earthquake resistance for schools, controlled lighting with even distribution of light in the classrooms obtained by roof skylights and a luminous plastic ceiling which will diffuse light evenly throughout the classroom area.”

Other schools, such as West Covina Union High School (1609 E. Cameron Ave., built 1955) and Edgewood High School (1625 W. Durness St., built 1958) were designed by the firm of Kistner, Wright, and Wright. Kistner, Wright & Wright was based in San Diego and known for a number of Mid-Century Modern civic center and school campus projects in Southern California. Theodore C. Kistner, a partner in the firm along with H.F. Wright and W.T. Wright, was the official architect for the San Diego School Board.

Throughout the postwar period, the City struggled to construct enough schools to keep pace with the population boom. As a bedroom community with comparatively little business or industry, the majority of the City’s taxable property was residential, and residential property taxes alone could not provide the City with enough funding for the schools it needed. Thus, the City relied heavily on State funding, which was obtained based on the estimated number of future enrollments using a formula that counted less than the City’s own projection. The ongoing need for additional funding would be at the root of continued discussions to unite West Covina neighboring school districts and agencies for financial support.

In the early 1960s, the State of California began providing incentives to eliminate small school districts by offering additional state funding for the first five years after a unified school district formed. Unified school districts included grade schools and high schools under a single administrative umbrella. In 1960, voters approved the creation of the West Covina Unified School District, which was established with thirteen elementary schools and two high schools.¹³⁶

Associated Property Types

Property types associated with the subtheme of Education include individual public school buildings and larger public school campuses composed of numerous buildings and related features, like playgrounds and stadiums. Some public schools have been renamed or converted for use as charter schools. West Covina’s schools are typically located along major cross-streets in otherwise residential areas. Mid-Century Modern is the dominant architectural style for schools in West Covina. Common materials and features include brick masonry, stucco, low-pitched gabled and flat roofs, large groups of steel sash windows, clerestory windows, and covered outdoor walkways. Site planning was often emphasized over the architectural details in the design of schools. Campuses typically have modular or radial site planning, consisting of multiple identical, or nearly identical, buildings that are regularly arranged and connected by covered outdoor walkways.

4 Methods

This section presents the methods for each task completed during the preparation of this study.

4.1 Background and Archival Research

4.1.1 Archival Research

Rincon completed background and archival research in support of this study in March 2025. A variety of primary and secondary source materials were consulted. Sources included, but were not limited to, historical maps, aerial photographs, and written histories of the area. The following sources were utilized to develop an understanding of the project site and its context:

- Los Angeles County Assessor's Office
- Historical aerial photographs accessed via NETR Online
- Historical aerial photographs accessed via University of California, Santa Barbara Library FrameFinder
- Historical U.S. Geological Survey topographic maps
- Historical newspaper clippings obtained from Newspapers.com, ProQuest Historical Newspapers.com, and the California Digital Newspaper Collection
- Various historical records via Ancestry.com
- Geologic Maps via USGS National Geologic Map Database
- USDA Web Soil Survey

4.1.2 California Historical Resources Information System Records Search

On March 14, 2025, Rincon received California Historical Resources Information System (CHRIS) records search results from the South Central Coastal Information Center (SCCIC) (Appendix A). The SCCIC at California State University Fullerton is the official state repository for cultural resources records and reports for the county in which the project falls. The purpose of the records search was to identify previously recorded cultural resources, as well as previously conducted cultural resources studies within the project site and a 0.5-mile radius surrounding it. Rincon also reviewed the NRHP, the CRHR, the California Historical Landmarks list, and the Built Environment Resources Directory (BERD), as well as its predecessor the California State Historic Property Data (HPD) File. Additionally, Rincon reviewed the Archaeological Determination of Eligibility (ADOE) list.

4.1.3 Sacred Lands File Search

Rincon contacted the NAHC on March 7, 2025, to request a search of the Sacred Lands File (SLF), as well as a contact list of Native Americans culturally affiliated with the project area (Appendix B).

