

5.8 CULTURAL RESOURCES

The purpose of this section is to identify cultural resources existing in the project area and to assess the significance of such resources. The analysis in this section has been prepared in accordance with Section 15064.5 of the CEQA Guidelines, which considers potential impacts on prehistoric and historic resources. This section is based upon the information contained in the *Historic Period Building Survey*, conducted by CRM TECH (Revised May 13, 2008), and included in Appendix F, Historical Period Building Survey.

5.8.1 EXISTING SETTING

RESEARCH METHODS

As part of the analysis, CRM TECH conducted a historical resources records search, pursued historical background research, contacted local community and Native American representatives and conducted a field survey.

Records Search

On July 10, 2007, a historical/archaeological records search at the South Central Coastal Information Center (SCCIC), California State University, Fullerton, which is the official cultural resource records repository for the County of Los Angeles was completed. During the records search, maps and records on file at the SCCIC were examined for previously identified cultural resources in or near the planning area and existing cultural resources reports pertaining to the vicinity. Previously identified cultural resources include properties designated as California Historical Landmarks or Points of Historical Interest, as well as those listed in the National Register of Historic Places, the California Register of Historical Resources, or the California Historical Resource Information System.

Field Survey

On August 3, 2007, a systematic, intensive-level field survey was conducted of all existing buildings, structures and other built-environment features within the planning area. The survey was completed by walking along each of the streets in the planning area and visually inspecting all built-environment features encountered.

During the survey, detailed notations and preliminary photo-recording of the structural and architectural characteristics and current conditions of all buildings that appeared to predate 1961, and retained at least a recognizable level of historic integrity, was completed. Buildings that were constructed in or after 1961 and pre-1961 buildings that have completely lost historic integrity through later alterations were excluded from further study.

Based on the field observations, brief descriptions were composed of all recorded buildings that were determined to be pre-1961 in age through further historical research. The results of these procedures were compiled into the State of California's standard record forms, popularly known as Department of Parks and Recreation (DPR) forms, for submission into the California Historical Resource Information System.

Historical Research

Historical background research for this study was conducted using published literature in local and regional history, historic maps of the Lancaster area, and the archival records of the City of Lancaster and the County of Los Angeles. Among the primary sources consulted during the research, the City of Lancaster's building safety records and the County of Los Angeles' real property assessment records provided the most pertinent information. Historic maps examined for this study included primarily the Sanborn Company's insurance maps dated 1910-1934 and the United States Geological Survey's (USGS) topographic maps dated 1917-1958. These maps are collected at the Central Branch of the Los Angeles Public Library and the Science Library of the University of California, Riverside.

Consultation with Community Representatives

Lancaster Museum and Art Gallery Curator Norma H. Gurba, a well-recognized authority on local history, and longtime Antelope Valley residents Ruth Russell and Ron Carter were contacted for supplementary information on the history of downtown Lancaster and buildings within the planning area, and to solicit community input on the potential significance of these buildings. Comments from these community members are incorporated into the sections presented below.

Native American Consultation

On July 9, 2007, a written request was submitted to the State of California's Native American Heritage Commission for a records search in the commission's sacred lands file. Following the commission's recommendations, CRM TECH contacted nine local Native American representatives were contacted in writing on July 13, 2007 to solicit their input regarding possible cultural resources concerns regarding the DLSP.

HISTORICAL CONTEXT

In 1772, a small force of Spanish soldiers under the command of Pedro Fages, then the military comandante of Alta California, became the first Europeans to set foot in the Antelope Valley. Over the next century, a number of famous explorers, including Francisco Garcés, Jedediah Smith, Kit Carson, and John C. Fremont, traversed the Antelope Valley, but their explorations resulted in little change to the region. For much of the 19th century, the Antelope Valley continued to receive only the occasional hunters, drawn by its legendary herds of antelopes, and travelers. Don Alexander and Phineas Banning's first stage line between Los Angeles and northern California, for example, ran through the southern edge of the valley.

