

APPENDIX C- CULTURAL RESOURCE Report

MIG – December 6, 2018

This Page Intentionally Left Blank

CONFIDENTIAL

127 West Pomona Avenue Mixed-Use Project Initial Study Mitigated Negative Declaration Appendix C

Appendix C: Cultural Resources Assessment for the 127 West Pomona Mixed-Use Project (MIG, December 6, 2018).

Archeological and other heritage resources can be damaged or destroyed through uncontrolled public disclosure of information regarding their location. This document contains sensitive information regarding the nature and location of archeological sites that should not be disclosed to the general public or unauthorized persons.

Information regarding the location, character, or ownership of a cultural resource is exempt from the freedom of information act pursuant to 16 US C470 W-3 (National Historic Preservation Act) and 16 USC Section 470 (H) (Archaeological Resources Protections Act).

This Page Intentionally Left Blank

Cultural Resources Assessment for the
127 West Pomona Avenue Mixed-Use Project
City of Monrovia, County of Los Angeles, California

Prepared for:

Kevin Farrell
The Fifield Companies
1250 6th Street, Suite 403
Santa Monica, California 90401

Prepared by

MIG, Inc.
1500 Iowa Avenue, Suite 110
Riverside, California 92507

Author:

Christopher W. Purtell, M.A., RPA, Director of Cultural Resources



Mt. Wilson and Azusa Geological Survey 7.5" Quadrangle Map, Unsectioned Portion of
Township 1 North, Range 11 West

Project Acreage: 1.83
Resources Identified: 1-Historic Building (123 West Pomona Avenue)

December 6, 2018

-This document is formatted for double-sided printing.-

TABLE OF CONTENTS

1 EXECUTIVE SUMMARY	3
1.1 – Archaeological Resources	3
1.2 – Historical Resources	3
1.3 – Paleontological Resources	4
1.4 – Tribal Cultural Resources	4
2 INTRODUCTION AND BACKGROUND.....	11
2.1 – Project Location	11
2.2 – Scope of Study and Personnel	11
2.3 – Environmental Setting.....	11
3 METHODS	13
3.1 – Cultural Resources Records Search.....	13
3.2 – Sacred Lands File Search and Native American Consultation	13
3.3 – Paleontological Resources Records Search.....	13
4 RESULTS	15
4.1 – Cultural Resources Records	15
4.2 – Sacred Lands File Search and Native American Consultation	18
4.3 – Paleontological Resources Records Search.....	18
4.4 – Pedestrian Survey	19
4.5 – Tribal Cultural Resources	19
5 EVALUATION.....	21
5.1 – California Environmental Quality Act	21
5.1.1 – California Register of Historical Resources	21
5.2 – City of Monrovia Municipal Code Chapter 17.10.....	22
5.2.1– Municipal Code Chapter 17.10 Application Requirements	22
5.3 – Archaeological Resources	22
5.4 – Historical Resources	22
5.4.1 – Architectural Description for 123 West Pomona Avenue.....	23
5.4.2 – Evaluation for 123 West Pomona	26
5.4.3 – Architectural Description of 127 West Pomona Avenue.....	26
5.5 – Paleontological Resources	27
5.6 – Tribal Cultural Resources	28
6 RECOMMENDED MITIGATION MEASURES.....	31
6.1 – Archaeological Resources	31
6.2 – Historical Resources	32
6.3 – Paleontological Resources	32

Table of Contents

6.4 – Human Remains33

List of Figures

Figure 1 Regional and Vicinity Map7
Figure 2 USGS Topographic Map9

List of Tables

Table 1 Previously Recorded Cultural Resources within the Study Area15
Table 2 Previously Conducted Cultural Reports within the Study Area17
Table 3 Vertebrate Fossil Localities in the Vicinity of the Study Area19

List of Photographs

Photograph 1: 123 West Pomona, view towards the south24
Photograph 2: 123 West Pomona Avenue, view towards the north.24
Photograph 3: 123 West Pomona Avenue, view towards the northeast.25
Photograph 4: 123 West Pomona Avenue, view towards the west.25
Photograph 5: 137 West Pomona Avenue, view towards the south.27
Photograph 6: 137 West Pomona Avenue, view towards the northwest.27
Photograph 7: Project Site, along West Evergreen Avenue, view towards the west29
Photograph 8: Project Site, along West Evergreen, view towards the east.29
Photograph 9: Project Site, along West Pomona Avenue, view towards the east.30
Photograph 10: Project Site, along South Primrose Avenue, view towards the east.30

Appendix

Appendix A Resume
Appendix B NAHC Letter and Native American Matrix
Appendix C Paleontological Resources Records Search Letter

1 EXECUTIVE SUMMARY

The 127 West Pomona Avenue Mixed-Use Project is a 1.83-acre transit-oriented, multi-family mixed-use commercial complex.

The proposed project includes the construction of a new 7 story, 70-foot in height, multi-use residential and commercial complex with two levels of underground parking. The project will include 310 rental apartments and a total of 10,000 square feet of ground-floor retail space fronting South Primrose and West Pomona Avenue.

The project is located in an urbanized setting on the east side of Primrose Avenue between West Evergreen Avenue and West Pomona Avenue in the City of Monrovia. It is also situated directly south of the I-210 Freeway and three blocks north of the Metro Monrovia Gold line station

The proposed project will involve the demolition of two existing structures. The first structure is located at 123 West Pomona Avenue (APN: 8507-002-035) built in 1966 and the second structure is located at 137 West Pomona Avenue (APN: 8507-002-033) built in 1997. For this report, all project components will collectively be referred to as the “Study Area,” unless otherwise noted. The proposed project will include excavations across the majority of the “Study Area”.

MIG conducted a Phase I Cultural Resources Assessment of the Study Area to determine the potential impacts to cultural resources (including archaeological, historical, and paleontological resources) for compliance with the California Environmental Quality Act (CEQA) and the local cultural resource regulations. This assessment’s scope of work includes a cultural resources records search through the California Historical Resources Information System-South Central Coastal Information Center (CHRIS-SCCIC), a Sacred Lands File (SLF) search through the California Native American Heritage Commission (NAHC), a land use history research, a paleontological resources records search through the Vertebrate Paleontological Department of the Natural History Museum of Los Angeles County (NHMLAC), eligibility evaluations for resources identified within the Study Area, impact analyses, and the recommendation of additional work and mitigation measures.

1.1 – ARCHAEOLOGICAL RESOURCES

The cultural resources records search indicates that no archaeological (prehistoric and historic) resources are located within the project boundaries or within a one-mile radius of the Study Area. Therefore, the proposed project would result in no substantial adverse change in the significance of an archaeological resource as defined in CEQA Guidelines Section 15064.5. Despite the heavy disturbances of the Study Area that may have displaced archaeological resources on the surface, it is possible that intact archaeological resources exist at depth. As a result, recommended mitigation measures are provided in Section 6 to reduce potentially significant impacts to a less than significant level regarding previously undiscovered archaeological resources that may be accidentally encountered during project implementation.

1.2 – HISTORICAL RESOURCES

The cultural resources records search results indicate no historical resources are located within the project boundaries, and nine historic buildings and one historic structure are located within a one-mile radius of the Study Area (P-19-179357, P-19-187710, P-19-188784, P-19-188785, P-19-188788, P-19-188789, P-19-189105, P-19-190410, P-19-190688, and P-19-19232). None of these historic structures will be impacted by the proposed project.

The building at 137 West Pomona Avenue that would be demolished by the proposed project (APN: 8507-002-030) was built in 1997 and therefore, is less than 45 years old and does not require an evaluation as a historic site to determine if the structure is eligible for listing in the National Register for Historic Places (NRHP), or the California Register for Historic Resources (CRHR).¹ This building is exempt from the City of Monrovia’s Municipal Code Chapter

¹ County of Los Angeles. 5, September 2018. County of Los Angeles Office of the Assessor’s Online Property Database Access. Electronically available at: <https://assessor.lacounty.gov/online-property-database-access>

17.10: Ordinance No. 2016-10- Demolition Review of Main Residential Buildings - as the ordinance does not apply to industrial buildings; therefore, the building was not evaluated.²

Archival research indicates that the building at 123 West Pomona Avenue boundaries is more than 45 years old as it was built in 1966. This structure would be demolished by the proposed project (APN: 8507-002-035).³ Since this building is 45 years old or older, the building requires an evaluation as historic site to determine if the structure is eligible for listing in the National Register for Historic Places (NRHP), the California Register for Historic Resources (CRHR), or Local Register. This building is exempt from the City of Monrovia's Municipal Code Chapter 17.10: Ordinance No. 2016-10- Demolition Review of Main Residential Buildings as the ordinance does not apply to industrial buildings.⁴

The historic site evaluation of the building at 123 West Pomona Avenue concluded that the structure lacked individual distinction and significance and is not eligible for listing on the NRHP or in the CRHR under any of the significance criteria. In addition, an assessment of the architectural styling, human, and ecological environmental conditions existing within the neighborhood indicate that the proposed project, as currently conceived, would not cause an indirect impact to the commercial or residential structures located near the Study Area along West Pomona Avenue or West Evergreen Avenue. Therefore, the proposed project would result in no adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5.

1.3 – PALEONTOLOGICAL RESOURCES

Results of the paleontological resources records search through the Vertebrate Paleontological Department of the Natural History Museum of Los Angeles County indicate no vertebrate fossil localities have been previously recorded within the Study Area or within a one-mile radius. However, three fossil localities, LACM 1807 (Mastodon), LACM 2027 (Mammoth), and LACM CTI 342 (Turkey), are located within a 5 to 12-mile radius of the Study Area. These fossil localities were discovered within the same sedimentary deposits at depths that extend into the Study Area (McLeod 2018).⁵

Nevertheless, the results of the literature review and the search at the NHMLAC indicate the Study Area is comprised of surface sediments composed of younger Quaternary Alluvium, derived as alluvial fan deposits from the San Gabriel Mountains to the north. These sediments are likely underlain, possibly at relatively shallow depths, by older Quaternary deposits found at varying depths that may well contain significant vertebrate fossils (McLeod 2018). Excavations that extend down into older sedimentary deposits may well uncover significant vertebrate fossil remains and, therefore, should be closely monitored to quickly and professionally collect any vertebrate fossil remains without impeding development (McLeod 2018). As a result of these findings, recommended mitigation measures are provided in Section 6 to reduce potentially significant impacts to previously undiscovered paleontological resources and/or unique geological features that may be accidentally encountered during project implementation to a less than significant level.

