



RT FACTFINDERS
Cultural Resources

REPORT

**PHASE I CULTURAL RESOURCE INVESTIGATION
FOR 15TH WEST AND AVE. L COMMERCIAL PROJECT
9.5 ACRES SOUTHEAST OF THE INTERSECTION OF
15TH STREET WEST AND WEST AVENUE L
LANCASTER, LOS ANGELES COUNTY, CALIFORNIA**

Prepared For:

**Westlanc Partners, LLC
10537 Santa Monica Blvd. #250
Los Angeles, California 90025**

Prepared By:

**Richard H. Norwood
Archaeologist**

**RTFactfinders
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Fairfield, California 94534
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Job. No. 579

October 2020

Assessor's Parcel Numbers (APN) 3109-026-032, 040, 042 and 044

**Performed under: Private Contract
USGS Quadrangle: Lancaster West, Calif. 7.5'
Area covered: 9.5 acres
Location: Township 7 North, Range 12 West, Section 33
Keywords: Antelope Valley, Lancaster, Historic Period Site**

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SUMMARY

In accordance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the requirements of the City of Lancaster, a phase I cultural resource investigation was completed for an approximately 9.5-acre property in Lancaster known as the "15th West and Ave. L Commercial Project." The property is situated southeast of the intersection of 15th Street West and West Avenue L. The subject property is recorded with the Los Angeles County Tax Assessor as APN 3109-026-032, -040, -042 and -044.

The purpose of the study was to identify and record cultural resources within the subject property and recommend mitigation measures, if warranted. As a result of the investigation, no prehistoric or significant historic period sites or artifacts were identified on the property. A demolished mid-20th century historic period residence with three foundations and other features was discovered and recorded as Site 589-1. It is not considered a significant cultural resource. Since no significant cultural resources are present, no impacts to cultural resources are anticipated due to any future use and development of the property. No further work is recommended.

I. INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the requirements of the City of Lancaster, a phase I cultural resource investigation was completed for an approximately 9.5-acre property in Lancaster known as the "15th West and Ave. L Commercial Project." The property is situated southeast of the intersection of 15th Street West and West Avenue L. The subject property is recorded with the Los Angeles County Tax Assessor as APN 3109-026-032, -040, -042 and -044. The property lies within the northwest 1/4 of the northeast 1/4 of Section 33, Township 7 North, Range 12 West, San Bernardino meridian (Figures 1, 2).