The history of today's City of Lancaster began in 1876, when the Southern Pacific Railway Company chose the essentially uninhabited Antelope Valley for its line between the San Joaquin Valley and the Los Angeles Basin and established a string of regularly spaced sidings and water stops across the desert. By 1880, the Lancaster stop had made its way into the railroad timetable. Taking advantage of its location on the first railroad line in southern California, in 1884 Moses Langley Wicks, a prominent real estate developer who was active in many parts of the State, laid out the townsite of Lancaster on 640 acres in Section 15 of T7N R12W, which he had purchased from the Southern Pacific and the U.S. government in a series of rather muddled transactions, not uncommon among early deals involving railroad land grants.

During the great southern California land boom of the 1880s, the new town prospered, thanks to the abundance of artesian water in the vicinity. A year after the birth of the town, a neophyte downtown area had formed at the intersection of Tenth Street and Antelope Avenue (today's Lancaster Boulevard and Sierra Highway, respectively), boasting three general stores, a hardware store, three saloons, and the Lancaster House, a hotel built by Wicks in 1884. By 1886, the Los Angeles Times hailed Lancaster as "the business center of the Antelope Valley." Vigorous marketing in far-flung places such as London brought farmers, cattle and sheep ranchers, as well as speculators to Lancaster, followed quite naturally by such community accoutrements as a local newspaper, churches, a post office, and a grammar school.

Meanwhile, the stretch of Antelope Avenue near Tenth Street began to earn its nickname as "the waterfront," known for the concentration of taverns and roadhouses. Lodgings were built to accommodate the influx of visitors and prospective settlers, including the Hotel Lancaster and the Gillwyn Hotel. The latter, built in 1888 and renamed the Western Hotel (at least by 1902), is located within the planning area at 557 West Lancaster Boulevard.

Generous seasonal rainfalls in the early 1890s contributed to harvests of some 60,000 acres of wheat and barley, and to the first yields of alfalfa, a fast-growing perennial plant that could be cut nearly monthly. Eventually, alfalfa would become the region's primary crop to the extent that "alfalfa is king" became the slogan for the agricultural interests in the valley. Beginning in 1895, however, several years of continuous drought all but destroyed Lancaster and other settlements in the Antelope Valley, and forced nearly all settlers to abandon their land and leave the parched region. As one account laments, "lots along Tenth Street and Antelope Avenue in the main part of town could be bought for \$25, but no one wanted to buy."

Along with the other Antelope Valley settlements, Lancaster recovered slowly after the turn of the century, spurred in part by the construction of the local stretch of the Los Angeles Aqueduct around 1905. The Southern Pacific depot, located just to the east of the planning area, remained the focal point of the town, with what little commerce there was gathered around it and the intersection of Tenth Street and Antelope Avenue. In 1910, business on Tenth Street between Antelope Avenue and Beech Avenue included a general store, two saloons, a warehouse and a meat store, while between Beech Avenue and Date Avenue stood the grammar school, a hotel, a livery, a community meeting hall, a grocery and a couple of residences. A proposal for a new grammar school on Cedar Avenue was voted for and passed in 1913. Later, a portion of the new school building was incorporated into the present-day Lancaster School District office compound at 44711 Cedar Avenue, within the planning area.

Although electricity was already in use in Los Angeles for more than three decades, in 1914 Lancaster, was the first community in Antelope Valley to have this modern convenience. With the adoption of electric water pumps, irrigated agriculture became the primary means of livelihood in the region. The advent of the automobile and the growth of downtown Lancaster as a regional commercial hub made Tenth Street and Antelope Avenue the two obvious choices for paving in 1916, further cementing the status of that intersection as the center of the town. In the meantime, Lancaster was in the process of "being connected with Los Angeles by a paved highway via Mint Canyon."

By 1918, a post office and a bank had joined the general store on the southwest corner of Tenth Street and Antelope Avenue. This small retail complex, partially reconstructed in 1936, remains in similar function today despite repeated changes in both tenants and appearance. Also on the south side of Tenth Street, stretching to Date Avenue, were the Hotel Lancaster, Masonic Lodge

No. 437 (established in 1915, sharing a building with the chamber of commerce and a library), a medical office, a few dwellings, and a movie picture house that doubled as a community center. The north side featured a full block of retail stores near Beech Avenue that emphasized fresh foods, among them a grocery, confectioners, and a meat market.

