



December 16, 2020
Anza Project No. 20-0012

Kristen Bogue, Project Manager – Environmental
Michael Baker International
5 Hutton Centre Drive, Suite 500
Santa Ana, CA 92707
Via email: KBOGUE@mbakerintl.com

Subject: Cultural Resources Study for the Chick-fil-A Huntington Drive & 210 Project, Monrovia, Los Angeles County, California

Dear Ms. Bogue,

Anza Resources Consultants (Anza) was retained by Michael Baker International (Michael Baker) to conduct a cultural resources study for the Chick-fil-A Huntington Drive & 210 Project (project) in Monrovia, California. Anza understands that Michael Baker is preparing an environmental document on behalf of the City of Monrovia for California Environmental Quality Act (CEQA) compliance and a cultural resources study is required to support the document.

Project Description

The proposed project would construct a Chick-fil-A restaurant and Starbucks restaurant (two free-standing buildings) on an approximately 2.26-acre site located on the southwest corner of the intersection of W. Huntington Drive and Encino Avenue (Figures 1 and 2). An existing Claim Jumper restaurant that was constructed in 1994 would be demolished as part of the project. The project site is located on unsectioned former Rancho Santa Anita lands of Township 1 North, Range 11 West, San Bernardino Base and Meridian. The project site can also be described as occupying Assessor's Parcel Numbers (APNs) 8507-008-035, -041, -042, -044, and -070 through -072.