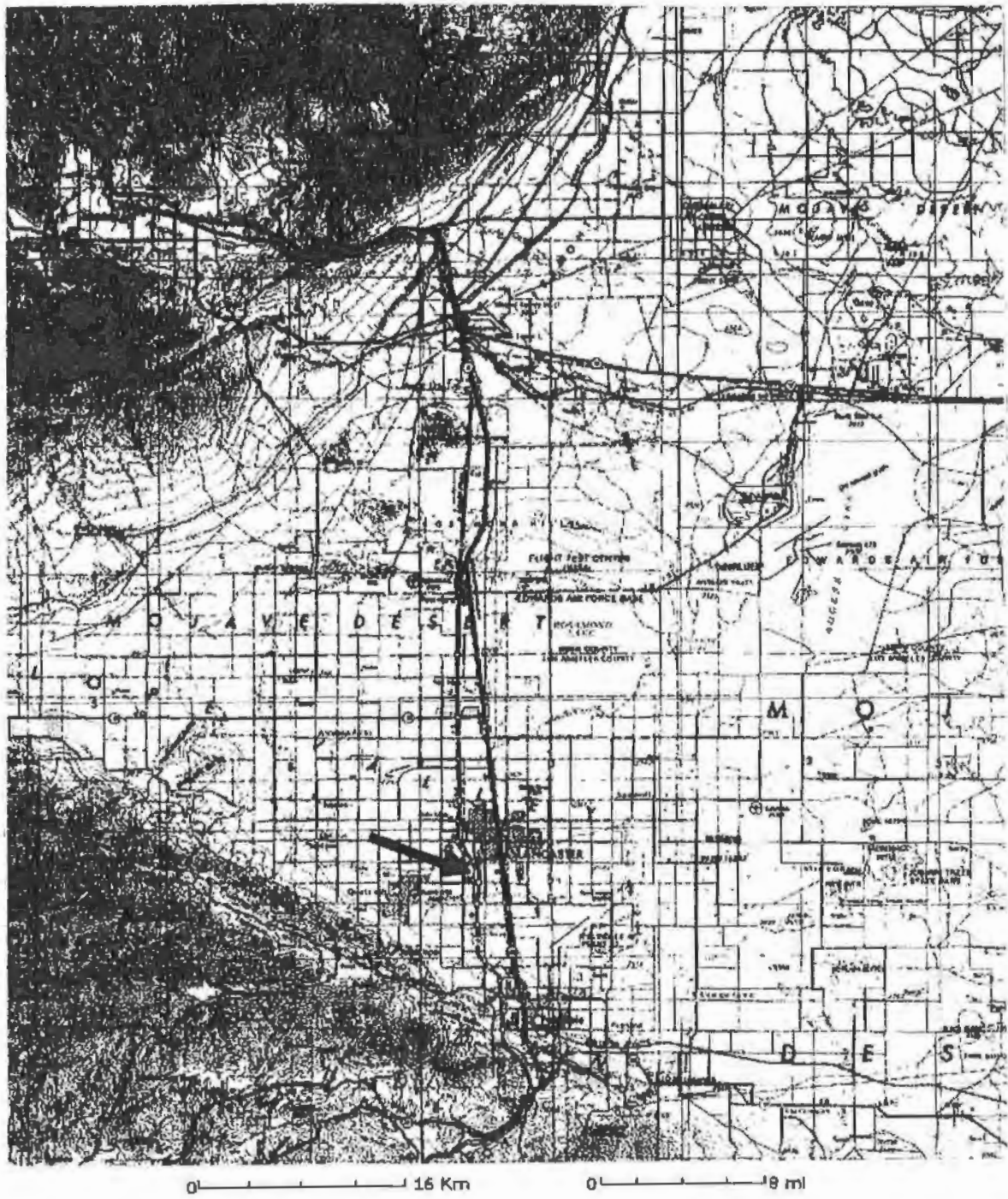
CEQA defines cultural resources as including archaeological sites, historic buildings, structures or objects, and properties of unique ethnic cultural value or religious/sacred uses. The City of Lancaster required this study because use or construction on the property has the potential to cause a "substantial adverse change" to any cultural resources that might be present.

The purpose of the study was to identify cultural resources within the subject property and recommend mitigation measures, if warranted. The scope of the investigation included an on-foot inspection of the property; a review of records, maps and literature; preparation and filing of any necessary record forms as specified by the Office of Historic Preservation Guidelines; and preparation of a phase I report.