In 1920, Lancaster had a total population of 400. Another building boom took place around 1922, shortly after the “Mint Canyon Highway” brought the Antelope Valley “closer” to Los Angeles. Agriculture and “King Alfalfa” continued, but social development also made demands on the town and the region that were met in part by Lancaster’s expanding downtown commercial district. The entire frontage of Lancaster Boulevard from Antelope Avenue to Beech Avenue was now occupied by near-continuous storefronts that, besides those that met life’s daily necessities, also included a jeweler, a shoe store, and a restaurant. In comparison, the remainder of the planning area changed little, with one very notable exception being the establishment of a hospital near Cedar Avenue.

In the mid-1920s, a new home was built for the library on the southwest corner of Tenth Street and Cedar Avenue, which it shared with a courtroom. Then in the fall of 1929, retail royalty arrived in town when J.C. Penney opened a store on the southwest corner of Beech Avenue and Tenth Street, precipitating a flurry of renovations among the older stores on the street. Not surprisingly, residential construction began to increase each year, with more than 100 new homes “of Modern architectural style and convenience” built between 1925 and 1930, while the town’s population reached 1,550 during the same period.

Lancaster’s progress along its main street suffered a setback in 1935 when a fire at the intersection of Antelope Avenue and Tenth Street claimed five stores and ruined or damaged several others. By then, a large grocery store had replaced the doctor’s office, and another hospital had been built east of the courthouse. In 1938, with funding from the Public Works Administration (PWA), Los Angeles County architect Edward C.M. Brett’s building plans for a memorial hall, library, courthouse, and sheriff’s station and garage were realized in the grand Art Deco-style on the southwest corner of Tenth Street and Cedar Avenue. These buildings, along with the old jail, formed the core of a justice and civic center that came to be called the Cedar Avenue Complex.

Despite the urban progress, the impact of the Great Depression was ever-present, and as the returns on farming and the alfalfa crops declined, many local residents turned to mining, which, along with new utility companies, the railroad, and grain milling, helped support Antelope Valley through a difficult time and sustained the business center of Lancaster. As the region’s commercial hub, downtown Lancaster still stayed relatively busy, with weekends and holidays bringing shoppers from all over the valley.

The U.S. involvement in World War II brought an end to the Great Depression and, for Lancaster, ushered in a new community identity that was closely related to the aerospace industry. It was a destiny heralded by the Carter Field, a set of crude airstrips on the town’s northwest side that had been scratched out of the desert landscape around 1918 by local pioneer Benjamin Franklin Carter. It would officially open, with improvements, as the Lancaster Airport in 1930.

After the end of WWII, as the U.S. military readied its next generation of aircraft, a place was needed for test flights. The Muroc Army Air Field, established in 1933 northeast of Lancaster, was chosen for that role because the area’s near-perpetually blue sky. The experimental “X-

plane” program was launched at the Muroc Field in 1946, and a year later Chuck Yeager, flying an X-1 aircraft, became the first pilot to break the sound barrier. The facility was renamed the Edwards Air Force Base in 1949, in honor of Glen Edwards, a test pilot who was killed in a crash the previous year. Today, the base is renowned as the world-record holder of flight milestones and as an alternative landing site for space shuttle missions.

The exponential growth of Lancaster’s population, from 3,600 in 1950 to 29,610 in 1960, succinctly illustrates the post-WWII influence of the military base on the community. Coupled with the excitement over air and space travel that fueled the nation in the 1950s and into the 1960s, the application of recently developed wartime technologies to peacetime endeavors soon propelled the aerospace, defense, and associated technological enterprises ahead of agriculture as the principal driving force in the local economy.

In the thick of it all were Lancaster’s two main thoroughfares, which by 1955 had been renamed Lancaster Boulevard and Sierra Highway, respectively. Along Lancaster Boulevard, more than 100 businesses lined the eight-block stretch from Sierra Highway west to Genoa Avenue in 1955, offering for sale daily necessities, luxury items, shoes, healthcare, entertainment, financial, utility and social services.