1.4 – TRIBAL CULTURAL RESOURCES

CEQA defines Tribal Cultural Resources (TCR) as either a site, feature, place, or landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, that is listed or eligible for listing, on the CRHR or on a local register of historical resources as defined in Public Resources Code (PRC) Section 5020.1(k), or a resource determined by a lead agency, in its discretion and

² City of Monrovia. October 2016. City of Monrovia Municipal Code Chapter 17.10, Ordinance 2016-10-Demolition Review of Main Residential Buildings. Electronically available at: <https://www.cityofmonrovia.org/home/showdocument?id=4148>

³ County of Los Angeles. 5, September 2018. County of Los Angeles Office of the Assessor's Online Property Database Access. Electronically available at: <https://assessor.lacounty.gov/online-property-database-access/>

⁴ City of Monrovia. October 2016. City of Monrovia Municipal Code Chapter 17.10, Ordinance 2016-10-Demolition Review of Main Residential Buildings. Electronically available at: <https://www.cityofmonrovia.org/home/showdocument?id=4148>

⁵ McLeod, Samuel, Natural History Museum of Los Angeles County, Vertebrate Paleontology Section. 28, September ,2018. Letter Report in support of the 127 West Pomona Avenue Mix-Use Project to Chris Purtell, MIG, Inc. Riverside, CA.

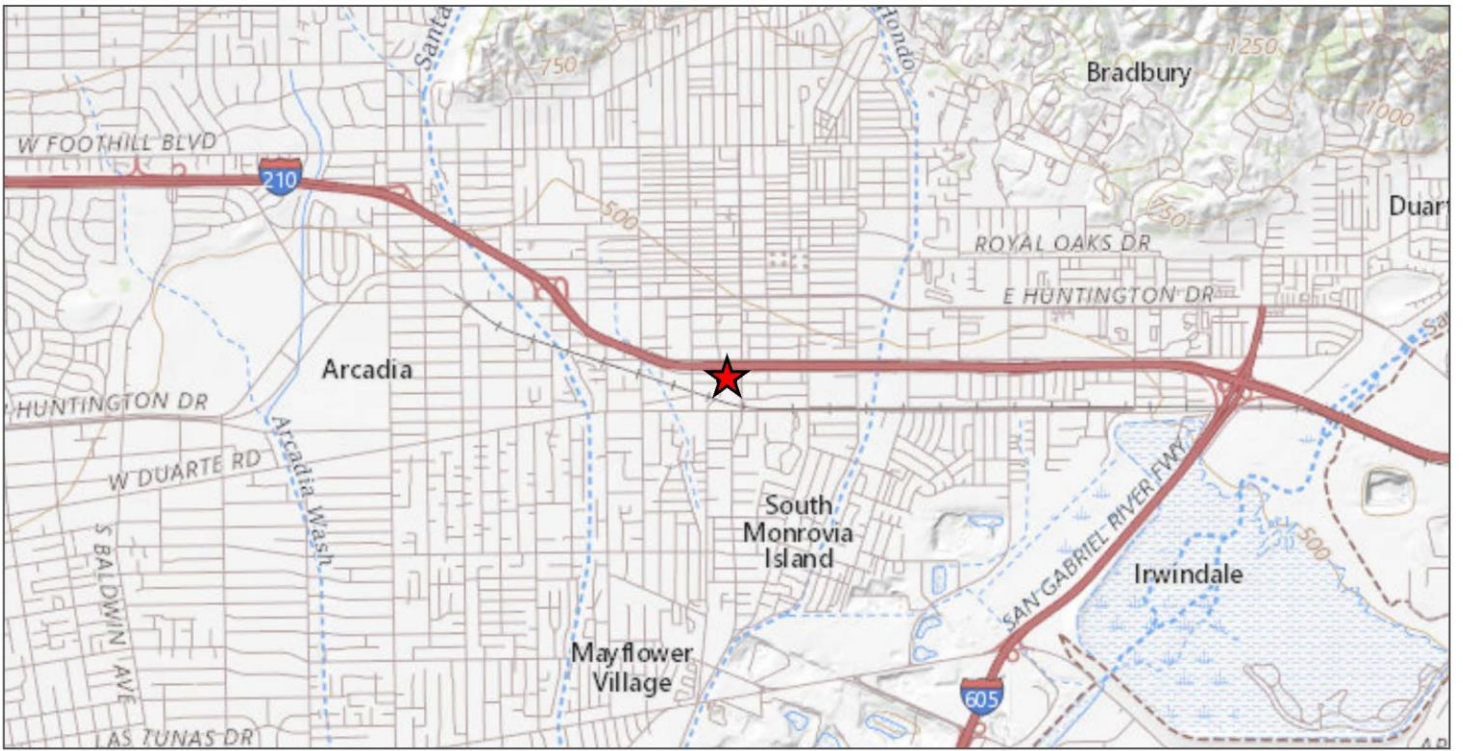
supported by substantial evidence, to be significant according to the historic register criteria in Public Resources Code Section 5024.1(c), and considering the significance of the resources to a California Native American Tribe.⁶

Results of the records research conducted at the CHRIS-SCCIC and a Sacred Lands File Search commissioned through the NAHC failed to indicate known TCR within the Study Area. Despite the heavy disturbances of the Study Area that may have displaced or submerged archaeological resources relating to TCRs on the surface, it is possible that intact tribal cultural resources exist at depth. As a result, recommended mitigation measures are provided in Section 6 to reduce potentially significant impacts to previously undiscovered archaeological resources relating to TCRs that may be accidentally encountered during project implementation to a less than significant level.

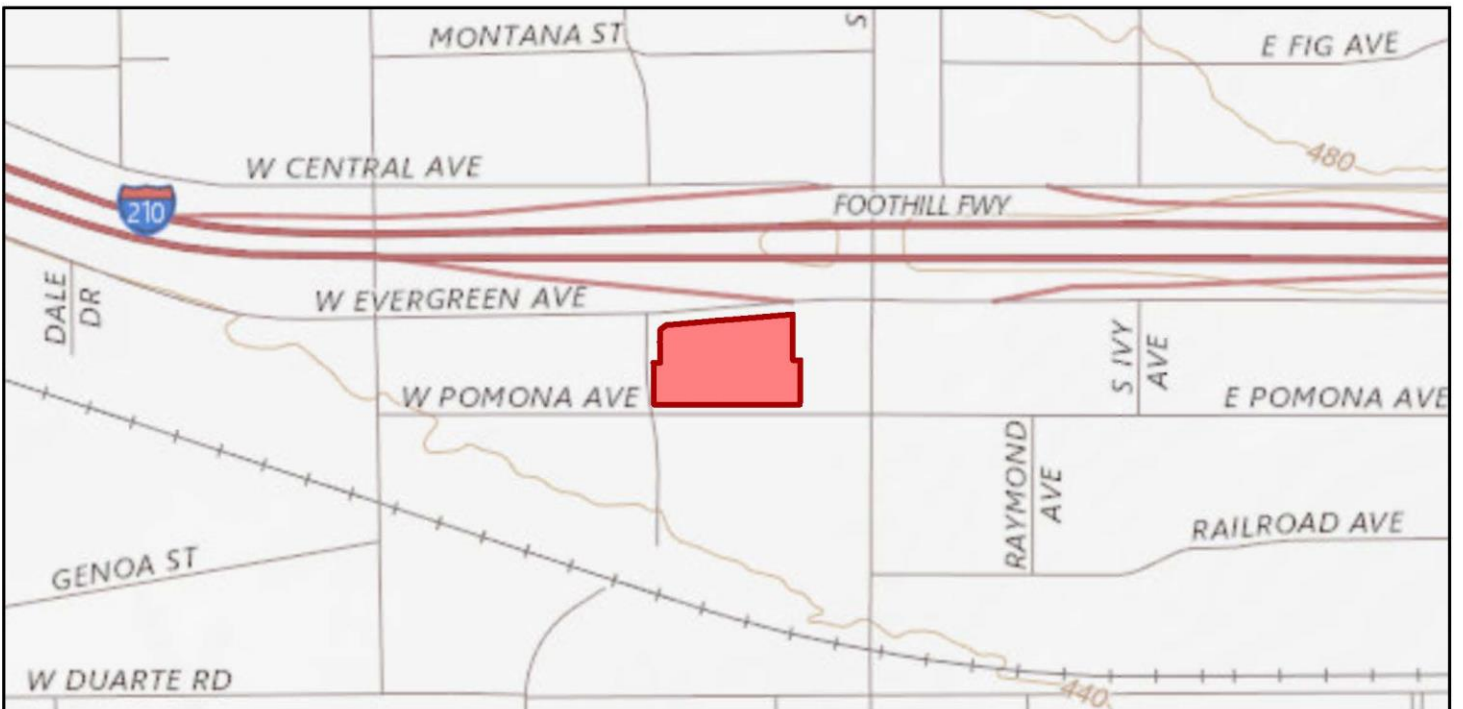
AB 52 (Gatto, 2014) contains provisions requiring Cities, Counties and other government entities to engage in tribal consultations for projects that are not exempt from the California Environmental Quality Act (CEQA). Government to government consultation may provide “Tribal Knowledge” of the Study Area that can be used in determining tribal cultural resources that cannot be obtained through other investigative means. Additionally, it is anticipated that during the application process the Lead Agency will notify the tribes of the proposed project and will commence AB 52 consultations as specified in the regulations.