II. ENVIRONMENTAL SETTING

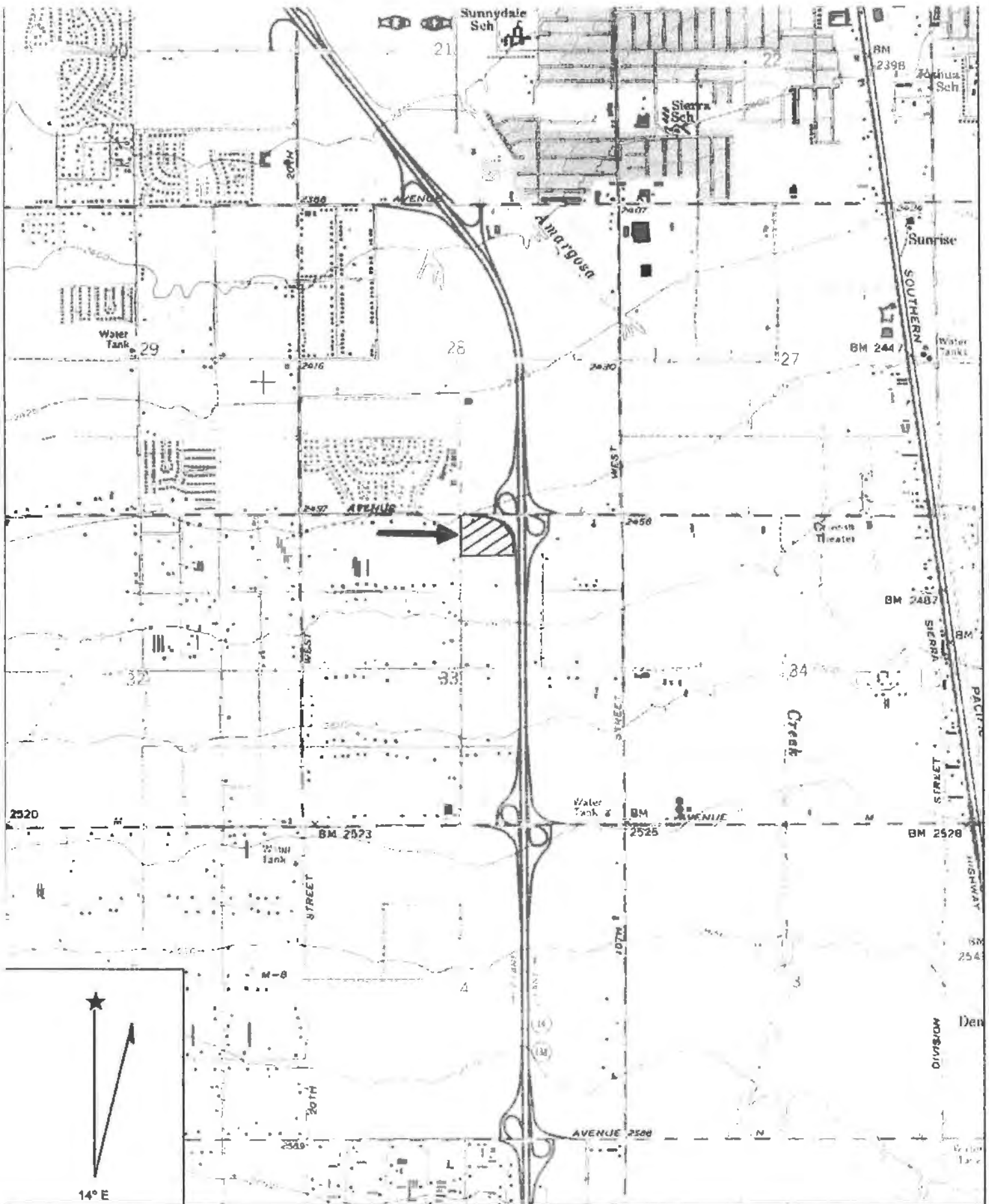
The property lies within a developed area. A south-bound on ramp to Interstate I-14 defines the northeast and east margins of the property boundary. Scattered single family residences are located to the south. About half of the subject property has native vegetation (Joshua Tree woodland) and approximately half of the natural contours undisturbed. The primary plants seen in the project area include rabbitbrush, a few Joshua trees, peach thorn, introduced pine trees and grasses and weeds of various types. There is a dirt road along the southern property margin. A portion of the property once had at least three structures, and shows evidence of grading and landscaping.

The property is situated on the Antelope Valley floor. The Antelope Valley is a broad, flat V-shaped basin in the Western Mojave Desert. The Valley is bounded on the north by the Tehachapi Mountains and on the south by the San Gabriel Mountains and extends eastward to the Mojave River Valley. Low points in the Antelope Valley are Rogers and Rosamond Dry Lakes with elevations of approximately 2275 feet above mean sea level. The subject property lies south of Rosamond Dry Lake and its elevation is approximately 2450-2460 feet above mean sea level. Soil on the property is quaternary in age and is a gravely sand. There are no notable physiographic features, rock outcrops, springs, or other permanent sources of water on or near



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Figure 1: Vicinity map, courtesy of USGS and Microsoft Terraserver.



the property.