Longtime Antelope Valley resident Ruth Russell, who first came to Lancaster in 1942 as part of the war effort, was among those shopping and socializing with other military personnel and their families along the boulevard in the 1950s. She recalled: “you would go even if you didn’t go to buy anything, and you could find everything. You would do a lot of walking, just park and walk for blocks all along the stores, and sometimes you couldn’t go three feet without meeting someone you knew. That’s where you would meet your friends.”

In 1977, Lancaster was incorporated as a city by an overwhelming vote of its citizens. Since then, the City has again experienced swift growth and change, this time due to the phenomenal expansion of housing development. With its total population at 54,001 in 1980 and 118,718 in 2000, Lancaster has increasingly taken on the characteristics of a “bedroom community” in support of the Greater Los Angeles area. Meanwhile, the segment of Lancaster Boulevard within the planning area has continued to serve as the civic center of the City and the commercial hub of the downtown area.

RESULTS AND FINDINGS

Records Search Results

According to SCCIC records, the planning area had not been surveyed systematically for cultural resources prior to this study, but various portions of it were covered by at least 10 previous surveys. As a result of these and other similar studies, a total of 17 historical/archaeological sites were previously recorded within the planning area, including three archaeological sites and 14 historic-period buildings or groups of buildings. Among them are two of Lancaster’s best-known heritage properties, the Western Hotel and the Cedar Avenue Complex.

The Western Hotel (Site 19-186539) at 557 West Lancaster Boulevard, built by the Gilroy family in 1888, is widely recognized as the oldest surviving building in Lancaster. In 1958, it was proclaimed a California Historical Landmark (CHL No. 658). The Cedar Avenue Complex (19-180752/188011) comprises five government buildings located on the southwest corner of Cedar

Avenue and Lancaster Boulevard, including an office building known as the Memorial Hall, a sheriff's substation, a garage, a jail, and a health center/veterans clinic, all of which date to the 1920-1938 period. It was placed on the National Register of Historic Places in 1993.

The other 12 historic-period buildings previously recorded in the planning area included an apartment complex on Kettering Street and 11 single-family residences on Milling Street and Cedar Avenue, all of which have been demolished. The three archaeological sites, 19-002171 (CA-LAN-2171H), 19-002215 (CA-LAN-2215H), and 19-002461 (CA-LAN-2461H), also dated to the historic period, and consisted of the remnants of late 19th and early 20th century development in Lancaster's Downtown core, such as refuse deposits and remains of old buildings. All three sites have apparently been removed since their recordation. The Western Hotel and the Cedar Avenue Complex, thus, are the only previously identified cultural resources remaining in the planning area today.

Outside the planning area, but within a one-mile radius, SCCIC records show approximately 10 additional cultural resources studies on various tracts of land and linear features. As a result of these studies, more than 150 other historical/archaeological sites were previously recorded within the scope of the records search. As within the planning area, these sites predominantly represented historic-period buildings, most of them recorded during two large-scale surveys in the northern portion of Downtown Lancaster in 2003-2004.

Only eight of the recorded cultural resources were archaeological sites or isolates (i.e., localities with fewer than three artifacts). Among them, four contained historic-period refuse deposits and/or structural remains, three dated to the prehistoric period, and one was of unknown nature. The prehistoric archaeological resources included a scatter of chipped stone artifacts with the remains of a butchered calf, an isolated fragment of a mano (hand-held groundstone implement), and a habitation site with chipped stone flakes, fire-affected rock, groundstone fragments, and animal bone mixed with historic-period refuse.

NATIVE AMERICAN CONSULTATION RESULTS

In response to CRM TECH's inquiry, the Native American Heritage Commission reported that the sacred lands record search identified no Native American cultural resources within the planning area. However, because "the absence of specific site information in the Sacred Lands File does not guarantee the absence of cultural resources in any 'area of potential effect'," the commission suggested that local Native American representatives be contacted, and provided a list of potential contacts in the region.

Upon receiving the Native American Heritage Commission's response, correspondence with all nine individuals on the referral list and the organizations they represent was initiated. Among them were the Los Angeles City/County Native American Indian Commission, spokespersons for the nearest recognized tribal organizations, and local Native American cultural representatives of Kitanemuk heritage, whose ancestors traditionally occupied the Lancaster area. To date, no responses have been received from the local Native American representatives contacted.