4.2 Field Survey

Archaeologist Pedro Gonzalez, BA conducted a pedestrian survey of the project site on March 21, 2025. A pedestrian survey was conducted using transect intervals spaced 15 meters and oriented generally from east to west. Exposed ground surfaces were examined for artifacts (e.g., flaked stone tools, tool-making debris, stone milling tools, ceramics, fire-affected rock), ecofacts (marine shell and bone), soil discoloration that might indicate the presence of a cultural midden, soil depressions, and features indicative of the former presence of structures or buildings (e.g., standing exterior walls, postholes, foundations) or historical debris (e.g., metal, glass, ceramics). Ground disturbances such as burrows and drainages were also visually inspected. Survey accuracy was maintained using a handheld Global Positioning Satellite unit and a georeferenced map of the project site. Site characteristics and survey conditions were documented using field records and a digital camera.

Under the direction of Rincon Senior Architectural Historian JulieAnn Murphy, Mr. Gonzalez also conducted a built environment survey of the APE on March 21, 2025. Built environment resources within the project site, including buildings, structures and associated landscape elements. Pursuant to OHP Guidelines (California OHP 1995:2), properties over 45 years of age were evaluated for listing in the NRHP and recorded on California Department of Parks (DPR) 523 series forms. Overall condition and integrity of these resources were documented and assessed. Site characteristics and conditions were documented using notes and digital photographs which are maintained at the Rincon Los Angeles office.

5 Findings

5.1 Known Cultural Resources Studies

The CHRIS records search and background research identified seven cultural resources studies within 0.5 mile of the project site (Appendix A). Of these studies, one study includes areas directly adjacent to the project site, LA-11501. The project site has not been previously studied or surveyed. Known studies that occurred within or adjacent to the project site are discussed in further detail below.

5.1.1 Study LA-11501

In 2010, EBI Consulting prepared an archaeological sensitivity assessment, *Cultural Resources Analysis: CA-LOS4406B North Sunset Avenue & West Rowland Avenue West Covina*, Study LA-11501, for Clearwire Corporation, LLC in accordance with the requirements of Section 106 of the National Historic Preservation Act (Perez 2010). The project included construction of a new stealth pine tree-style communications tower at North Sunset Avenue and West Rowland Avenue in West Covina, California. The project included a CHRIS records search, an archaeological field survey, a historic map and aerial photograph review, and recommendations within the prepared sensitivity report. The project recommended that the Area of Potential Effects was not sensitive for the presence of significant precontact or historical archaeological resources. Study LA-11501 sits adjacent to the current project site to the northeast, along Sunset Avenue.

5.2 Known Cultural Resources

The CHRIS records search and background research identified one cultural resource within a 0.5 mile of the project site. Resources recorded in the search radius are listed in Table 1 below. No resources are recorded within or adjacent to the project site.

Table 1 Known Cultural Resources

Primary Number	Trinomial	Resource Type	Description	Recorder(s) and Year(s)	Eligibility Status	Relationship to Project Site
19-187977	-	HP16	Historic Building – Foxdale Bethany Baptist Church	D. Supernowicz 2005	6Y2; Determined ineligible for NR by consensus through Section 106 process -Not evaluated for CR or local listing	Outside

Source: SCCIC 2025

5.3 Previous Evaluation

As described above, one built environment resource has been identified within the project site, the Del Norte School at 1501 West Del Norte Street. The property, known as the Del Norte Intermediate School, was previously surveyed and evaluated as part of West Covina's Historic Context Statement and Historic Resource Inventory Update completed by GPA Consulting in December 2019. The previous recording was prepared by Amanda Duane of GPA Consulting who documented the building's appearance in 2019 through a physical description and photographs. Ms. Duane recommended the property ineligible for listing in the NRHP, CRHR, and for local listing under City of West Covina criteria (Duane 2019).