III. CULTURAL SETTING

The Antelope Valley has a cultural history extending back over 10,000 years and this history is represented by thousands of archaeological and historic period sites. Most of the prehistoric periods are known only in general outline. As would be expected the later periods are the best known. General temporal and cultural sequences have been developed by a number of researchers for other areas of the Mojave Desert including Wallace (1962), Bettinger and Taylor (1974), Stickle and Weinman-Roberts (1980), Warren and Crabtree (1986), and Earle, et. al., (1997).

Local prehistoric cultural history can be classified into four periods: Early, Middle, Late and Post-Contact (Norwood 1987). These periods were created to recognize change in environmental variables, technological and stylistic change, and/or settlement pattern changes. The ethnography of the Antelope Valley floor is poorly known. Various Indian groups, including the Kitanemuk, Kawaiisu and Serrano/Vanyume, may have been present in the area. These people were hunters and gatherers with an intimate knowledge of local floral and faunal resources and were able to obtain and prepare them for food and other products. The ethnography of the Valley is discussed by Kroeber (1925), Bean and Smith (1978), Blackburn and Bean (1978), Sutton (1980), Zigmond (1986), and Earle (1996).

The historical context of the region is discussed in several publications including those by Starr (1988), Morris (1977), Earle, et. al. (1997, 1998), and Earle (1998). Also a series of publications by the Kern-Antelope Historical Society and the West Antelope Valley Historical Society contain historical essays and interviews that are valuable for understanding the development of local historical context.

Prior to the last part of the 19th century, the history of the Antelope Valley is characterized primarily by people's efforts to pass through the Valley. Activity within the Valley was largely limited to cattle grazing, minor prospecting and hunting expeditions. Historic development of the Valley really began after the 1876 establishment of the Southern Pacific Railroad linking Los Angeles with the San Joaquin Valley. The mid-1880s brought the first actual land boom. This period saw the establishment of a number of settlements in the Valley and many settlers began successful orchards and small farms. There was a great deal of speculation and a variety of questionable schemes were used to entice people into the Valley.

Following this period the fortunes of the Valley were greatly altered by natural causes. In 1894, a 10-year drought began that devastated many settlers who had little practical knowledge or appreciation of the desert environment. These people lost crop after crop and eventually their homes and land. At the turn-of-the-century, much of the Valley was considered worthless and the ownership of many parcels reverted to the state. A reduced population of die-hards remained, some of whom were blessed with land having a high water table and favorable agricultural soil.

The history of the earlier periods of occupation are, as would be expected, less clear than later periods, because there was an exodus of people and associated records. There is still much to learn about the dynamics of local development prior to the 1920-1925 period.

Worldwide during the same period many technological innovations were being introduced. In 1904, a gasoline engine was first used in the Valley to pump well water. By 1908-1914 there was an influx of people into the Valley due to the construction of the Los Angeles aqueduct. By 1904 improved conditions after the drought, improved irrigation techniques and increasing subsistence diversity enhanced the potential for economic success. Construction of an aqueduct for the Los Angeles basin between 1908-1914 brought people back into the Valley. The World War I period brought another influx of people as homesteading reached a peak of popularity and agricultural prices were relatively high.

By 1914, electricity was introduced to the Valley and by 1917 the introduction of electric water pumps and improved dry farming techniques resulted in the substantial growth and success of agriculture. Increased prices for agricultural produce during World War I stimulated additional growth and agricultural expansion. Other economic endeavors, such as poultry ranching and, after 1919, moonshining, became important economic endeavors. By the mid-1920s Palmdale and Lancaster had assumed the characteristics and social institutions of small American rural towns of the period. World War II brought growth and radical change with the establishment of Edwards Air Force Base and the aerospace industry.

IV. RECORD AND MAP SEARCH RESULTS

Background research was performed by reviewing previous studies in the area, historic period maps and early land records. A record search conducted by the South Central Coastal Information Center indicates no previous on-foot survey of the subject property and no previously recorded resources (Attachment 1). The search indicates that 18 survey projects have occurred within a half-mile radius of the property. Previous work has also resulted in finding no evidence of prehistoric period use or occupation in or immediately near the project area. A few historic period resources (homesites, refuse deposits) have been identified in the general vicinity, but not immediately near the subject property.