⁶ California Public Resources Code Section 21074

This Page is Intentionally Left Blank.



Regional



Vicinity

Source: ESRI 2018

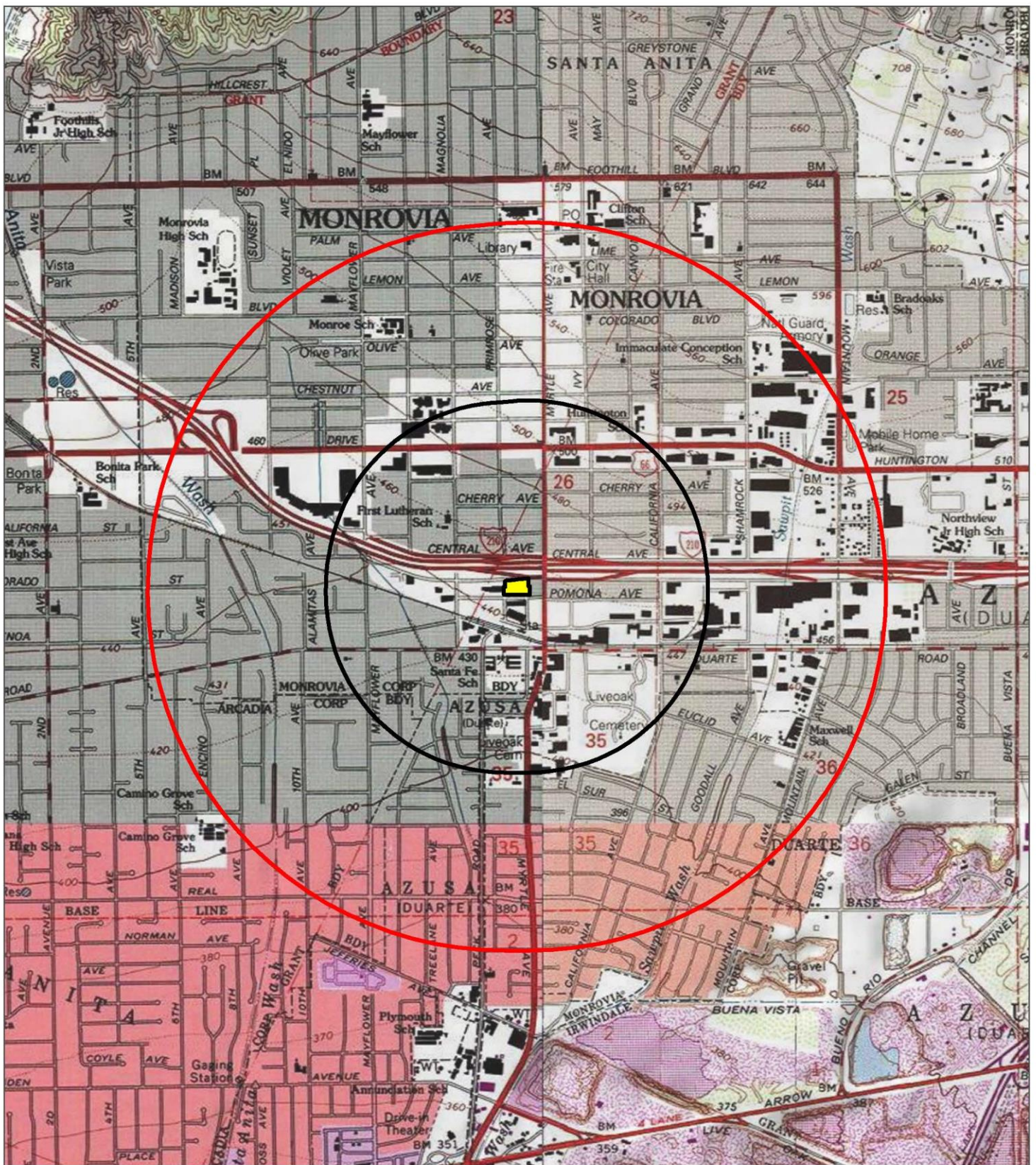
 Project Location



Figure 1 Regional and Vicinity Map

127 West Pomona Avenue Mixed-Use Project, Monrovia, CA

This Page is Intentionally Left Blank.



Source: ESRI 2018, USGS 2018

- Project Site Boundary
- Project Site Buffer: 0.5 mile
- Project Site Buffer: 1.0 mile

Mount Wilson and Asuza (1966) USGS 7.5" Quadrangle
 Section: None
 Township: 1 North
 Range: 11 West
 Scale: 1:24,000

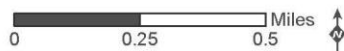


Figure 2 USGS Topographic Map

127 West Pomona Avenue Mixed-Use Project, Monrovia, CA



This Page is Intentionally Left Blank.

2 INTRODUCTION AND BACKGROUND

2.1 – PROJECT LOCATION

The project site is located within an urbanized setting. There are two commercial buildings and an asphalt parking lot that were constructed between 1966 and 1997, that are within its boundaries (APN: 8507-002-033, -034, and -035). The land uses surrounding the site are commercial, and industrial properties to the south, east and west, and residential properties to the northwest; all located in the City of Monrovia, Los Angeles County, California (Figure 1, Regional and Vicinity Map). The site is located approximately 0.06-miles south of Interstate 210 (I-210). The project site is bound by West Evergreen Avenue to the north, West Pomona Avenue to the south, South Primrose Avenue to the west, and is bordered to the east by a Chevron service station. The Study Area is depicted in United States Geological Survey (USGS) 7.5' topographic maps of Mt. Wilson and Azusa, California, topographic quadrangle in portions of Unsectioned Township 1 North, Range 11 West (see Figure 2, USGS Topographic Map). The Study Area is bound in all four directions by Interstate 210, light industrial/commercial buildings, and residential housing, and multi-family apartment units.

2.2 – SCOPE OF STUDY AND PERSONNEL

MIG conducted a Phase I Cultural Resources Assessment of the Study Area from September 27, 2018 through October 30, 2018 to identify potential impacts to cultural resources (including archaeological, historical, and paleontological resources) and to develop mitigation measures to avoid, reduce, or mitigate potential impacts to resources for complying with CEQA and local cultural resource guidelines. The scope of work for this assessment included a cultural resources records search through the CHRIS-SCCIC, a Sacred Lands File (SLF) search through the Native American Heritage Commission (NAHC) and a paleontological resources records search through the NHMLAC, eligibility evaluations for the resources identified within the Study Area, impact analyses, and the recommendations of additional work and mitigation measures, if necessary. The light industrial structure located at 123 West Pomona Avenue is 45 years or older and requires an evaluation as a historic site to determine if the structure is eligible for listing in the National Register for Historic Places (NRHP), the California Register for Historic Resources (CRHR), or Local Register (APN: 8507-002-034). The building at 137 West Pomona Avenue is less than 45 years old and does not require an evaluation as a historic site (APN: 8507-002-033).⁷ Both buildings are exempt from the City of Monrovia's Municipal Code Chapter 17.10: Ordinance No. 2016-10- Demolition Review of Main Residential Buildings as the ordinance does not apply to industrial buildings; therefore, they were not evaluated.⁸ The assessment was managed, and this report compiled by Mr. Christopher Purtell, M.A., RPA. The record searches and site surveys were conducted by Mr. Purtell. Qualifications of key personnel are provided in Appendix A.

2.3 – ENVIRONMENTAL SETTING

The Study Area is a 1.83-acre parcel located within an urbanized area and bound in all directions by light industrial complexes/warehousing facilities, commercial buildings, single-family residences, multi-family apartment units, and Interstate 210 to the north. The elevation within the Study Area is approximately 440 feet above mean sea level (MSL). The topography of the Study Area is characterized as flat with a gentle slope towards the southeast. Historical aerial photographs (1948-2012) shows that the Project Area to be highly disturbed, with on-going and continuous agricultural and commercial activities occurring from at least 1948 to the present.⁹ The Study Area is geologically mapped and has surface sediments composed of younger Quaternary Alluvium, derived as alluvial fan deposits from the San Gabriel Mountains to the north (McLeod 2018).

⁷ County of Los Angeles. 5, September 2018. County of Los Angeles Office of the Assessor's Online Property Database Access. Electronically available at: <https://assessor.lacounty.gov/online-property-database-access>

⁸ City of Monrovia. October 2016. City of Monrovia Municipal Code Chapter 17.10, Ordinance 2016-10-Demolition Review of Main Residential Buildings. Electronically available at: <https://www.cityofmonrovia.org/home/showdocument?id=4148>

⁹ Historic Aerials. 1948-2018. Nationwide Environmental Title Research LLC. Electronically available at: <https://www.historicaerials.com/viewer>

This Page is Intentionally Left Blank.

3 METHODS

3.1 – CULTURAL RESOURCES RECORDS SEARCH

On October 3, 2018, Mr. Purtell conducted a records search of the Study Area at the CHRIS-SCCIC. The records search included a review of all recorded archaeological and historical resources within a one-mile radius of the Study Area, as well as a review of cultural resource reports and historic topographic maps on file. In addition, MIG reviewed the California Points of Historical Interest (CPHI), the California Historical Landmarks (CHL), the California Register, the National Register, and the California State Historic Resources Inventory (HRI) listings. The purpose of the records search is to determine whether previously recorded archaeological or historical resources exist within the Study Area that require evaluation and treatment. The results also provide a basis for assessing the sensitivity of the Study Area for additional and buried cultural resources.

3.2 – SACRED LANDS FILE SEARCH AND NATIVE AMERICAN CONSULTATION

On September 27, 2018, Mr. Purtell commissioned a Sacred Lands File (SLF) records search of the Study Area through the NAHC. Results of the SLF records search provided information as to the nature and location of additional prehistoric or Native American resources to be incorporated in the assessment whose records may not be available at the CHRIS-SCCIC.