EVALUATION OF PROPERTIES WITHIN THE PLANNING AREA

During the present survey, a total of 98 buildings or group of buildings that were constructed during the historic period (i.e., in or before 1960) and retain at least a recognizable level of

historical characteristics were identified and recorded. Table 5.8-1, Historic-Era Buildings Within the Planning Area, identifies the properties by address and construction date. Exhibit 5.8-1, Locations of Historic-Era Buildings Within the Planning Area, illustrates the locations of the properties. It should be noted that since issuance of the Notice of Preparation, the structure identified as number 69 on Exhibit 5.8-1 (655 – 659 Lancaster Boulevard) has been removed. Buildings that postdate 1960 and those that predate 1961, but have lost all traces of historic integrity through drastic alterations were excluded from further considerations.

**Table 5.8-1
Locations of Historic-Era Buildings Within the Planning Area**

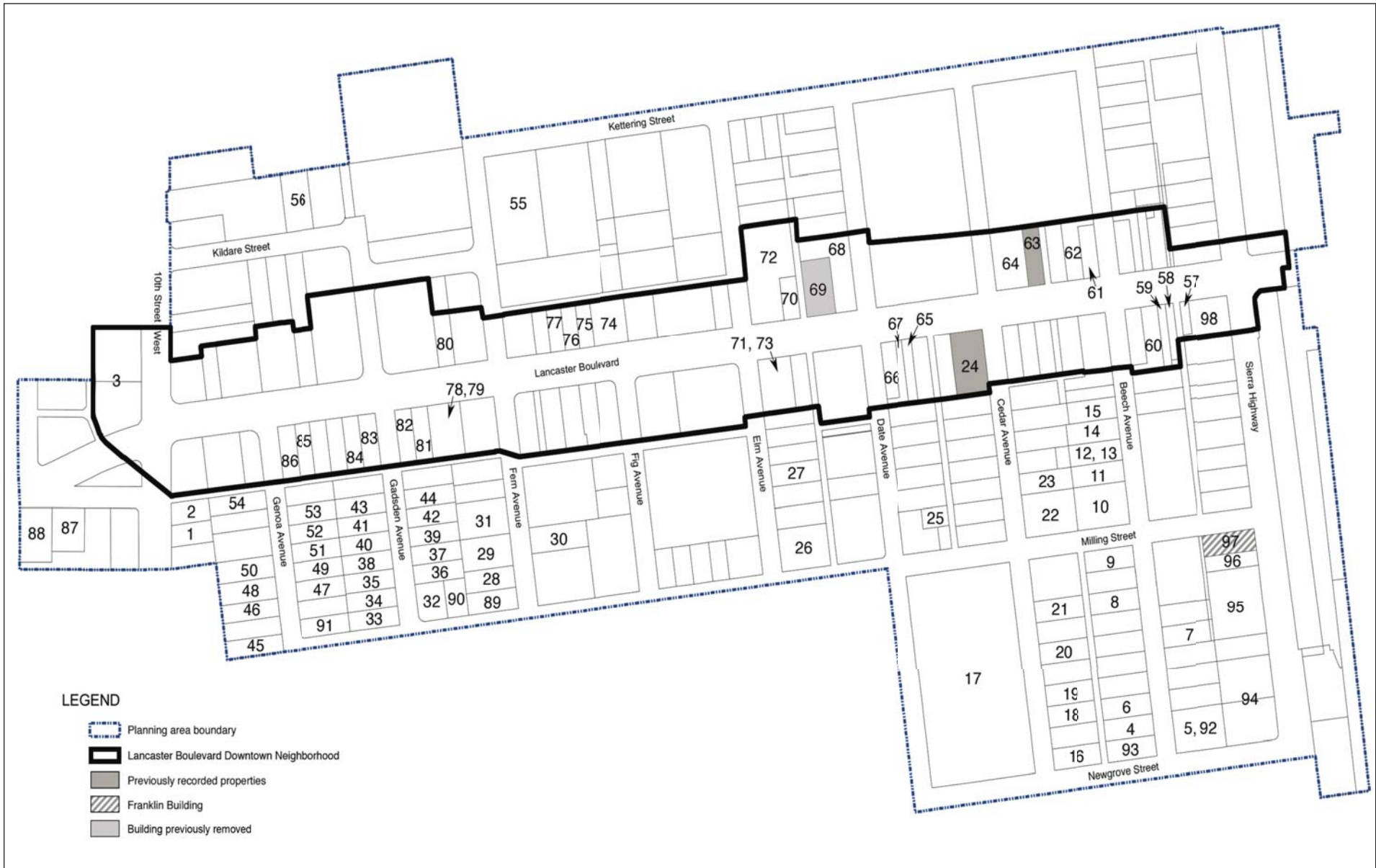
Map Number	Address	Construction Year
1	44738 10th Street West	1948/1953
2	44744 10th Street West	1948/1951
3	44805/44819 10th Street West	1953/1960
4	44709 Beech Avenue	1949
5	44710 Beech Avenue	1955/1956
6	44715 Beech Avenue	1919
7	44730 Beech Avenue	1915
8	44745 Beech Avenue	1914
9	44755 Beech Avenue	1954
10	44801 Beech Avenue	1958
11	44813 Beech Avenue	1952
12	44819 Beech Avenue	1936/1938
13	44825 Beech Avenue	1939/1953
14	44835 Beech Avenue	1947/1960
15	44702 Cedar Avenue	1942
16	44711 Cedar Avenue	1908
17	44714 Cedar Avenue	1920/1951
18	44720 Cedar Avenue	1910/1940
19	44732 Cedar Avenue	1947
20	44744 Cedar Avenue	1921/1953
21	44806 Cedar Avenue	1943
22	44812 Cedar Avenue	1955
23	44818 Cedar Avenue	1930/1948
24*	44855-44857 Cedar Avenue	1920-1938
25	44808 Date Avenue	1939/1944
26	44802 Elm Avenue	1955
27	44826 Elm Avenue	1930/1940
28	44809 Elm Avenue	1948
29	44817 Fern Avenue	1938 –1946
30	44818 Fern Avenue	1960