A record search by The Native American Heritage Commission (NAHC) failed to indicate the presence of Native American Resources in the immediate project area (Attachment 2). The NAHC provided a list of 20 Native American individuals/organizations who may have knowledge of cultural resources in the project area. By contacting all those listed by the NAHC project proponents will be better able to respond to claims of failure to consult with the appropriate tribe or group.

Historic period maps were reviewed to identify any potential historic sites or features on the property. Findings are discussed below:

GLO Records: The Bureau of Land Management General Land Office Records (GLO) were reviewed for historic period transactions. Odd numbered sections were typically granted to the railroad. The Southern Pacific Railroad was granted all of Section 33 on February 10, 1915. Later, the railroad sold parcels to individual owners.

1911: The earliest regional map of Lancaster is Johnson's (1911) Water Supply map showing structure and well locations throughout the Antelope Valley. Data for this map is based on a 1909 field survey. Johnson's map shows no structures or wells anywhere within Section 33 or nearby in adjoining sections.

1915: The 1915 Lake Elizabeth 15' USGS quadrangle map shows no development within Section 33.

1922: By 1920-1925 Lancaster had matured into a typical American small rural town characteristic of the period. Carpenter and Cosby's Soil Survey map (1926), based on a 1922 field survey, reflects a lack of development in Section 33. There is a north/south trending road and one structure along the western section boundary. Elsewhere in the Antelope Valley there was a surge of growth and homesteading during this time period.

1933: The 1933 7.5' USGS quadrangle map shows no development within the section. The structure depicted on the section boundary by Carpenter and Cosby in 1922 is gone by this time.

1938: Walsh's 1938 real property map does not show the location or number of structures present, but it does show ownership. No ownership is shown for any of the parcels in Section 33

1958: The 1958 USGS 7.5' quadrangle map shows a substantial contrast with earlier maps. By this time there had been substantial development throughout the general area. One structure is shown as being located on the subject property.

Regional sensitivity: Prehistoric period resources have not been discovered during previous work within a half mile of the subject property. Historic period development of the section did not occur until the mid-20th century, therefore, no extensive early historic period resources were anticipated on the subject property.

V. SURVEY METHODS AND CONDITIONS

The field survey was completed on October 4, 2014, by Cole Parker (MA, Anthropology) representing RTfactfinders. Fieldwork required 3 person hours. The property was examined by walking a series of east/west trending parallel transects, beginning at the northwest property corner. Transect spacing was at 15 meter intervals. Points of interest were recorded using a Magellan GPS unit and an iPhone 5 digital camera.

Soil surface visibility was excellent due to dry conditions and minimal vegetation cover. Light

conditions were excellent, with bright sun and minimal wind. There were no inhibiting conditions that would have impaired the ability to identify potentially significant cultural resources, if manifested on the ground surface. In accordance with State Historic Preservation Office Guidelines, any sites or artifacts greater than 50 years of age were to be recorded and considered as potential cultural resources. An age of 50 years or more does not automatically confer significance, but increasing age often increases the likelihood of resource significance.

VI. SURVEY FINDINGS

Results: As a result of the survey, no prehistoric sites or artifacts were identified on the property during the on-foot survey. One late historic period site was identified and is described below.

Site 579-1: The site is a historic period residential site characterized by three major features; two concrete slab foundations and a rectangular wood lined gravel and cobble filled feature. There are also two north south running alignments of pine tree landscaping, the remains of a two strand barbed wire fence, one major concentration of historic and modern trash and building debris, and a general scatter of artifacts and modern trash throughout the property.

Feature 1 is a rectangular concrete slab foundation measuring 59 feet east/west by 39'4" north/south. An associated small rectangular concrete pad, which was probably a step, is located in the southeast corner of the feature. A 24 inch wide concrete strip runs the length of the west edge of the foundation. There are four small 4 to 12 inch diameter pipe holes in the slab along with square hole in the southwest corner. The slab was painted an aqua blue color and there are remnants of asbestos tile floor covering in various portions of it. The aqua color was popular in the 1960s.