5.4 Aerial Imagery and Historical Topographic Maps Review

Rincon completed a review of historical topographic maps and aerial imagery to ascertain the development history of the project site. Historical topographic maps and aerials from 1897 to 1946 depict the project site as undeveloped land west of an unnamed paved road and a single building or structure (NETR Online 2025; USGS 2025; UCSB 1928). An aerial from 1948 depicts buildings and structures and agricultural fields within the project site, and the project site is surrounded by agricultural fields and associated single-family residences and structures (NETR Online 2025). Historical aerials from 1952 and 1953 depict the surrounding agricultural fields to the west, south, and east were replaced by single-family residential developments but the project site was still developed with the buildings and structures depicted in 1948 (NETR Online 2025). An aerial from 1964 depicts the extant buildings and structures and baseball fields within the project site; the agriculture fields to the north were replaced with single-family residences (NETR Online 2025). Between 1965 and 2022, the project site was depicted as it appeared in 1964 and the surrounding area developed with infill development (NETR Online 2025; UCSB 1968 and 1976).

5.5 Geoarchaeological Review

According to published geologic mapping, the project site is underlain by Young Quaternary alluvium (Qyfa) consisting of unconsolidated to slightly consolidated sediments —such as boulder, cobble, gravel, sand, and silt — deposited by rivers, such as the San Gabriel River and the Rio Hondo River to the east (National Geologic Map Database 2025). This geologic unit was deposited during the Holocene (beginning approximately 11,700 years ago). The Holocene dates to human occupation of the region, and these types of alluvial deposits are generally conducive to the natural burial and preservation of archaeological deposits.

The soil within the project site consists of an Urban land—Palmview—Tujunga complex. This complex consists of very deep, well drained to somewhat excessively drained soils that formed in alluvium from granitic or related rock sources (California Soil Resources Lab 2025). Found on alluvial fans and floodplains, including urbanized areas, this complex reflects environments where sediments accumulate over time. Urban land, typically associated with highly developed areas, comprises 45 percent of the soil complex within the project site. Urban land may contain transported and artificial fill, which are often highly disturbed and have a low likelihood of encountering intact archaeological deposits.

Although the geologic unit identified within the project site was deposited during the Holocene on alluvial fans and floodplains, indicating an elevated sensitivity for buried archaeological resources, the Urban land—Palmview—Tujunga complex does not contain buried A-horizons, which are generally indicative of natural burial and preservation of archaeological deposits. As such, the geoarchaeological sensitivity is considered moderate.

5.6 Sacred Land File Search

On March 24, 2025, the NAHC responded to Rincon's AB 52 and SB 18 contacts request and SLF request, stating that the results of the SLF search were negative. See Appendix B for the NAHC response, including Tribal contacts list(s).

5.7 Survey Results

5.7.1 Built Environment Resources

The following section summarizes the results of all background research and fieldwork as they pertain to built environment resources that may qualify as historical resources. The field work and background research resulted in the identification of one historic-age property within the project site, Del Norte School at 1501 West Del Norte Street, built in 1953. This property was recorded and an evaluation for historical resources eligibility, updating the previously prepared 2019 evaluation was completed on DPR series forms, which are included in Appendix D and summarized below.

The following property history and historical resources evaluation was derived from the assessment prepared by GPA Consulting in 2019. See Appendix D for a copy of the evaluation.

Physical Description – Del Norte School

As described in the 2019 assessment prepared by GPA Consulting and confirmed by Rincon in March 2025, 1501 West Del Norte Street, also known as the Del Norte School, is a former middle school with nine buildings sited along West Del Norte Street, a paved parking lot, paved drop off loop, and a large recreational field at the rear (Figure 4). The property was constructed in 1953 and expresses characteristics of the Mid-Century Modern style and post-World War II school plant designs.

The one-story buildings are constructed of wood framing clad in brick and either express a shed roof with an overhanging eave on the primary elevations or low-pitched side-gabled roofs (Figure 5). One of the buildings has a domed roof with overhanging eaves creating a covered entrance on each elevation. Adjacent to this building is a former furnace and smokestack, all constructed of brick (Figure 6). The classroom buildings are divided into four classrooms each with a flush metal door at the entrance and five large, rolled steel frame fixed pane windows, four by six panes each. Some of the windows are blacked out, some replaced with vinyl units, and some the former transoms are now boarded above each entrance.