3.3 – PALEONTOLOGICAL RESOURCES RECORDS SEARCH

On September 27, 2018, Mr. Purtell commissioned a paleontological resources records search through the Vertebrate Paleontological Department of the Natural History Museum of Los Angeles County in Los Angeles, California. This institution maintains files of regional paleontological site records as well as supporting maps and documents. This records search entailed an examination of current geologic maps and known fossil localities inside and within the general vicinity of the Study Area. The objective of the records search was to determine the geological formations underlying the Study Area, whether any paleontological localities have previously been identified within the Study Area or in the same or similar formations near the Study Area, and the potential for excavations associated with the Study Area to encounter paleontological resources. The results also provide a basis for assessing the sensitivity of the Study Area for additional and buried paleontological resources.

This Page is Intentionally Left Blank.

4 RESULTS

4.1 – CULTURAL RESOURCES RECORDS

Results of the records research conducted at the CHRIS-SCCIC indicate that no archaeological resources (prehistoric and historic) exist within the project boundaries. However, there are nine historic buildings and one historic structure (P-19-179357, P-19-187710, P-19-188784, P-19-188785, P-19-188788, P-19-188789, P-19-189105, P-19-190410, P-19-190688, and P-19-19232) located within a one-mile radius of the Study Area (see Table 1). None of these historic resources will be impacted by the proposed project.

Table 1
Previously Recorded Cultural Resources within the Study Area

Resource No.	Resource Type	Description	NRHP Eligibility	CRHR Eligibility	Distance from the Project Site
P-19-179357	Historic Building	The historic building is the Santa Fe Railroad Depot. The depot is composed of a two-story central section flanked by two cross gabled sections of one story each. The Spanish Colonial-styled exterior is of stucco with a red tile roof. The depot was built in 1925 and is currently vacant.	Eligible (3S) as an individual property through survey evaluation	Eligible (5S2) for local listing or designation	1/16 of a mile to the southeast
P-19-187710	Historic Building	The historic structure is a one-story industrial building constructed of concrete block and bricks that possesses a Streamline Modern Style characteristic. The building was constructed by W.H. McCune between 1944-1946.	Not Eligible	Not Eligible	5/8 of a mile to the north
P-19-188784	Historic Building	This historic building is flat-roofed, one-story commercial structure is designed in the Modern style and is currently in use as a large-scale retail store known as The Outlet by ELS. The L-shaped mass rests on an elevated concrete slab foundation. The building was designed by architect George E. Russell for factory owner A.T. Case and built by contractor E.A. Raulston in 1945. The building has been demolished in the recent past.	Not Eligible	Not Eligible	½ of a mile to the east
P-19-188785	Historic Building	This historic building is a four single-story, Modern-style commercial buildings, constructed between 1950 and 1960, in which all have been altered over the years. During the 1950s-1970s, this property was held by an absentee owner, A.W. or George W. Brokate of Arcadia. The building has been demolished in the recent past.	Not Eligible	Not Eligible	½ of a mile to the east
P-19-188788	Historic Building	The historic building is a one-story industrial structure that exhibits an L-shaped ground plan and faces west. The front portion of the building, housing office spaces, is flat-roofed, and the rear portion is surmounted by a low-pitched vaulted roof, which is surrounded by low parapets and dotted with protruding skylights. The building was	Not Eligible	Not Eligible	3/4 of a mile to the east

4 Results

Resource No.	Resource Type	Description	NRHP Eligibility	CRHR Eligibility	Distance from the Project Site
		contracted in 1946 and was enlarged in 1952-1953.			
P-19-188789	Historic Building	This historic building, a one-story industrial structure, is an elongated but generally rectangular brick structure resting on a concrete slab foundation. It is surmounted by a very low-pitched vaulted roof, which is covered with gray composition shingles and fronted by a brick parapet. The building was built in 1948 by the architectural firm John M. Cooper.	Not Eligible	Not Eligible	3/4 of a mile to the southeast
P-19-189105	Historic Structure	This historic structure is a single-track railroad bridge over the Santa Anita Wash, with a total span measurement just over 180 feet in length. The bridge was constructed in 1915. The bridge is in poor condition according to recent maintenance records: the ballast is low throughout, the membrane is bad, bolts are missing, the bridge dips at the center pier and there is some fire damage on the east end	Not Eligible	Not Eligible	3/4 of a mile to the northwest
P-19-190410	Historic Building	This historic building is a one-story vernacular residence that has a roughly rectangular plan. The house is surmounted by a low-pitched gable-on-hip roof sheathed in composition shingles and has moderate eaves. The exterior walls are clad in modern stucco. The built date was not included in the DPR Forms.	Not Eligible	Not Eligible	0.81 miles to the southwest
P-19-190688	Historic Building	This historic building is a ranch style, single-family residential property dating to 1961. It is a single-story structure with a gable roof (and a false dormer) and currently exhibits a faux shake roof. The residence consists of three bedrooms and two baths and exhibits an attached garage.	Not Eligible	Not Eligible	1 mile to the southwest
P-19-192321	Historic Building	This historic building is a multi-family residence that was original constructed in 1912. The residence was likely built as a two bedroom and one bath residence with the third bedroom and second bath added circa 1928.	Not Eligible	Not Eligible	1 mile to the southwest

KEY:

NRHP = National Register for Historic Places

CRHR = California Register for Historic Resources

*Potential Historic Landmark = City of Monrovia Historic Preservation¹⁰

¹⁰ City of Monrovia. Historic Preservation: Potential Historic Landmarks. Electronically available at: <http://www.cityofmonrovia.org/home/showdocument?id=1302>

The results of the record search indicate that there has been one (1) cultural resource study/report (LA-07232) previously conducted within the proposed Project Area. Ten cultural studies/reports have been previously conducted within a one-mile radius of the Study Area (see Table 2). These studies were performed between 1995 and 2012 for the construction of five cell towers and facilities, three Gold Line expansion projects, one affordable housing project (Alta Vista Redevelopment), and one General Plan Update (City of Arcadia). A brief description of the cultural study/report (LA-07232) conducted within the Study Area is provided below.

Table 2
Previously Conducted Cultural Reports within the Study Area

Report Number	Year	Report Title	Study	Authors
LA-03150	1995	Phase I Cultural Resources Survey of 0.23 Acres at 1825 S. Alta Vista Avenue, Monrovia, Los Angeles County, California	Construction of affordable housing	Maki, Mary, K.
LA-06859	1996	Arcadia General Plan.	City General Plan	LSA Associates, Inc.
*LA-07232 Within the Project Boundaries	2002	Cultural Resources Assessment for Cingular Wireless Facility VY224-04 City of Monrovia Los Angeles County, California	Construction of a new cell tower and facilities	Kyle, Carolyn, E.
LA-09173	2007	Cultural Resources Records Search and Site Visit Results for T-Mobile Candidate IE2508A (LASS) 410 West Evergreen Avenue, Monrovia, Los Angeles County, California.	Construction of a new cell tower and facilities	Booner, Wayne, H.
LA-10643	2010	Historical/Archaeological Resources Survey Report-Gold Line Foothill Expansion Phase 2A in the Cities of Monrovia, Duarte, and Irwindale, Los Angeles County, California.	Metro Gold Line Expansion	Tang, Bai "Tom" Jacquemain, Terri, and Bodmer, Clarence
LA-10868	2005	Section 106 Review TCNS ID 20243 Expansion for colocation of a 62" monopole tower 3019400: Mayflower 1900 Walker Avenue, Monrovia, CA 91016, Los Angeles County.	Construction of a new cell tower and facilities	Martin & Associates Environmental Services, Inc.
LA-10896	2004	Historic Properties Survey and Effects Report for the Gold Line Phase II Project (Pasadena to Montclair) Los Angeles and San Bernardino Counties, CA	Metro Gold Line Expansion	Greenwood, David
LA-11531	2012	Results of a Phase I Archaeological Study for Proposed AT&T Wireless Telecommunications Site SV0074 Located at 1333 Mayflower Avenue, Monrovia, California 91016.	Construction of a new cell tower and facilities	Wlodarski, Robert, J.
LA-11592	2011	Cultural Resources Records Search and Site Visit Results for T-Mobile USA Candidate IE24180-B (Monrovia Public Storage), 2105 South Myrtle Avenue, Monrovia, Los Angeles County, California	Construction of a new cell tower and facilities	Booner, Wayne, H.
LA-12525	2003	NHPA Section 106 Review, Metro Gold Line Phase II Expansion Project	Metro Gold Line Expansion	Poka, Ervin

LA-07232: This study was conducted by Kyle Consulting in 2002 on behalf of Paratus, Inc. and documents the results of the cultural resources assessment in support of the Cingular Wireless telecommunications facility VY22-04 located at 137 West Pomona Avenue in the City of Monrovia, Los Angeles County, California. The assessment included a cultural resources record search at the SCCIC and included a review of listings in the National Register of Historic Places, the California Register of Historic Resources, California Historic Landmarks and California Points of Historical Interests. These investigations indicate that there have been no cultural studies previously conducted within the study area and there are no known cultural resources recorded within the project boundaries. The study concluded that no ground disturbance will occur during project implementation; therefore, the project would not impact cultural resources and no further action was required.¹¹

4.2 – SACRED LANDS FILE SEARCH AND NATIVE AMERICAN CONSULTATION

The NAHC SLF records search results (received October 8, 2018) revealed that no known “Native American cultural resources” in the SLF database are within the project site or within a one-mile radius of the Study Area.¹² The NAHC records search results are provided in Appendix B of this report.

As per NAHC suggested procedure, follow-up letters were sent via first class mail on October 10, 2018 to the six (6) Native American individuals and organizations identified by the NAHC as being affiliated with the vicinity of the Study Area. The letters requested any additional information they may have about Native American cultural resources that may be affected by the proposed project. As of October 30, 2018, MIG has received one response from the Gabrieleno Band of Mission Indians-Kizh Nation. The tribe has requested consultation with the Lead Agency prior to the start of earthmoving construction activities. The tribe’s consultation request has been forwarded to the City for action.