Feature 2 is an irregularly shaped foundation measuring 39 feet, 4 inches north/south by 78 feet, 8 inches east/west. Like Feature 1, the slab floor was painted an aqua-blue color and there are remnants of tile on various small portions of the floor. Within the southeast corner of the feature there are 4 drainage pipes measuring 2 to 4, possibly 8 inches in diameter and a small square depression. The foundation apparently divided into two separate rooms. This is evident by the presence of the remnants a north/south running cinder block wall located approximately 19 feet, 8 inches from the west edge of the slab. On the north edge of the feature there is gas well head with the lettering SCE GAS stamped on the top lid, an apparent recent addition.

Feature 3 is a rectangular wood frame enclosure containing cobbles and gravel. The feature measures approximately 22 feet, 11 inches north/south by 13 feet, 1 inch east/west. The feature is constructed using six upright 8-by-8 inch railroad ties along both the east and west walls, and 6 pieces of rebar and redwood boards of various lengths. Within the feature there are the remains of wooden telephone or electrical poles that have been partially burned. In the southern end of the feature there is a depression suggesting that this is a filled in pit, possibly representing the remains of a water well.

In addition to the three features the site also has remnants of a two or three strand barbed wire fence running north/ south, on the western boundaries along two north/south running lines of pine trees. There is also a 4-by-4 inch, 67 inch high post located in the eastern portion of the site property. The post has rubber with copper fittings on the north face. It may represent the remains of an electrified fence that may have surrounded the property.

While a scatter of debris is found throughout the property, one major concentration was noted. The concentration measures 10 by 12 meters and contains red brick fragments, window pane glass, pieces of carpet, milled wood, cinder blocks, tarpaper, sanitary seam cans of various sizes, aerosol cans, matchstick fill cans, shoe fragments, and glass fragments including green wine bottle, and a condiment jar.

The rest of the assemblage deposited through the area is a mixture of both historic period artifacts and modern debris including cinder block wall fragments and chunks of concrete. The scatter includes match stick filler (milk) cans, sanitary seam cans, aerosol cans, can lids, a coiled spring, a machine bolt, milled lumber of various sizes, brown beer bottle glass, green and clear glass fragments, barbed wire, common wire, white earthenware ceramic fragments, tarpaper, asbestos tile fragments, crown caps, a fragment of a tractor tire, and furniture pieces. No specifically datable artifacts were found during the survey. Based on the artifact types and relative diagnostic marker styles present, such as pieces of glass and ceramics, the assemblage dates to the mid-20th century.

The original structures at this site have been demolished and the remains scattered, primarily to the south of the three foundation features. Post-demolition, the site has been disturbed by recent trash dumping and pedestrian traffic. There are no structures shown on maps prior to 1958 so the features probably date to periods after 1933.

VII. MANAGEMENT CONCERNS

The California Environmental Quality Act (CEQA) has provisions to ensure that any cultural resources identified during the environmental review process need to be evaluated for significance, because unique or important resources require mitigation.

In considering the significance of a site the integrity, age, architecture, nature of associations with noted persons or events, representation of a type and other site attributes play a part in the consideration. In this case, there is a demolished mid-20th century residence on the property. Since the architectural attributes of the site have been destroyed as a result of the demolition there are no architectural (design, workmanship, etc.) values represented. It is also evident that demolition resulted in a lack of integrity of the artifact content of the site.

Building materials and artifacts are mixed, crushed, fragmented and scattered, therefore damaging the artifacts and whatever context there may have been originally. Previous impacts to the site do

not allow for meaningful scientific investigation and interpretation. Little can be gained by further archaeological investigation of the site. The age of the site, while at least 50 years old, is relatively minimal in terms of local history. In reviewing early maps, the 1933 USGS map shows no structures present and only one on the 1958 USGS map. No artifacts indicative of 19th or early 20th century occupation were identified. The site was probably occupied between no earlier than the 1940s and not later than the 1990s. Residential sites of this age in the Lancaster/Palmdale area are not unique but are of a common type. Further, there is no evidence that the site is associated with any notable persons or events.