In between the buildings are covered walkways constructed of corrugated metal roofs supported by metal framing and paved courtyards for picnic tables or play areas (Figure 7). There are mature trees throughout the property which provide shade over wood benches. The rear recreational field has two former baseball diamonds, basketball courts, and cracked foundations (Figure 8).

Figure 4 Del Norte School Primary (South) Elevation, View Northeast



Figure 5 Del Norte School Buildings Clad in Brick with Flat or Gabled Roofs, View North



Figure 6 Del Norte School Domed Roof Building and Furnace, View Southeast



Figure 7 Del Norte School Covered Walkway and Classrooms, View North



Figure 8 Del Norte School Recreational Field, View North



Property History –Del Norte School

The subject property was constructed in 1953 as a middle school campus during the post-World War II era population boom in West Covina. The campus was designed by Flewelling & Moody, who were hired by the City of West Covina School District to complete plans for several schools in the city. The campus was designed with characteristics of the Mid-Century Modern style and is an example of post-World War II school design and construction (GPA Consulting 2019). Their “school plant” design was featured at the annual convention of the California Association of School Administrators, and “incorporated a number of new features, including space saving economy in construction and new concepts of earthquake resistance for schools, controlled lighting with even distribution of light in the classrooms obtained by roof skylights and a luminous plastic ceiling which will diffuse light evenly throughout the classroom area” (GPA Consulting 2019).

Del Norte Intermediate School closed in 1989, and the East San Gabriel Valley Regional Occupation Program (ROP) Technical Center occupied the space until circa 2019. The existing buildings and structures are currently vacant.

Historical Resources Evaluation

As previously described, Del Norte School was most recently evaluated as part of the City of West Covina’s Historic Context Statement and Historic Resource Inventory Update in 2019. The intensive-level survey evaluation by GPA Consulting found the property ineligible for listing in the NRHP, CRHR, and for local listing due to the lack of architectural and historical significance. Rincon surveyed the property in March 2025 and noted no visible alterations to the Mid-Century style school campus since 2019 that would suggest the property is now eligible for national, state, or local

listing. In concurrence with the 2019 evaluation, this study recommends that the property is ineligible for listing in the NRHP, CRHR, and for local listing due to lack of historical or architectural significance.

5.7.2 Archaeological Resources

Due to the mostly developed nature of the northern half of the project site, including the existing parking lot, buildings and structures, and associated hardscaping, there was almost no ground surface visibility (Figure 9). In unpaved and/or undeveloped areas of the northern half of the project site, consisting primarily of landscaped areas, ground surface visibility was poor (0 to 15 percent). Grass, low lying plants, and duff obstructed the ground surface. In the undeveloped northern half of the project site, ground surface visibility was also poor (0 to 35 percent) due to the presence of mature trees, bushes, plants, grass and weeds throughout this portion of the project site (Figure 10). The opportunistic survey consisted of examining all landscaped areas and exposed ground surfaces within the project site. The visible soil within the project site consisted of light brown to brown sand intermixed with coarse sand and gravel. In addition, the project site and its vicinity exhibited signs of subsurface disturbances as suggested by the presence of utility poles and subsurface utilities lines, manholes, smaller underground utility boxes, and irrigation systems. No archaeological resources were identified during the field survey.

Figure 9 Overview of Southern Portion of the Project Area, View South



Figure 10 Overview of Northern Portion of the Project Site, View Northwest



6 Impacts Analysis and Conclusions

6.1 Historical Built Environment Resources

The field survey and background research identified one built environment historical resource in the project site, the Del Norte School. As detailed above in Section 5.9, the resource was previously evaluated for listing in the NRHP, CRHR, and local listing in 2019 by Amanda Duane of GPA Consulting. As part of this study, Rincon concurs with the findings from 2019 that the resource is ineligible for NRHP, CRHR, and local listing; therefore, the property does not qualify as a historical resource as defined by CEQA. The project would result in ***no impact to historical resources*** pursuant to CEQA.