As of November 1, 2018, MIG has received no other responses from the Native American community concerning the proposed project. MIG will keep the Applicant apprised with the progress of this on-going Native American consultation. The NAHC SLF records search results, the Native American contact list, and the Native American Consultation Matrix are provided in Appendix B of this report.

4.3 – PALEONTOLOGICAL RESOURCES RECORDS SEARCH

Results of the paleontological resources records search through the NHMLAC indicate that no vertebrate fossil localities from the NHMLAC records have been previously recorded within the Study Area or within a one-mile radius (McLeod 2018).¹³ However, there are three fossil localities LACM 1807 (Mastodon), LACM 2027 (Mammoth), and LACM CTI 342 (Turkey & Mammoth) located within a 5 to 12-mile radius of the Study Area. These previously discovered fossils were unearthed within the same sedimentary deposits at depths that extend into the Study Area (see Table 3 Vertebrate Fossil Localities near the Study Area). The paleontological resources records search results letter from the NHMLAC is provided in Appendix C of this report.

¹¹ Kyle Consulting. 2002. Cultural Resources Assessment For Cingular Wireless Facility VY224-04 City of Monrovia Los Angeles County, California. Report prepared by Kyle Consulting, San Diego, California 92123; prepared for Paratus, Inc., Santa Ana, California 92706. Report on file at the South-Central Coastal Information Center, California State University, Fullerton.

¹² Sanchez, Katy, Native American Heritage Commission, Sacramento, CA. 8, October ,2018. Letter response in support of the TOD Apartments Project-Monrovia to Chris Purtell, MIG, Inc., Riverside, CA.

¹³ McLeod, Samuel, Natural History Museum of Los Angeles County, Vertebrate Paleontology Section. 28, September 2018. Letter Report in support of the TOD Apartment-Monrovia Project to Chris Purtell, MIG, Inc. Riverside, CA.

Table 3
Vertebrate Fossil Localities in the Vicinity of the Study Area

Locality Number and Approximate Location	Taxa	Common Name
LACM 1807 is located south of Arrow Highway and east of Irwindale Boulevard north of Dalton Wash.	<i>Mammot americanum</i>	Mastodon
LACM 2027 is in Pasadena south of Washington Boulevard and west of Allen Avenue near the western end of Brigden Road.	<i>Mammot</i>	Mammoth
LACM (CIT) 342 is located off Eagle Rock Boulevard just south of York Boulevard in Los Angeles' Eagle Rock neighborhood.	<i>Parapavo californicus</i> <i>Mammuthus</i>	Turkey Mammoth

The results of the literature review and the search at the NHMLAC indicate the Study Area is comprised of surface sediments composed of younger Quaternary Alluvium, derived as alluvial fan deposits from the San Gabriel Mountains to the north. These sediments are likely underlain, possibly at relatively shallow depths, by older Quaternary deposits found at varying depths that may well contain significant vertebrate fossils (McLeod 2018). Excavations that extend down into older sedimentary deposits may well uncover significant vertebrate fossil remains and, therefore, should be closely monitored to quickly and professionally collect any vertebrate fossil remains without impeding development (McLeod 2018). As a result of these findings, recommended mitigation measures are provided in Section 6 to reduce potentially significant impacts to previously undiscovered paleontological resources and/or unique geological features that may be accidentally encountered during project implementation to a less than significant level.

4.4 – PEDESTRIAN SURVEY

On October 3, 2018, MIG's Cultural Resources Director/Senior Archaeologist Christopher Purtell, M.A., RPA conducted a cultural resources field survey of the proposed project site. The results of the field survey indicated that no archaeological artifacts or cultural resources (prehistoric or historic) were discovered or recorded during the course of the field survey. However, the structure, located at 123 West Pomona Avenue (APN: 8505-002-035) is 45 years old or older (built in 1966) and would be directly and adversely impacted (demolished) by the proposed project (see Photographs 1 thru 4).¹⁴

Notes and photographs were taken of the buildings so that it could be evaluated to determine whether its eligible for listing in the NRHP, the CRHR, or as a City Historic Landmark. Finally, the commercial building located within the project site at 137 West Pomona Avenue (APN: 8507-000-033) was constructed in 1997 and is less than 45 years old; therefore, it is not a historic resource per CEQA regulations and was not evaluated for this report.¹⁵

4.5 – TRIBAL CULTURAL RESOURCES

The results of the records research compiled from the CHRIS-SCCIC and the Sacred Lands File Search (commissioned through the NAHC) failed to indicate known TCR within the project boundaries or within a one-mile radius of the Study Area as specified in PRC Sections 210741, 5020.1(k), or 5024.

Although there was no indication of known TCRs within the project site or within a one-mile radius of the Study Area, AB 52 (Gatto, 2014) is clear in stating that it is the responsibility of the Public Agency (e.g. Lead Agency) to consult with Native American Tribes early in the CEQA process to allow tribal governments, lead agencies, and project

¹⁴ County of Los Angeles. 5, September 2018. County of Los Angeles Office of the Assessor's Online Property Database Access. Electronically available at: <https://assessor.lacounty.gov/online-property-database-access/>

¹⁵ County of Los Angeles. 5, September 2018. County of Los Angeles Office of the Assessor's Online Property Database Access. Electronically available at: <https://assessor.lacounty.gov/online-property-database-access>

4 Results

proponents to discuss the appropriate level of environmental review, identify and address potential adverse impacts to TCRs, and to reduce the potential for delay and conflict in the environmental review process (see PRC Section 2108.3.2). Specifically, government-to-government consultation may provide “tribal knowledge” of the Study Area that can be used in identifying TCR’s that cannot be obtained through other investigative means. Additionally, it is anticipated that during the application process the Lead Agency will notify the tribes of the 127West Pomona Avenue Mixed-Use Project and will commence AB 52 consultations as specified in the regulations.

5 EVALUATION

5.1 – CALIFORNIA ENVIRONMENTAL QUALITY ACT

Pursuant to California Environmental Quality Act (CEQA), a historical resource is a resource listed in, or eligible for listing in, the California Register of Historical Resources (CRHR). In addition, resources included in a local register of historic resources or identified as significant in a local survey conducted in accordance with state guidelines are also considered historic resources under CEQA, unless a preponderance of the facts demonstrates otherwise. According to CEQA, the fact that a resource is not listed in or determined eligible for listing in the CRHR or is not included in a local register or survey shall not preclude a Lead Agency, as defined by CEQA, from determining that the resource may be a historic resource as defined in California Public Resources Code (PRC) Section 5024.1. The CEQA guidelines do not provide criteria to evaluate paleontological resources.

CEQA applies to archaeological resources when (1) the archaeological resource satisfies the definition of a historical resource or (2) the archaeological resource satisfies the definition of a “unique archaeological resource.” A unique archaeological resource is an archaeological artifact, object, or site that has a high probability of meeting any of the following criteria:

1. The archaeological resource contains information needed to answer important scientific research questions and there is a demonstrated public interest in that information.
2. The archaeological resource has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. The archaeological resource is directly associated with a scientifically recognized important prehistoric or historic event or person. The significance of a cultural resource is determined by conducting an evaluation of a resource’s eligibility for listing in the California Register, whether it qualifies as a “unique archaeological resource,” and determining whether the resource retains integrity.

5.1.1 – California Register of Historical Resources

The Office of Historic Preservation (OHP), as an office of the California Department of Parks and Recreation (DPR), implements the policies of the National Historic Preservation Act (NHPA) on a statewide level. The OHP also carries out the duties as set forth in the PRC and maintains the Historic Resources Inventory (HRI) and the California Register. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the state’s jurisdictions. Also implemented at the state level, CEQA requires projects to identify any substantial adverse impacts which may affect the significance of identified historical resources.

The California Register was created by Assembly Bill 2881 which was signed into law on September 27, 1992. The California Register 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”. The criteria for eligibility for the California Register are based upon National Register criteria.

To be eligible for the California Register, a historical resource must be significant at the local, state, or national level, under one or more of the following four criteria:

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

5.2 – CITY OF MONROVIA MUNICIPAL CODE CHAPTER 17.10

The City of Monrovia Municipal Code Chapter 17.10.010 is to preserve existing, potentially historic main residential buildings that are at least 50 years old to the greatest extent possible to protect against the loss of potential historic landmarks. This section shall apply to a main residential building, including houses, duplexes or multi-family residential structures, that were constructed 50 or more years prior to the date when an application propose is submitted to the city.¹⁶

5.2.1– Municipal Code Chapter 17.10 Application Requirements

- (A) Prior to filing an application for a permit to demolish or alter a main residential building, the applicant shall submit:
 - (1) A fully dimensioned and scaled materials removal plan that clearly demonstrates that the project does or does not meet the criteria listed in §§ 17.10.030 or 17.10.040 of this chapter; and
 - (2) Documentation sufficient for city staff to determine the level of review, if any, that is required by the California Environmental Quality Act ("CEQA").
- (B) If the proposed project is subject to the provisions of § 17.10.030 of this chapter, the applicant shall submit an "Application for a Discretionary Demolition Permit" ("application") along with all other required planning applications for the proposed work and the payment of all applicable fees. The application shall contain such information as is requested by the Director of Community Development, including one of the following:
 - (1) Documentation from a previous survey conducted by the city, including a suggested code pursuant to the State of California historic property status codes and other site data;
 - (2) A written historic assessment and determination of a potential historic code for the property, prepared by a city-approved historic preservation expert retained by the applicant; or
 - (3) A written request to be exempt from these requirements due to a perceived obvious lack of historic significance in lieu of an assessment required by divisions (B)(1) and (2) above. The Historic Preservation Commission shall consider whether there is merit to the request and either reject the request or require additional documentation pursuant to division (B)(2) above.

5.3 – ARCHAEOLOGICAL RESOURCES

As discussed previously in Section 4, no known archaeological resources from the SCCIC records were recorded within the project site or within a one-mile radius of the Study Area; therefore, no evaluation of archaeological resources is necessary.