Site 589-1 is not considered a significant cultural resource. Since no prehistoric or significant historic period resources were identified on the subject property, no impacts to cultural resources are anticipated when development occurs. No further measures are recommended.

While unlikely and not expected, potentially significant buried material could exist on the property. Under CEQA "inadvertent finds" (unexpected buried sites found after completion of a phase I or II study as a result of construction exposure) are subject to evaluation and, if significant, appropriate impact mitigation. In the event unanticipated cultural materials (arrowheads, grinding stones, etc.) or features (old foundations, cellars, privy pits, etc.) are encountered, work must stop at the discovery site. A professional cultural resource consultant will need to evaluate the new find.

In the event any bones of possible human origin are uncovered during construction the Los Angeles County Coroner must be notified and permitted to investigate the find prior to any further disturbance at the location of discovery.

VIII. REFERENCES CITED

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ATTACHMENTS

ATTACHMENT 1

South Central Coastal Information Center

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

10/2/2014

Records Search File No.: 14405.539

Richard Norwood
RT Factfinders
630 Peridot Place
Fairfield CA 94534

Re: Westlanc Partners LLC, 15th Street West and West Avenue L

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Lancaster West, CA USGS 7.5' quadrangle. The following reflects the results of the records search for the project area and a ¼-mile radius:

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

Resources within project area: 0	
Resources within ¼-mile radius: 3	SEE ATTACHED LIST
Reports within project area: 1	LA7991
Reports within ¼-mile radius: 18	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 Historic Properties Directory:** enclosed not requested nothing listed

Archaeological Determinations of Eligibility: 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>

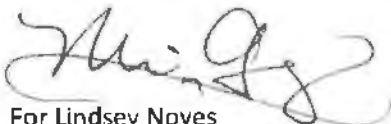
Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. 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,



For Lindsey Noyes
Lead Staff Researcher

Enclosures:

(X) Custom Maps – 3 pages

(X) Resource Database Printout (details) – 3 pages

(X) Report Database Printout (details) – 20 pages

(X) Invoice #14405.539

ATTACHMENT 2

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., ROOM 100
West SACRAMENTO, CA 95601
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Fax (916) 373-5471



October 7, 2014

Richard Norwood
RTFACTFINDERS
6230 Peridot Pl.
Fairfield, CA 94534

Re: Westlane Partners LLC, Los Angeles County.

Dear Mr. Norwood,

A record search of the sacred land file has failed to indicate the presence of Native American cultural resources in the immediate project area. The absence of specific site information in the sacred lands file 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.

Enclosed is a list of Native Americans individuals/organizations who may have knowledge of cultural resources in the project area. The Commission makes no recommendation or preference of a single individual, or group over another. 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 or group. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, 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 (916) 373-3712.

Sincerely,

A handwritten signature in cursive script that reads "Katy Sanchez".

Katy Sanchez
Associate Government Program Analyst

**Native American Contacts
Los Angeles County
October 6, 2014**

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Ohlone/Costanoan

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Ohlone/Costanoan
Northern Valley Yokuts

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Ohlone/Costanoan

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Ohlone/Costanoan

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Esselen
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Plains Miwok
Patwin

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Northern Valley Yokuts

This list is current only as of the date of this document.

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

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Westlane Partners LLC, Los Angeles County.

**Native American Contacts
Los Angeles County
October 6, 2014**

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This list is current only as of the date of this document.

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

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Westlane Partners LLC, Los Angeles County.

**Native American Contacts
Los Angeles County
October 6, 2014**

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Gabrielino Tongva

Gabrielino-Tongva Tribe
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Last attempted verification 9/5/14

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**Native American Contacts
Los Angeles County
October 6, 2014**

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ATTACHMENT 3



PHOTO 1: Subject Property, view to the southeast from northwest corner.



PHOTO 2: Site 579-1, Feature 1, view northwest.



PHOTO 3: Site 579-1, Feature 2, view north.



PHOTO 4: Site 579-1, Feature 3, view north.