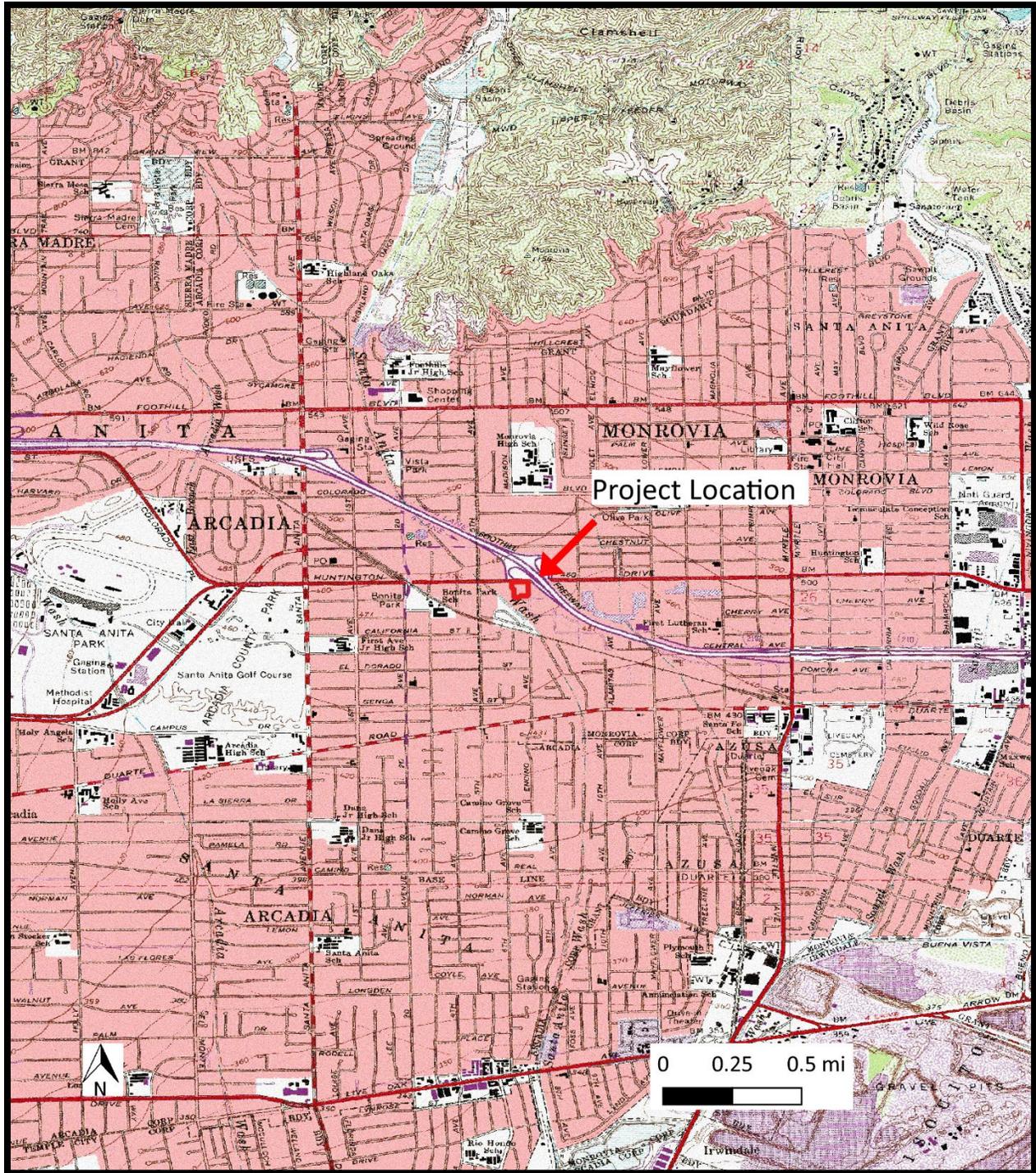


Figure 1. Project Location Map

Mount Wilson, CA USGS 7.5-minute quadrangle



Figure 2. Aerial View of Project Site.

Source: Google Satellite Image

California Historical Resource Information System

Anza requested a search of cultural resource records housed at the California Historical Resources Information System (CHRIS), South Central Coastal Information Center (SCCIC) located at California State University, Fullerton on November 13, 2020. The search was conducted on December 15, 2020, to identify all previous cultural resources work and previously recorded cultural resources within a 0.5-mile radius of the project site (Attachment A). The CHRIS search included a review of the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), California Points of Historical Interest list, California Historical Landmarks list, Archaeological Determinations of Eligibility list, and California State Historic Resources Inventory list. The records search also included a review of all available historic United States Geological Survey (USGS) 7.5-, 15-, and 30-minute quadrangle maps.

Previous Studies

The SCCIC records search identified five cultural resources studies that were conducted within a 0.5-mile radius of the project site, none of which included the project site.

Table 1. Previous Cultural Resource Studies within a 0.5-Mile Radius of the Project Site

Report Number	Author	Year	Title	Proximity to Project Site
LA-06859	Unknown	1996	Arcadia General Plan	Approximately 0.1 mile west
LA-10629	McKenna, Jeanette	2010	A Cultural Resources Overview and Architectural Evaluation of the Arcadia Education Center Complex Located at 120 S. 3rd Ave., Arcadia, Los Angeles Co., California	Approximately 0.21 mile west
LA-10896	Greenwood, David	2004	Historic Properties Survey and Effects Report for the Gold Line Phase II Project (Pasadena to Montclair) Los Angeles and San Bernardino Counties, CA	Approximately 0.46 mile northwest
LA-11531	Wlodarski, Robert	2012	Results of a Phase I Archaeological Study for Proposed AT&T Wireless Telecommunications Site SV0074 Located at 1333 Mayflower Avenue, Monrovia, California 91016	Approximately 0.4 mile east
LA-12497	Maxon, Pat	2010	Draft Program Environmental Impact Report, City of Arcadia, 2010 General Plan Update	Approximately 0.1 mile west

Source: SCCIC, December 2020

Previously Recorded Resources

The SCCIC records search identified 18 cultural resources previously recorded within a 0.5-mile radius of the project site (Table 2). None of these resources is within or adjacent to the project site. All the resources are historic built environment resources. No archaeological resources were recorded within 0.5 mile of the project site. Only one of the resources, the Stewart-Wilson House, has been recommended eligible for the NRHP. The remaining 17 have all been recommended not eligible for NRHP or CRHR listing.

Table 2. Previously Recorded Cultural Resources within 0.5-Mile of the Project Site