**Table 5.8-1 [continued]
Locations of Historic-Era Buildings Within the Planning Area**

Map Number	Address	Construction Year
31	44827 Fern Avenue	1937
32	44802 Gadsden Avenue	1939
33	44807 Gadsden Avenue	1948
34	44811 Gadsden Avenue	1940
35	44812 Gadsden Avenue	1939
36	44816 Gadsden Avenue	1949
37	44817 Gadsden Avenue	1947
38	44822 Gadsden Avenue	1939
39	44823 Gadsden Avenue	1939
40	44829 Gadsden Avenue	1938/1951
41	44830 Gadsden Avenue	1954
42	44833 Gadsden Avenue	1941
43	44834 Gadsden Avenue	1948
44	44763 Genoa Avenue	1951
45	44809 Genoa Avenue	1949 –1950
46	44812 Genoa Avenue	1940
47	44815 Genoa Avenue	1948
48	44818 Genoa Avenue	1947
49	44821 Genoa Avenue	1947
50	44822 Genoa Avenue	1949
51	44828 Genoa Avenue	1948
52	44832 Genoa Avenue	1950
53	44839 Genoa Avenue	1942
54	762 Kettering Street	1954
55	845–855 Kildare Street	1957
56	512 Lancaster Boulevard	1928/1949
57	516 Lancaster Boulevard	1923
58	518- 520 Lancaster Boulevard	1925/1940
59	526 – 528 Lancaster Boulevard	1922
60	539 – 543 Lancaster Boulevard	1924-1956
61	547 Lancaster Boulevard	1948/1980
62	557 Lancaster Boulevard	1874
63	567 Lancaster Boulevard	1938
64	622 – 624 Lancaster Boulevard	1953
65	626 Lancaster Boulevard	1954
66	628 – 630 Lancaster Boulevard	1954
67	639 – 647 Lancaster Boulevard	1952/1955
68	649 – 653 Lancaster Boulevard	1955
69	655 – 659 Lancaster Boulevard	1946/1951
70	660 – 664 Lancaster Boulevard	1950