5.4 – HISTORICAL RESOURCES

As discussed previously in Section 4, no known historical resources from the SCCIC records were recorded within the project boundaries. Nine historic buildings and one historic structure is located within a one-mile radius of the Study Area (P-19-179357, P-19-187710, P-19-188784, P-19-188785, P-19-188788, P-19-188789, P-19-189105, P-19-190410, P-19-190688, and P-19-19232). None of these historic structures will be impacted by the proposed project.

The structure located at 123 West Pomona Avenue is 45 years old or older (built in 1966) and would be directly impacted (demolished) by the proposed project.¹⁷ Since this building is 45 years old or older it requires an evaluation as a historic site to determine if it is eligible for listing in the National Register for Historic Places (NRHP), the California

¹⁶ City of Monrovia. October 2016. City of Monrovia Municipal Code Chapter 17.10, Ordinance 2016-10-Demolition Review of Main Residential Buildings. Electronically available at: <https://www.cityofmonrovia.org/home/showdocument?id=4148>

¹⁷ County of Los Angeles. 9, September 2018. County of Los Angeles Office of the Assessor's Online Property Database Access. Electronically available at: <https://assessor.lacounty.gov/online-property-database-access/>

Register for Historic Resources (CRHR), or Local Register. An evaluation of the historic building is provided below (see Photographs 1 - 4):

5.4.1 – Architectural Description for 123 West Pomona Avenue

The building at 123 West Pomona Avenue was constructed in 1966. The building is a rectangular, free-standing structure that has an elevated frontal façade. The site exhibits four driveways along West Evergreen Avenue, two driveways along West Pomona Avenue, and a single driveway along South Primrose Avenue. Outdoor asphalt parking facilities are located in front (north) and on the sides of the building (east/west). Today, the building serves as commercial businesses for the “Wine of the Month Club” and for the “Myrtle Lumber and Hardware Company.”

The building is a two-story structure, built in a utilitarian design. It has a rectangular shape with the short edge running along West Evergreen Avenue in a parallel axis to the north and the long edge facing South Primrose Avenue and Myrtle Avenue, in a parallel axis to the east and west. The building is constructed from formed concrete tilt-up panels and corrugated sheet metal. Manicured landscaping of non-native plants is located adjacent and south of the sidewalk along West Evergreen Avenue. The building exhibits no designated storage or laydown yards and is separated from the Chevron service station on the east by a 5-foot cinder block wall. 123 West Pomona Avenue is separated from the building located at 137 West Pomona Avenue by a driveway and parking lot. The overall condition of the building is good.

The building’s main façade is characterized by the use of two main materials: formed concrete tilt-up panels and corrugated sheet metal. Approximately one-third of the building that faces West Evergreen Avenue is constructed from formed concrete tilt-up panels (Wine of the Month Club), while the remaining two-thirds of the building is constructed from corrugated sheet metal (Myrtle Avenue Lumber and Hardware). Additionally, the building has two separate heights. The front and middle sections of the building measure approximately 50 feet tall, while the southern portion of the building measure approximately 40 feet tall. The entire building sits on a raised concrete foundation and has a center pitched aluminum roof.

The building’s front entrance exhibits an aluminum framed glass door, with a rectangular shaped corrugated sheet metal awning. A series of windows along the front of the building’s first and second stories are paned in aluminum with square-shaped corrugated sheet metal awnings. This portion of the building exhibits a semi-pitched aluminum roof that’s hidden behind a concrete panel façade on three sides.

The eastern side of the building is built from corrugated sheet metal and is painted red. This side of the building exhibits a large (40-foot by 40-foot) black stenciled advertisement of the “Myrtle Avenue Lumber & Hardware Company”, painted onto the structure, in which it appears that the originally red exterior paint was removed to paint the signage. There is an aluminum rain gutter that is fixed to the top and side of the building that run the entire length in a north/south direction, with four aluminum downspouts that are fixed to the building approximately 20 feet apart. Additionally, this side of the building also exhibits a driveway and loading dock, with a steel rolled up metal door and fabricated rectangular-shaped sheet metal awning. South of the loading dock is a rolled-up aluminum door and frame.

The western side of the building is constructed from corrugated sheet metal which appears to be unpainted and exhibits a large (30-foot by 30-foot) black stenciled advertisement of the “Myrtle Avenue Lumber & Hardware Company” painted on to the structure. There is an aluminum rain gutter that is fixed to the top and side of the building that runs along its entire length in a north/south direction, with four aluminum downspouts that are fixed to the building approximately 20 feet apart. This side of the building also exhibits an aluminum framed glass door with a triangular shaped cloth awning. South of the glass door are two aluminum framed metal doors. Additionally, there is an outside aluminum staircase with an associated guard rail that leads upstairs to a single aluminum framed metal door.



Photograph 1: 123 West Pomona, view towards the south.



Photograph 2: 123 West Pomona Avenue, view towards the north.



Photograph 3: 123 West Pomona Avenue, view towards the northeast.



Photograph 4: 123 West Pomona Avenue, view towards the west.

Criterion A/1 – Event

123 West Pomona Avenue building does not appear to be individually eligible for listing on the National Register under Criterion A or the California Register under Criterion 1 for association with events that have made a significant contribution to the broad patterns of local, state, or national history. Archival research failed to uncover any significant contribution to social, political, and economic trends that were occurring in Monrovia or in the region during the era such that it would be individually eligible for listing on the National Register or California Register.

Criterion B/2 – Person

123 West Pomona Avenue building does not appear to be individually eligible for listing on the National Register under Criterion B or the California Register under Criterion 2 for resources that are associated with the lives of persons significant in history. Archival research failed to reveal any persons of historical importance that are associated with this building.

Criterion C/3 – Design/Construction

123 West Pomona Avenue building does not appear to be individually listed on the National Register under Criterion C or the California Register under Criterion 3. The current design of 123 West Pomona Avenue follows a unitarian architectural style, with characteristics common to commercial/industrial buildings built during the mid-twentieth century. The building's style and construction are a common design element that were widely used throughout the region and this type of building does not embody distinctive characteristics of a particular type, period or method of construction. It does not reach individual significance that would make it eligible for listing on the National Register or California Register.

Criterion D/4 – Information Potential

Criterion D/4 is typically related to archaeological resources rather than built resources. When Criterion D/4 does relate to built resources, it is for cases when the building itself is the principal sources of important construction-related information. Based on historic research, this criterion is not applicable to 123 West Pomona Avenue.

5.4.2 – Evaluation for 123 West Pomona

The building at 123 West Pomona Avenue remains in its original location, design, and setting. The original building material has undergone little change since its construction in 1966. However, there is little contribution of workmanship, feeling, or association of this building. Although it does maintain some integrity, it is not sufficient for eligibility. The building does not appear to reach the level of significance to be in the National Register for Historic Places or the California Register of Historical Resources. The City of Monrovia maintains a local register; 123 West Pomona Avenue is not listed on the City's register. The 123 West Pomona Avenue building is not a historic resource for the purposes of CEQA. Therefore, the proposed project would result in no adverse change in the significance of a historical resource, as defined in Section 15064.5.

5.4.3 – Architectural Description of 127 West Pomona Avenue

The building at 127 West Pomona Avenue would be directly impacted (demolished) by the proposed project (APN: 8507-002-033). The building was built in 1997 and is not 45 years old or older and does not require an evaluation as a historic site to determine if the structure is eligible for listing in the National Register for Historic Places (NRHP) or the California Register for Historic Resources (CRHR). Additionally, the building is exempt from the City of Monrovia's Municipal Code Chapter 17.10: Ordinance No. 2016-10- Demolition Review of Main Residential Buildings as the ordinance does not apply to industrial buildings; therefore, the building was not evaluated. (See Photographs 5-6):¹⁸

¹⁸ City of Monrovia. October 2016. City of Monrovia Municipal Code Chapter 17.10, Ordinance 2016-10-Demolition Review of Main Residential Buildings. Electronically available at: <https://www.cityofmonrovia.org/home/showdocument?id=4148>



Photograph 5: 137 West Pomona Avenue, view towards the south.



Photograph 6: 137 West Pomona Avenue, view towards the northwest.

5.5 – PALEONTOLOGICAL RESOURCES

As discussed previously in Section 4, no known vertebrate fossil localities from the NHMLAC database have been previously identified within the Study Area or within a one-mile radius. However, there are three fossil localities: LACM 1807 (Mastodon), LACM 2027 (Mammoth), and LACM CTI 342 (Turkey) that are located within a 5 to 12-mile radius of the Study Area and were discovered within the same sedimentary deposits at depths that extend into the Study Area (McLeod 2018).¹⁹

Nevertheless, the results of the literature review and the search at the NHMLAC indicate the Study Area is comprised of surface sediments composed of younger Quaternary Alluvium, derived as alluvial fan deposits from the San Gabriel

¹⁹ McLeod, Samuel, Natural History Museum of Los Angeles County, Vertebrate Paleontology Section. 28, September 2018. Letter Report in support of the TOD Apartment-Monrovia Project to Chris Purtell, MIG, Inc. Riverside, CA.

5 Evaluation

Mountains to the north. These sediments are likely underlain, possibly at relatively shallow depths, by older Quaternary deposits found at varying depths that may well contain significant vertebrate fossils (McLeod 2018). Excavations that extend down into older sedimentary deposits may well uncover significant vertebrate fossil remains and, therefore, should be closely monitored to quickly and professionally collect any vertebrate fossil remains without impeding development (McLeod 2018). As a result of these findings, recommended mitigation measures are provided in Section 7 to reduce potentially significant impacts to previously undiscovered paleontological resources and/or unique geological features that may be accidentally encountered during project implementation to a less than significant level.