6.2 Historical and Unique Archaeological Resources

No archaeological resources were identified within or adjacent to the project site by the current study, which included a records search, SLF search, Native American consultation support, and a cultural resources survey. The lack of surface evidence of archaeological materials does not preclude their subsurface existence. However, the absence of substantial prehistoric or historic-period archaeological remains within the immediate vicinity, along with the existing level of disturbance in the project site, suggests that there is a low potential for encountering intact subsurface archaeological deposits. Rincon presents the following recommended mitigation measure for unanticipated discoveries during construction. With adherence to this measure, Rincon recommends a finding of ***less-than-significant impact with mitigation for archaeological resources*** under CEQA.

6.2.1 Recommended Mitigation

Unanticipated Discovery of Cultural Resources

In the event that archaeological resources are unexpectedly encountered during ground-disturbing activities, work within 50 feet of the find shall halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983) shall be contacted immediately to evaluate the resource. If the resource is determined by the qualified archaeologist to be prehistoric, then a Native American representative shall also be contacted to participate in the evaluation of the resource. If the qualified archaeologist and/or Native American representative determines it to be appropriate, archaeological testing for CRHR eligibility shall be completed. If the resource proves to be eligible for the CRHR and significant impacts to the resource cannot be avoided via project redesign, a qualified archaeologist shall prepare a data recovery plan tailored to the physical nature and characteristics of the resource, per the requirements of the California Code of Regulations (CCR) Guidelines Section 15126.4(b)(3)(C). The data recovery plan shall identify data recovery excavation methods, measurable objectives, and data thresholds to reduce any significant impacts to cultural resources related to the resource. Pursuant to the data recovery plan, the qualified archaeologist and Native American representative, as appropriate, shall recover and document the scientifically consequential information that justifies the resource's significance. The City shall review and approve the treatment plan and archaeological testing as appropriate, and the resulting documentation shall be submitted to the regional

repository of the California Historical Resources Information System, per CCR Guidelines Section 15126.4(b)(3)(C).

6.3 Human Remains

No human remains are known to be present within the project site. However, the discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be of Native American origin, the Coroner will notify the NAHC, which will determine and notify an MLD. The MLD has 48 hours from being granted site access to make recommendations for the disposition of the remains. If the MLD does not make recommendations within 48 hours, the landowner shall reinter the remains in an area of the property secure from subsequent disturbance. With adherence to existing regulations, Rincon recommends a finding of ***less-than-significant impact to human remains*** under CEQA.

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Appendix A

CHRIS Search Results

Resource List

24-17187 1501 Del Norte

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-19-187977		Resource Name - Foxdale Bethany Baptist Church	Building	Historic	HP16		LA-10268

Report List

24-17187 1501 Del Norte

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-02872		1993	Wlodarski, Robert J. and Dan Larson	Department of Transportation Negative Archaeological Survey Report Dpd-ep-25 (revised 2/83) Interstate 10 (i-10) Between Puente Avenue in the City of Baldwin Park on the West, and the Interchange Between I-10 and State Routes 57 (sr 71/interstate 210	Historical, Environmental, Archaeological, Research, Team	
LA-06272		2001	Duke, Curt	Cultural Resource Assessment Cingular Wireless Facility No. Vy 127-01 Los Angeles County, California	LSA Associates, Inc.	
LA-07098		2003	Dice, Michael H.	Records Search Results and Site Visit for Sprint Telecommunications Facility Candidate La59xc009b (car Quest) 1705 Garvey Avenue, West Covina, Los Angeles County, California	Michael Brandman Associates	
LA-10190		2002	Harbert, Claudia	Supplemental Historic Property Survey Report for the I-10 HOV Lane Between I-605 and the SR-57/SR-71/I-210 Interchange in the Cities of Los Angeles, Baldwin Park, West Covina, Covina, San Dimas, and Pomona in Los Angeles County, CA	Caltrans	19-188913, 19-188914, 19-188915, 19-188916, 19-188917, 19-188918, 19-188919, 19-188920, 19-188921, 19-188922, 19-188923, 19-188924, 19-188925, 19-188926, 19-188927, 19-188928, 19-188929, 19-188930, 19-188931, 19-188932, 19-188933, 19-188934, 19-188935, 19-188936, 19-188937, 19-188938, 19-188939, 19-188940, 19-188941, 19-188942, 19-188943, 19-188944, 19-188945, 19-188946, 19-188947, 19-188948, 19-188949, 19-188950, 19-188951, 19-188952, 19-188953, 19-188954, 19-188955, 19-188956, 19-188957, 19-188958, 19-188959, 19-188960, 19-188961, 19-188962, 19-188963, 19-188964, 19-188965, 19-188966, 19-188967, 19-188968, 19-188969, 19-188970, 19-188971, 19-188972, 19-188973, 19-188974, 19-188975, 19-188976, 19-188977, 19-188978, 19-188979, 19-188980, 19-188981, 19-188982
LA-11501		2010	Perez, Don	Cultural Resource Analysis CA-LOS4406B North Sunset Avenue & West Rowland Avenue West Covina Los Angeles County, California 91790	EBI Consulting	