Primary Number	Trinomial	Description	NRHP/CRHR Eligibility Status	Recorded Year (By Whom)	Relationship to Project Site
P-19-179365		Stewart-Wilson House	Status Code 3S: Appears eligible for NR individually through survey evaluation	1977 (M. Page, Natural History Museum); 1985 (T Hooks, City of Monrovia)	Approximately 0.46 mile northeast
P-19-188780		Bonita Park Elementary School	Recommended not eligible for NRHP or CRHR	2010 (Jeanette A. McKenna, McKenna et al.)	Approximately 0.24 mile west-southwest
P-19-189103		AT&SF RR bridge over Huntington Dr	Recommended not eligible for NRHP or CRHR	2004 (Jessica B. Feldman, Myra Frank & Assoc. / Jones & Stokes)	Approximately 0.35 mile west
P-19-189105		AT & SF RR bridge over Santa Anita Wash	Recommended not eligible for NRHP or CRHR	2004 (Jessica B. Feldman, Myra Frank & Assoc. / Jones & Stokes)	Approximately 0.16 mile south
P-19-189197		Omni Facility Group	Recommended not eligible for NRHP or CRHR	2003 (David Greenwood, Myra Frank & Assoc. / Jones & Stokes)	Approximately 0.47 mile west-northwest
P-19-190690		138 California St	Recommended not eligible for NRHP or CRHR	2014 (Jeanette A. McKenna, McKenna et al.)	Approximately 0.5 mile southwest
P-19-191996		214 El Dorado St	Recommended not eligible for NRHP or CRHR	2013 (Casey Tibbet, LSA)	Approximately 0.46 mile southwest
P-19-191997		215 and 217 El Dorado St	Recommended not eligible for NRHP or CRHR	2014 (Casey Tibbet, LSA)	Approximately 0.43 mile southwest
P-19-192006		251 E Colorado Blvd	Recommended not eligible for NRHP or CRHR	2014 (Casey Tibbet, LSA); 2016 (Jeanette McKenna, McKenna et al)	Approximately 0.45 mile northwest
P-19-192017		316 S 3rd Ave	Recommended not eligible for NRHP or CRHR	2013 (Casey Tibbet, LSA)	Approximately 0.32 mile southwest
P-19-192018		323 S 3rd Ave	Recommended not eligible for NRHP or CRHR	2015 (Casey Tibbet, LSA)	Approximately 0.36 mile southwest
P-19-192020		324 S 3rd Ave	Recommended not eligible for NRHP or CRHR	2013 (Casey Tibbet, LSA)	Approximately 0.34 mile southwest

Primary Number	Trinomial	Description	NRHP/CRHR Eligibility Status	Recorded Year (By Whom)	Relationship to Project Site
P-19-192021		327 E Newman Ave	Recommended not eligible for NRHP or CRHR	2014 (Casey Tibbet, LSA)	Approximately 0.48 mile northwest
P-19-192024		327 S 3rd Ave	Recommended not eligible for NRHP or CRHR	2015 (Casey Tibbet, LSA)	Approximately 0.38 mile southwest
P-19-192067		Congregation Shaarei Torah; Jewish Federation	Recommended not eligible for NRHP or CRHR	2014 (Casey Tibbet, LSA)	Approximately 0.48 mile southwest
P-19-192216		216 S 3rd Ave	Recommended not eligible for NRHP or CRHR	2015 (Jeanette A. McKenna, McKenna et al.)	Approximately 0.29 mile southwest
P-19-192218		616 S 3rd Ave	Recommended not eligible for NRHP or CRHR	2015 (Jeanette A. McKenna, McKenna et al.)	Approximately 0.48 mile southwest
P-19-192328		310 East Newman Ave	Recommended not eligible for NRHP or CRHR	2015 (Jeanette McKenna, McKenna et al.)	Approximately 0.47 mile northwest

Source: SCCIC, December 2020

Pedestrian Survey

On December 12, 2020, Anza Principal and Senior Cultural Resources Specialist Kevin Hunt conducted a pedestrian survey of the project site. Mr. Hunt examined all areas of exposed ground surface for prehistoric artifacts (e.g., chipped stone tools and production debris, stone milling tools, ceramics), historic debris (e.g., metal, glass, ceramics), or soil discoloration that might indicate the presence of a cultural midden. Mr. Hunt recorded the characteristics of the project site and survey conditions using a notepad and digital camera. Copies of the field notes and digital photographs are digitally stored online.

The project site is nearly entirely paved, with the only exceptions being planter strips in the parking lot and grass and shrubs around the existing building (Photographs 1-4). The existing building, a former Claim Jumper restaurant, is modern and does not merit evaluation for listing on the CRHR. Four apparently historic period mining carts and a metal barrel around present around the extant building as decorations consistent with the former restaurant's theme (e.g., Photograph 4). These objects are clearly not in their original context and might even be modern replicas. No archaeological, historic built environment, or tribal cultural resources were identified within or adjacent to the project site during the pedestrian survey.



Photograph 1. View of project site from southeast corner, facing north.



Photograph 2. View of front of building, facing southeast.



Photograph 3. View of north boundary of project site, facing east.



Photograph 4. Detail of mining cart on south elevation of building, facing north-northeast.

Management Recommendations

The cultural records search revealed no archaeological or historic built environment resources within or near the project site. One historic resource is located approximately 0.46 mile from the project site. The proposed project would have no direct or indirect (e.g., visual or vibrational) impacts to this resource. No archaeological resources were identified within or near the project site during the study and the project site is not considered sensitive for buried archaeological resources. Anza recommends a finding of **no impacts to historical or archaeological resources under CEQA**. Although the current project is unlikely to encounter previously unidentified cultural resources or human remains, the recommendations below are provided in the event of unanticipated discoveries.