5.6 – TRIBAL CULTURAL RESOURCES

As discussed in Section 4, the results of the records research compiled from the CHRIS-SCCIC and a Sacred Lands File Search commissioned through the NAHC failed to indicate known TCR within the Study Area as specified in PRC Section 210741, 5020.1(k), or 5024.1. Despite the heavy disturbances of the Study Area that may have displaced or submerged archaeological resources relating to TCRs on the surface, it is possible that intact tribal cultural resources exist at depth. As a result, recommended mitigation measures are provided in Section 6 to reduce potentially significant impacts to previously undiscovered archaeological resources relating to TCRs that may be accidentally encountered during project implementation to a less than significant level.

At the time that this report was prepared, no additional information had yet been provided by affected tribes on potential TRC's within the Study Area. It is anticipated that during the application process the Lead Agency will notify the tribes of the 127 West Pomona Avenue Mixed-Use Project (proposed) and will commence AB 52 Consultations as specified in the regulations.

Site and Vicinity Images

Photographs 7 through 10 provide images of the Project Area.



Photograph 7: Project Site, along West Evergreen Avenue, view towards the west.



Photograph 8: Project Site, along West Evergreen, view towards the east.



Photograph 9: Project Site, along West Pomona Avenue, view towards the east.



Photograph 10: Project Site, along South Primrose Avenue, view towards the east.

6 RECOMMENDED MITIGATION MEASURES

6.1 – ARCHAEOLOGICAL RESOURCES

In the event of the unanticipated discovery of archaeological or cultural resources relating to TCRs during earthmoving operations, the following mitigation measures are recommended to reduce potentially significant impacts to archaeological resources that are accidentally discovered during implementation of the proposed project to a less than significant level.

Mitigation Measure CULT-1: Conduct Archaeological Sensitivity Training for Construction Personnel. The applicant shall retain a qualified professional archaeologist who meets U.S. Secretary of the Interior's Professional Qualifications and Standards to conduct an archaeological sensitivity training for construction personnel prior to commencement of excavation activities. The training session shall be carried out by the qualified professional archaeologist. The training session will include a handout and will focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of archaeological monitors, and the general steps a qualified professional archaeologist would follow in conducting a salvage investigation, if one is necessary.

Mitigation Measure CULT-2: Cease Ground-Disturbing Activities and Implement Treatment Plan if Archaeological Resources Are Encountered. If archaeological resources are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where construction activities will not be allowed to continue until a qualified archaeologist has examined the newly discovered artifact(s) and has evaluated the area of the find. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities shall be evaluated by a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. Should the newly discovered artifacts be determined to be prehistoric, Native American Tribes/Individuals should be contacted and consulted, and Native American construction monitoring should be initiated. The applicant and City shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources. The plan may include implementation of archaeological data recovery excavations to address treatment of the resource along with subsequent laboratory processing and analysis.

Mitigation Measure CULT-3: Conduct Periodic Archaeological Resources Spot Checks during grading and earth-moving activities in Younger Alluvial Sediments. The applicant shall retain a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards to conduct periodic Archaeological Spot Checks beginning at depths below three (3) feet to determine if construction excavations have exposed or have a high probability of exposing archaeological resources. After the initial Archaeological Spot Check, further periodic checks will be conducted at the discretion of the qualified archaeologist. If the qualified archaeologist determines that construction excavations have exposed or have a high probability of exposing archaeological artifacts, construction monitoring for archaeological resources will be required. The applicant shall retain a qualified archaeological monitor, who will work under the guidance and direction of a professional archaeologist, who meets the qualifications set forth by the U.S. Secretary of the Interior's Professional Qualifications and Standards. The archaeological monitor shall be present during all construction excavations (e.g., grading, trenching, or clearing/grubbing) into non-fill younger Pleistocene alluvial sediments. Multiple earth-moving construction activities may require multiple archaeological monitors. The frequency of monitoring shall be based on the rate of excavation and grading activities, proximity to known archaeological resources, the materials being excavated (native versus artificial fill soils), the depth of excavation, and if found, the abundance and type of archaeological resources encountered. Full-time monitoring can be reduced to part-time inspections if determined adequate by the project archaeologist.

Mitigation Measure CULT-4: Prepare Report Upon Completion of Monitoring Services. The archaeological monitor, under the direction of a qualified professional archaeologist who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards, shall prepare a final report at the conclusion of archaeological monitoring (if required). The report shall be submitted to the applicant, the South Central Costal Information Center, the City, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and proper implementation of required mitigation measures. The report shall include a description of resources unearthed, if any, evaluation of the resources with respect to the California Register and CEQA, and treatment of the resources.

6.2 – HISTORICAL RESOURCES

The proposed project would not impact historical resources; therefore, no mitigation measures are recommended.

6.3 – PALEONTOLOGICAL RESOURCES

The following mitigation measures have been recommended to reduce potentially significant impacts to paleontological resources as recommended by the NHMLAC to a less than significant level.

Mitigation Measure CULT-5: Conduct Paleontological Sensitivity Training for Construction Personnel. The applicant shall retain a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology and shall conduct a paleontological sensitivity training for construction personnel prior to commencement of excavation activities. The training will include a handout and will focus on how to identify paleontological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of paleontological monitors, notification and other procedures to follow upon discovery of resources, and the general steps a qualified professional paleontologist would follow in conducting a salvage investigation if one is necessary.

Mitigation Measure CULT-6: Conduct Periodic Paleontological Spot Checks during Grading and Earth-moving Activities. The applicant shall retain a professional paleontologist who meets the qualifications set forth by the Society of Vertebrate Paleontology and shall conduct periodic Paleontological Spot Checks beginning at depths below six feet to determine if construction excavations have extended into older Quaternary deposits. After the initial paleontological spot check, further periodic checks will be conducted at the discretion of the qualified paleontologist. If the qualified paleontologist determines that construction excavations have extended into the older Quaternary deposits, construction monitoring for paleontological resources will be required. The applicant shall retain a qualified paleontological monitor, who will work under the guidance and direction of a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology. The paleontological monitor shall be present during all construction excavations (e.g., grading, trenching, or clearing/grubbing) into the older Pleistocene alluvial deposits. Multiple earth-moving construction activities may require multiple paleontological monitors. The frequency of monitoring shall be based on the rate of excavation and grading activities, proximity to known paleontological resources and/or unique geological features, the materials being excavated (native versus artificial fill soils), and the depth of excavation, and if found, the abundance and type of paleontological resources and/or unique geological features encountered. Full-time monitoring can be reduced to part-time inspections if determined adequate by the qualified professional paleontologist.

Mitigation Measure CULT-7: Cease Ground-Disturbing Activities and Implement Treatment Plan if Paleontological Resources Are Encountered. If paleontological resources and or unique geological features are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 50 feet shall be established around the find where construction activities shall not be allowed to continue until appropriate paleontological treatment plan has been approved by the applicant and the City. Work shall be allowed to continue outside of the buffer area. The applicant and City shall coordinate with a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, to develop an appropriate treatment plan for the resources. Treatment may include implementation of paleontological salvage excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. At the paleontologist's discretion and to reduce construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing.

Mitigation Measure CULT-8: Prepare Report Upon Completion of Paleontological Monitoring or Salvage Services. Upon completion of monitoring and/or salvage activities (if required by Mitigation Measures CULT 7 or CULT 8), the professional paleontologist shall prepare a report summarizing the results of the monitoring and salvaging efforts, the methodology used in these efforts, as well as a description of the fossils collected and their significance. The report shall be submitted to the applicant, the City, the Natural History Museum of Los Angeles County, and representatives of other appropriate or concerned agencies to signify the satisfactory completion of the project and required mitigation measures.

6.4 – HUMAN REMAINS

For components of the proposed project that require excavation activities, the following mitigation measure is recommended to reduce potentially significant impacts to human remains to a less than significant level:

Mitigation Measure CULT-9: Cease Ground-Disturbing Activities and Notify County Coroner If Human Remains Are Encountered. If human remains are unearthed during implementation of the proposed project, the City of Monrovia and the applicant shall comply with State Health and Safety Code Section 6050.5. The City of Monrovia and the applicant shall immediately notify the County Coroner and no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the Most Likely Descendent (MLD). After the MLD has inspected the remains and the site, they have 48 hours to recommend to the landowner the treatment and/or disposal, with appropriate dignity, the human remains and any associated funerary objects. Upon the reburial of the human remains, the MLD shall file a record of the reburial with the NAHC and the project archaeologist shall file a record of the reburial with the CHRIS-SCCIC. If the NAHC is unable to identify a MLD, or the MLD identified fails to make a recommendation, or the landowner rejects the recommendation of the MLD and the mediation provided for in Subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall inter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.



Christopher W. Purtell, M.A., RPA

CULTURAL RESOURCES DIRECTOR

AREAS OF EXPERTISE

Cultural Resource Management /
Archaeological Investigations / Project Management

QUALIFICATIONS

As Director of MIG's Cultural Resources Group, Mr. Purtell has more than 13 years of professional experience in cultural resources project management, environmental compliance, subcontracting, archaeological survey, excavation, monitoring, data recovery, laboratory analysis, and in the development of mitigation and treatment plans; as well as over 11 years of experience in a decision-making capacity on cultural resources projects in California, Washington, and Oregon. He has undertaken and contributed to work efforts for prehistoric and historic archaeological, historic built environments, and paleontological investigations in the Great Basin, Mojave Desert, Southern and Northern California pursuant to the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA). Mr. Purtell is a Registered Professional Archaeologist (RPA) and his training and background meet the U.S. Secretary of the Interior's Professional Qualifications Standards as a Principle Investigator and Field Director for prehistoric and historic archaeology.

EDUCATION

- Master of Arts, Anthropology (Emphasis in Archaeology), California State University Fullerton, Fullerton, CA
- Bachelor of Arts, Anthropology/Archaeology (Honors in the Major), Minor in Geography, California State University Dominguez Hills, Carson, CA

TRAINING

- OSHA 8-hr Annual HazWaste Operations Refresher Certification, May 2018
- OSHA 40-hr HazWaste Operations Certification (Certification No. 10052), January 2014
- 5-Phase Project Management by the UCLA Extension, Department of Engineering, Information Systems, and Technical Management, 1 April 2008.