Table 5.8-1 [continued]
Locations of Historic-Era Buildings Within the Planning Area

Map Number	Address	Construction Year
71	665 Lancaster Boulevard	1952/1955
72	668 Lancaster Boulevard	1950
73	733 – 739 Lancaster Boulevard	1959
74	745 – 747 Lancaster Boulevard	1948/1960
75	749 – 751 Lancaster Boulevard	1956
76	753-755 Lancaster Boulevard	1959
77	810 – 812 Lancaster Boulevard	1958
78	814 – 818 Lancaster Boulevard	1958
79	813 – 815 Lancaster Boulevard	1955
80	820 Lancaster Boulevard	1957
81	826 – 828 Lancaster Boulevard	1959
82	838 Lancaster Boulevard	1929
83	844 Lancaster Boulevard	1929
84	858 Lancaster Boulevard	1956
85	862 – 866 Lancaster Boulevard	1954
86	1022 Lancaster Boulevard	1943
87	1034 Lancaster Boulevard	1953
88	805 Milling Street	1947
89	819 Milling Street	1947
90	849 Milling Street	1939/1951
91	863 Milling Street	1939
92	539 Newgrove Street	1938/1950
93	44711 Sierra Highway	1947
94	44715 Sierra Highway	1956
95	44733 Sierra Highway	1950/1954
96	44749 Sierra Highway	1949
97	44753 – 44759 Sierra Highway	1922 – 1923
98	44851 Sierra Highway	1936
* Previously recorded historical resources.		



Source: CRM Tech; May 2008.

NOT TO SCALE



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ENVIRONMENTAL IMPACT REPORT
DOWNTOWN LANCASTER SPECIFIC PLAN
Locations of Historic-Era Buildings Within the Planning Area

Exhibit 5.8-1

In addition to the buildings, a large number of objects and streetscape features were also noted in the planning area, all of them located along Lancaster Boulevard. Among these were a series of “old-fashioned” streetlight standards and numerous commemorative objects, including a veterans memorial, a monument to the Tuskegee Airmen, a plaque marking the site of the City’s incorporation headquarters, a large number of colorful Old Town Site markers, and many features associated with the Aerospace Walk of Honor, such as a prominent F-4 Phantom monument, plaques, and murals of famed aviators and astronauts.

With the exception of the 1940s-era veterans’ memorial, located on the grounds of the Cedar Avenue Complex, all of the commemorative objects are modern in origin, mostly dating to the past 10-15 years. Therefore, while the veterans’ memorial is considered an associated feature of the Cedar Avenue Complex, none of the other commemorative objects warrants individual evaluation as potential “historical resources.” The Colonial-style metal streetlight standards also appear to be modern additions to the streetscape, since none of them could be found in historic photos of Lancaster Boulevard.

Among the 98 historic-period buildings recorded in the planning area there are two previously designated heritage properties, the Western Hotel at 557 West Lancaster Boulevard and the Cedar Avenue Complex at 44843-44855 Cedar Avenue and 606 West Lancaster Boulevard. Of the 96 historic-period buildings or groups of buildings that were first recorded during this survey, 42 were residential properties, 50 were commercial properties, and two, a post office and an office complex occupied by the Lancaster School District, were public buildings, and the remaining two were a church and a Masonic lodge.

Part of the Lancaster School District’s office complex incorporates what remains of the 1913 grammar school, which is the second-oldest surviving building in the planning area, after the 1888-vintage Western Hotel, and the oldest among the 96 properties first recorded during this study. In all, 37 of the 96 properties, the majority of them residential, date to the 1900-1945 period, and the other 59, predominately commercial buildings, date to the post-WWII period (1946-1960). Most of the residential properties are clustered in the southern portion of the planning area, while the commercial properties are concentrated primarily along major thoroughfares, particularly Lancaster Boulevard.