Report List

24-17187 1501 Del Norte

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
LA-12797		2014	Tang, Tom, Terri Jacquemain, and Daniel Ballester	Mitigative Historical Resource Recordation Lang Farm Sheds Assesor's Parcel No. 8454- 027-034 Near 243 N. Lang Avenue, City of West Covina Los Angeles County, California	CRM Tech	
LA-12985		2016	O'Neil, Stephen	Negative Phase I Cultural Resources Survey for the Portos Bakery & Café Project, in the City of West Covina, Los Angeles County, CA	UltraSystems	

Appendix B

SLF Results



NATIVE AMERICAN HERITAGE COMMISSION

March 24, 2025

Ashley Losco
Rincon Consultants, Inc.

Via Email to: alosco@rinconconsultants.com

Re: 1501 Del Norte, West Covina Project, Los Angeles County

To Whom It May Concern:

As requested, a record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed based on information submitted for the above referenced project. The results were negative. Please note that tribes do not always record their sacred sites in the SLF, nor are they required to do so. As such, a SLF search is not a substitute for consultation with all tribes that are traditionally and culturally affiliated with a project's geographic area.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. Please contact all of those listed; if they cannot supply information, they may recommend others with specific knowledge. If within two weeks of notification, a response has not been received, the Commission requests that you follow-up with a telephone call or email to ensure that the project information was received.

If you receive notification of a change of address or phone number from a tribe, please notify the NAHC so that we can assure that our lists contain current information.

In addition to engaging in tribal consultation, you should consult the appropriate regional California Historical Research Information System (CHRIS) archaeological Information Center to determine whether it has information regarding the presence of recorded archaeological sites within the project area.

If you have any questions or need additional information, please contact me at Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green
Cultural Resources Analyst

Attachment

CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki,
Nomlaki

SECRETARY
Sara Dutschke
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Luiseño

COMMISSIONER
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Kumeyaay

COMMISSIONER
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Cahuilla

COMMISSIONER
Bennae Calac
Pauma-Yuima Band of
Luiseño Indians

COMMISSIONER
Vacant

ACTING EXECUTIVE
SECRETARY
Steven Quinn

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

Native American Heritage Commission
Native American Contact List
Los Angeles County
3/24/2025

Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation	Counties	Last Updated
Cahuilla Band of Indians	F	BobbyRay Esparza, Cultural Director	52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549		besparza@cahuilla-nsn.gov	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	6/28/2023
Cahuilla Band of Indians	F	Erica Schenk, Chairperson	52701 CA Highway 371 Anza, CA, 92539	(951) 590-0942	(951) 763-2808	chair@cahuilla-nsn.gov	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	2/1/2024
Cahuilla Band of Indians	F	Anthony Madrigal, Tribal Historic Preservation Officer	52701 CA Highway 371 Anza, CA, 92539	(951) 763-5549		anthonymad2002@gmail.com	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	6/28/2023
Gabrieleno Band of Mission Indians - Kizh Nation	N	Christina Swindall Martinez, Secretary	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	8/18/2023
Gabrieleno Band of Mission Indians - Kizh Nation	N	Andrew Salas, Chairperson	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	8/18/2023
Gabrieleno/Tongva San Gabriel Band of Mission Indians	N	Anthony Morales, Chairperson	P.O. Box 693 San Gabriel, CA, 91778	(626) 483-3564	(626) 286-1262	GTTribalcouncil@aol.com	Gabrieleno	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	12/4/2023
Gabrielino Tongva Indians of California Tribal Council	N	Christina Conley, Cultural Resource Administrator	P.O. Box 941078 Simi Valley, CA, 93094	(626) 407-8761		christina.marsden@alumni.usc.edu	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	3/16/2023
Gabrielino Tongva Indians of California Tribal Council	N	Robert Dorame, Chairperson	P.O. Box 490 Bellflower, CA, 90707	(562) 761-6417	(562) 761-6417	gtongva@gmail.com	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	3/16/2023
Gabrielino/Tongva Nation	N	Sandonne Goad, Chairperson	106 1/2 Judge John Aiso St., #231 Los Angeles, CA, 90012	(951) 807-0479		sgoad@gabrielino-tongva.com	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	3/28/2023
Gabrielino-Tongva Tribe	N	Charles Alvarez, Chairperson	23454 Vanowen Street West Hills, CA, 91307	(310) 403-6048		Chavez1956metro@gmail.com	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	5/30/2023
Gabrielino-Tongva Tribe	N	Sam Dunlap, Cultural Resource Director	P.O. Box 3919 Seal Beach, CA, 90740	(909) 262-9351		tongvatcr@gmail.com	Gabrielino	Los Angeles, Orange, Riverside, San Bernardino, Santa Barbara, Ventura	5/30/2023
Santa Rosa Band of Cahuilla Indians	F	Vanessa Minott, Tribal Administrator	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	vmintott@santarosa-nsn.gov	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	4/8/2024
Santa Rosa Band of Cahuilla Indians	F	Steven Estrada, Tribal Chairman	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	sestrada@santarosa-nsn.gov	Cahuilla	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	4/8/2024

**Native American Heritage Commission
Native American Contact List
Los Angeles County
3/24/2025**

Soboba Band of Luiseno Indians	F	Joseph Ontiveros, Tribal Historic Preservation Officer	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-5279	(951) 654-4198	jontiveros@soboba-nsn.gov	Cahuilla Luiseno	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	7/14/2023
Soboba Band of Luiseno Indians	F	Jessica Valdez, Cultural Resource Specialist	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-6261	(951) 654-4198	jvaldez@soboba-nsn.gov	Cahuilla Luiseno	Imperial, Los Angeles, Orange, Riverside, San Bernardino, San Diego	7/14/2023

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.

Record: PROJ-2025-001532
Report Type: List of Tribes
Counties: Los Angeles
NAHC Group: All

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed 1501 Del Norte, West Covina Project, Los Angeles County.

Appendix C

DPR Forms

*Recorded by: Ashley Losco, Rincon Consultants, Inc.

*Date: 3/26/2025

☐ Continuation ☒ Update

The recorded resource is the Del Norte School at 1501 West Del Norte Street in West Covina, Los Angeles County California. The property, known as the Del Norte Intermediate School, was previously surveyed and evaluated as part of West Covina's Historic Context Statement and Historic Resource Inventory Update completed by GPA Consulting in December 2019 (GPA Consulting 2019). The previous recording was prepared by Amanda Duane of GPA Consulting who documented the building's appearance in 2019 through a physical description and photographs. Ms. Duane recommended the property ineligible for listing in the NRHP, CRHR, and for local listing under City of West Covina criteria (Duane 2019).