AFFILIATIONS

- Register of Professional Archaeologist (ID No. 990027)
- Society for American Archaeology (SAA)
- Society for California Archaeology (SCA)

RELEVANT EXPERIENCE

Phase I Cultural Assessment of the Proposed Agua Mansa Commerce Park. City of Jurupa Valley, County of Riverside, California (2016-2017).

Role: Cultural Resources Director / Senior Archaeologist
Client: Viridian Partners

Project Description: Viridian Partners, proposes the Agua Mansa Commerce Park Project to clean up and redevelop the existing 297.3-acre Riverside Cement Plant site. Responsible for a Phase I Cultural Resources Assessment and Technical Report of the Project Area to determine the potential impacts to cultural resources for the purpose of complying with the California Environmental Quality Act

Phase 1 Cultural Resources Assessment De Anza Sewer Force Main Project. City of San Jacinto, County of Riverside, California (2017)

Role: Cultural Resources Director / Senior Archaeologist
Client: Eastern Municipal Water District

Project Description: The new construction of 7,500 linear feet of the new 15-inch diameter sewer force main from the De Anza Lift Station to the headworks of the San Jacinto Valley Regional Water Reclamation Facility (SJVRWRF). Responsible for a Phase I Cultural Resources Assessment and Technical Report of the Project Area to determine the potential impacts to cultural resources for the purpose of complying with the California Environmental Quality Act.

Cultural Resources Assessment for the Proposed North Davis Meadows Water Consolidation Project. City of Davis, Yolo County, California (2017).

Role: Cultural Resources Director / Senior Archaeologist for MIG
Client: Yolo County, Engineering Department and the State Water Resources Control Board

Project Description: The State Water Resources Control Board, is seeking funding for the proposed North Davis Meadows Water Consolidation Project (Undertaking) through the EPA's Clean Water State Revolving Fund program under 40 CFR Part 35..Responsible for overall project management and principle investigator duties to include: project scheduling, budgeting, client interface, Class I Cultural Resources Literature Review and Archival Research, Class II intensive field survey, and Technical report.

Archaeological and Paleontological Construction Monitoring and Phase II Testing and Evaluation for the Nuevo Distribution Center Project. Unincorporated Riverside County, California (2017-2018).

Role: Cultural Resources Director/Senior Archaeologist for MIG
Client: FR/CAL, Harvill Road LLC, c/o IDS Real Estate Group.
Responsible for overall project management and principle investigator duties to include: project scheduling, budgeting, client interface, with the applicant, County of Riverside Archaeologist, and tribal government representatives. Negotiated tribal monitoring, treatment, and disposition agreements.

NATIVE AMERICAN HERITAGE COMMISSION
Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone: (916) 373-3710
Email: nahc@nahc.ca.gov
Website: <http://www.nahc.ca.gov>
Twitter: @CA_NAHC



October 8, 2018

Christopher W. Purtell
MIG

VIA Email to: cpurtell@migcom.com

RE: 123 Pomona Avenue Specific Plan, Los Angeles County.

Dear Mr. Purtell,

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at my email address: Katy.Sanchez@nahc.ca.gov.

Sincerely,

A handwritten signature in blue ink that reads "Katy".

Katy Sanchez
Associate Environmental Planner

Attachment

**Native American Heritage Commission
Native American Consultation List
10/8//2018**

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

Gabrielino

Gabrielino-Tongva Tribe
Charles Alvarez, Councilmember
23454 Vanowen St.
West Hills CA 91307
roadkingcharles@aol.com
(310) 403-6048

Gabrielino

Gabrielino/Tongva San Gabriel Band of Mission Indians
Anthony Morales, Chairperson
P.O. Box 693
San Gabriel CA 91778
GTTribalcouncil@aol.com
(626) 483-3564 Cell
(626) 286-1262 Fax

Gabrielino Tongva

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

Gabrielino Tongva

Gabrielino Tongva Indians of California Tribal Council
Robert F. Dorame, Chairman
P.O. Box 490
Bellflower CA 90707
gtongva@gmail.com
(562) 761-6417 Voice/Fax

Gabrielino Tongva

Gabrielino-Tongva Tribe
Linda Candelaria, Chairperson
80839 Camino Santa Juliana
Indio CA 92203
lcandelaria1@gabrielinotribe.org

Gabrielino

This list is current only as of the date of this document and is based on the information available to the Commission on the date it was produced.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Code, or Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native American Tribes for the proposed:
123 West Pomona Avenue Specific Plan, Los Angeles County

Native American Consultation Record

Project Name: **123 Pomona Specific Plan**
 Project Number: **13830**
 NAHC Contact Initiated: **9/27/2018**
 NAHC Letter Received: **10/8/2018**

Results: The NAHC did not identify any Native American cultural resources in the Sacred Lands File Search (SLF). The NAHC recommended that we contact six (6) Native American groups/individuals.

Matrix prepared by Chris Purtell

Group/Name	Date contact was initiated	Method of contact	Response
Gabrieleno Band of Mission Indians-Kizh Nation Andrew Salas, Chairperson 626-926-4131	10/10/2018	U.S. Mail Frist Class	Recived Tribal Email Response on October 18, 2018. The tribe stated: "That If there will be any ground disturbance taking place regarding the above project our tribal government would like to consult with your agency".
Gabrieleno /Tongva San Gabriel Band of Mission Indians Anthony Morales, Chairperson 626-483-3564	10/10/2018	U.S. Mail Frist Class	Non- Responsive
Gabrieleno/Tongva Nation Sandonne Goad, Chairperson 951-807-0479	10/10/2018	U.S. Mail Frist Class	Non- Responsive
Gabrieleno Tongva Indians of California Tribal Council Rorbert Dorame, Chairman 562-761-6417	10/10/2018	U.S. Mail Frist Class	Non- Responsive
Gabrieleno-Tongva Tribe Linda Candelaria, Chairperson lcandelaria1@gabrielinotribe.org	10/10/2018	U.S. Mail Frist Class	Non- Responsive
Gabrielino-Tongva Tribe Charles Alvarez, Councilmember 310-403-6048	10/10/2018	U.S. Mail Frist Class	Non- Responsive

Natural History Museum
of Los Angeles County
900 Exposition Boulevard
Los Angeles, CA 90007

tel 213.763.DINO
www.nhm.org



Vertebrate Paleontology Section
Telephone: (213) 763-3325

e-mail: smcleod@nhm.org

28 September 2018

MIG / Hogle-Ireland
1500 Iowa Avenue, Suite 110
Riverside, CA 92507

Attn: Christopher W. Purcell, Director of Cultural Resources

re: Vertebrate Paleontology Records Check for paleontological resources for the proposed
TOD Apartment Project, in the City of Monrovia, Los Angeles County, project
area

Dear Christopher:

I have conducted a thorough search of our paleontology collection records for the locality and specimen data for the proposed TOD Apartment Project, in the City of Monrovia, Los Angeles County, project area as outlined on the portion of the Mount Wilson USGS topographic quadrangle map that you sent to me via e-mail on 26 September 2018. We do not have any vertebrate fossil localities that lie directly within the proposed project area boundaries, but we do have localities nearby from sedimentary deposits similar to those that probably occur at depth in the proposed project area.

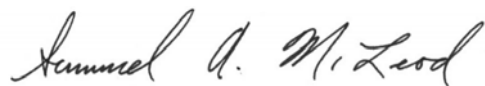
The entire proposed project area has surface deposits composed of younger Quaternary Alluvium, derived as alluvial fan deposits from the San Gabriel Mountains to the north. These younger Quaternary Alluvium deposits typically do not contain significant vertebrate fossils, at least in the uppermost layers, but they are likely underlain, possibly at relatively shallow depths, by deposits of older Quaternary Alluvium. Our closest vertebrate fossil locality in these older Quaternary deposits is LACM 1807, southeast of the proposed project area south of Arrow Highway and east of Irwindale Boulevard north of Dalton Wash, that produced a fossil specimen of mastodon, *Mammut americanum*, in a gravel pit at a depth of 115-120 feet below the original surface. West-northwest of the proposed project area, in Pasadena south of Washington

Boulevard and west of Allen Avenue near the western end of Brigden Road, our older Quaternary locality LACM 2027 produced a fossil specimen of mastodon, *Mammut*, at unstated depth. Further to the west-southwest of the proposed project area, in Eagle Rock east of the Pasadena Freeway (I-110) and Eagle Rock Boulevard just south of York Boulevard, our older Quaternary locality LACM (CIT) 342 produced fossil specimens of turkey, *Parapavo californicus*, and mammoth, *Mammuthus*, at a depth of 14 feet below the surface. The fossil turkey specimen from locality LACM (CIT) 342 was published in the scientific literature by L.H. Miller in 1942 (A New Fossil Bird Locality. *Condor*, 44(6):283-284) and the mammoth specimen was a rare, nearly complete skeleton and was published in the scientific literature by V.L. Roth in 1984 (How Elephants Grow: Heterochrony and the Calibration of Developmental Stages in Some Living and Fossil Species. *Journal of Vertebrate Paleontology*, 4(1):126-145).

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

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

Sincerely,

A handwritten signature in cursive script that reads "Samuel A. McLeod".

Samuel A. McLeod, Ph.D.
Vertebrate Paleontology

enclosure: invoice

NATIVE AMERICAN HERITAGE COMMISSION
Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone: (916) 373-3710
Email: nahc@nahc.ca.gov
Website: <http://www.nahc.ca.gov>
Twitter: @CA_NAHC



October 8, 2018

Christopher W. Purtell
MIG

VIA Email to: cpurtell@migcom.com

RE: 123 Pomona Avenue Specific Plan, Los Angeles County.

Dear Mr. Purtell,

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at my email address: Katy.Sanchez@nahc.ca.gov.

Sincerely,

A handwritten signature in blue ink that reads "Katy".

Katy Sanchez
Associate Environmental Planner

Attachment

This Page Intentionally Left Blank