Unanticipated Discovery of Cultural Resources

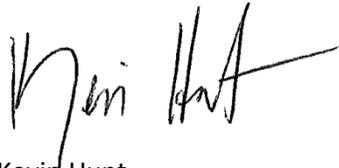
If previously unidentified cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983) must be contacted immediately to evaluate the find. If the discovery proves to be significant under CEQA, additional work such as data recovery excavation may be warranted avoid significant impacts. In the event that an identified cultural resource is of Native American origin, the qualified archaeologist will consult with the project owner and the City of Monrovia to implement Native American consultation procedures.

Unanticipated Discovery of Human Remains

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 prehistoric, the coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

Please do not hesitate to contact Anza Resource Consultants if you have any questions regarding these findings or recommendations.

ANZA RESOURCE CONSULTANTS



Kevin Hunt
Senior Cultural Resources Specialist/Principal



Katherine Collins, MA, RPA
Principal Investigator, Cultural Resources

Anza Resource Consultants
603 Seagaze Drive, #1018
Oceanside, CA 92054

Attachment A: Records Search Summary

Attachment A:
Records Search Summary

South Central Coastal Information Center

California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395 / FAX 657.278.5542

sccic@fullerton.edu

California Historical Resources Information System
Orange, Los Angeles, and Ventura Counties

12/15/2020

Records Search File No.: 21874.8020

Kevin Hunt
Anza Resource Consultants
603 Seagaze Drive, #1018
Oceanside CA 92054

Re: Records Search Results for the Monrovia Chick-fil-A Project

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Mount Wilson, CA USGS 7.5' quadrangle. Due to the COVID-19 emergency, we have temporarily implemented new records search protocols. With the exception of some reports that have not yet been scanned, we are operationally digital for Los Angeles, Orange, and Ventura Counties. See attached document for your reference on what data is available in this format. The following reflects the results of the records search for the project area and a ½-mile radius:

As indicated on the data request form, the locations of resources and reports are provided in the following format: custom GIS maps shape files hand drawn maps

Resources within project area: 0	None
Resources within ½-mile radius: 18	SEE ATTACHED LIST
Reports within project area: 0	None
Reports within ½-mile radius: 5	SEE ATTACHED LIST

- Resource Database Printout (list):** enclosed not requested nothing listed
- Resource Database Printout (details):** enclosed not requested nothing listed
- Resource Digital Database (spreadsheet):** enclosed not requested nothing listed
- Report Database Printout (list):** enclosed not requested nothing listed
- Report Database Printout (details):** enclosed not requested nothing listed
- Report Digital Database (spreadsheet):** enclosed not requested nothing listed
- Resource Record Copies:** enclosed not requested nothing listed
- Report Copies:** enclosed not requested nothing listed
- OHP Built Environment Resources Directory (BERD) 2019:** available online; please go to https://ohp.parks.ca.gov/?page_id=30338
- Archaeo Determinations of Eligibility 2012:** enclosed not requested nothing listed
- Los Angeles Historic-Cultural Monuments** enclosed not requested nothing listed

Historical Maps: enclosed not requested nothing listed
Ethnographic Information: not available at SCCIC
Historical Literature: not available at SCCIC
GLO and/or Rancho Plat Maps: not available at SCCIC
Caltrans Bridge Survey: not available at SCCIC; please go to
<http://www.dot.ca.gov/hq/structur/strmaint/historic.htm>
Shipwreck Inventory: not available at SCCIC; please go to
http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks_Database.asp
Soil Survey Maps: (see below) not available at SCCIC; please go to
<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

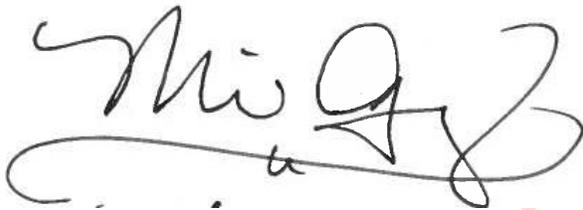
Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the [California Historical Resources Information System](#),



Michelle Galaz
Assistant Coordinator

Digitally signed by Michelle Galaz

Date: 2020.12.15 23:10:06 -08'00'

Enclosures:

(X) Emergency Protocols for LA, Orange, and Ventura County BULK Processing Standards – 2 pages

(X) GIS Shapefiles – 23 shapes

(X) Resource Digital Database (spreadsheet) – 18 lines

(X) Report Digital Database (spreadsheet) – 5 lines

(X) Resource Record Copies – (all) – 179 pages

(X) Invoice # 21874.8020