Physical Description – Del Norte School

As described in the 2019 assessment prepared by GPA Consulting and confirmed by Rincon in March 2025, 1501 West Del Norte Street, also known as the Del Norte School, is a former middle school with nine buildings sited along West Del Norte Street, a paved parking lot, paved drop off loop, and a large recreational field at the rear (Figure 1). The property was constructed in 1953 and expresses characteristics of the Mid-Century Modern style and post-World War II school plant designs.

The one-story buildings are constructed of wood framing clad in brick and either express a shed roof with an overhanging eave on the primary elevations or low-pitched side-gabled roofs (Figure 2). One of the buildings has a domed roof with overhanging eaves creating a covered entrance on each elevation. Adjacent to this building is a former furnace and smokestack, all constructed of brick (Figure 3). The classroom buildings are divided into four classrooms each with a flush metal door at the entrance and five large, rolled steel frame fixed pane windows, four by six panes each. Some of the windows are blacked out, some replaced with vinyl units, and some of the former transoms are now boarded above each entrance.

In between the buildings are covered walkways constructed of corrugated metal roofs supported by metal framing and paved courtyards for picnic tables or play areas (Figure 4). There are mature trees throughout the property which provide shade over wood benches and courtyards. The rear recreational field has two former baseball diamonds, basketball courts, and cracked foundations from former play areas (Figure 5).

Figure 1 Del Norte School Primary (South) Elevation, View Northeast



Figure 2 Del Norte School Buildings Clad in Brick with Flat or Gabled Roofs, View North



Figure 3 Del Norte School Domed Roof Building and Furnace, View Southeast



Figure 4 Del Norte School Covered Walkway and Classrooms, View North



Figure 5 Del Norte School Recreational Field, View North



CONTINUATION SHEET

Page 3 of 3

*Resource Name: Del Norte School

*Recorded by: Ashley Losco, Rincon Consultants, Inc. *Date: 3/26/2025

☐ Continuation ☒ Update

***B10. Significance:**

Property History –Del Norte School

The subject property was constructed in 1953 as a middle school campus during the post-World War II era population boom in West Covina. The campus was designed by Flewelling & Moody, who were hired by the City of West Covina school district to complete plans for several schools in the city. The campus was designed with characteristics of the Mid-Century Modern style and is an example of post-World War II school design and construction (GPA Consulting 2019). Their “school plant” design was featured at the annual convention of the California Association of School Administrators and “incorporated a number of new features, including space saving economy in construction and new concepts of earthquake resistance for schools, controlled lighting with even distribution of light in the classrooms obtained by roof skylights and a luminous plastic ceiling which will diffuse light evenly throughout the classroom area” (GPA Consulting 2019). Del Norte Intermediate School closed in 1989, and the East San Gabriel Valley Regional Occupation Program (ROP) Technical Center occupied the space until circa 2019. The existing buildings and structures are currently vacant.

Historical Resources Evaluation

As previously described, Del Norte School was most recently evaluated as part of the City of West Covina’s Historic Context Statement and Historic Resource Inventory Update in 2019. The intensive-level survey evaluation by GPA Consulting found the property ineligible for listing in the NRHP, CRHR, and for local listing due to the lack of architectural and historical significance. Rincon surveyed the property in March 2025 and noted no visible alterations to the Mid-Century style school campus since 2019 that would suggest the property is now eligible for national, state, or local listing. In concurrence with the 2019 evaluation, this study recommends that the property is ineligible for listing in the NRHP, CRHR, and for local listing due to lack of historical or architectural significance.

***B12. References:**

Duane, Amanda

2019 DPR Form for the Del Norte School. Prepared as part of “City of West Covina Historic Context Statement, 1945-1978 & Historic Resource Inventory Update.” GPA Consulting. Accessed March 2025

<https://www.westcovina.org/home/showpublisheddocument/17765/637121055490270000/>.

GPA Consulting

2019 City Of West Covina Historic Context Statement, 1945-1978 & Historic Resource Inventory Update. Prepared for the City of West Covina. Accessed March 2025. <https://www.westcovina.org/home/showpublisheddocument/17755/637121051571830000>.