Of the total of 98 potential “historical resources” found in the planning area, two are previously designated heritage properties, as mentioned above. Another one, a commercial building at 44753-44759 Sierra Highway known historically as the Franklin Building, appears to retain a notable level of local historic significance. The 33 properties recorded along the segment of Lancaster Boulevard across the planning area, including the Western Hotel and the Cedar Avenue Complex; collectively constitute an area of local historical interest that encompasses Lancaster’s traditional downtown commercial corridor. The other 64 properties recorded in the planning area do not appear to retain sufficient historic significance for any special recognition, as discussed below.

Cedar Avenue Complex and Western Hotel

The Cedar Avenue Complex at 44843-44855 Cedar Avenue and 606 West Lancaster Boulevard, constructed as a civic and juridical center in 1920-1938, was formally included in the National Register of Historic Places in 1993 because of its close association with the early growth of Lancaster as the focal-point community in the Antelope Valley and as the only known example of the so-called PWA Moderne style of architecture, a distinctive subtype of the Art

Deco movement in the valley. Under guidelines set forth by the California Office of Historic Preservation (OHP), properties listed in the National Register are automatically entered into the California Register of Historical Resources. Therefore, the Cedar Avenue Complex clearly meets CEQA's definition of a "historical resource," as outlined above.

The Western Hotel at 557 West Lancaster Boulevard, now a local history museum operated by the City of Lancaster, was built in 1888 and was initially named the Antelope Valley Hotel and the Gillwyn Hotel before its best-known name was adopted around 1895. It was officially designated a California Historical Landmark in 1958. According to OHP guidelines, any designated landmarks numbered 770 or higher are automatically listed in the California Register. As California Historical Landmark No. 658, the Western Hotel does not meet that criterion.

As the oldest surviving building in Lancaster's historic downtown area, however, the Western Hotel is undoubtedly associated with the early settlement and development of the community, which in itself is an important event in local and regional history. Furthermore, being evidently the only Victorian-era and Victorian-style buildings extant in the City, it also represents a distinctive example of its style, type, and period in the community. Based on these considerations, the Western Hotel certainly appears eligible for listing in the California Register, and thus qualifies as a "historical resource."

Lancaster Boulevard Downtown Neighborhood

The results of the field survey and historical research completed during this study demonstrate that the segment of Lancaster Boulevard across the planning area has served as the center of commerce in Lancaster since the formative years of the community, but its current characteristics developed mainly in the mid-20th century, during the post-WWII boom period in American history, with a few earlier exceptions grouped near the eastern end.

A total of 33 buildings or groups of buildings along the Boulevard have been determined to date to the historic period and retain at least some historic characteristics. Among them are the two designated heritage properties, the Western Hotel and the Cedar Avenue Complex. The other 31 properties are typically single-story storefronts with Mid-Century Modern-style façades, characterized by their modest profiles and the large spans of unornamented plain surface, often in the form of plate glass windows, although sporadic examples of Neoclassical, Art Deco, Minimal Traditional, and Spanish Eclectic (represented by converted former residences) architecture are also observed. The predominant historical theme among these buildings harkens to the 1940s-1950s era, when Lancaster Boulevard enjoyed its heyday as the City's and the region's commercial hub.

The 33-recorded properties along this segment of Lancaster Boulevard are interspersed with modern (i.e., post-1960) buildings and buildings that have been altered as to appear modern, and the vast majority of the recorded buildings have also undergone various degrees of alterations. Their façades have often been modified to various degrees over the years, and in some cases the "original" façades themselves were evidently the results of such alterations. However, overall the streetscape continues to retain a strong and distinctive mid-century characteristic, as expressed through architectural design, size, scale, and aesthetic feeling of the 33 contributing properties.

The sense of history along this segment of Lancaster Boulevard is further enhanced by the many commemorative properties added to the streetscape during the more recent past. With the exception of the veterans' memorial, all of these commemorative properties are of modern origin, as mentioned above. However, their presence demonstrates the community's desire and effort to incorporate the preservation of its history as an important part of the redevelopment of the Boulevard, the "Main Street" of Lancaster.

Based on these considerations, this study concludes that the Lancaster Boulevard Downtown Neighborhood, encompassing the parcels lying adjacent to the segment of Lancaster Boulevard across the planning area, constitutes an area of local historical interest with a coherent theme and a clearly defined period of significance. Due to the compromised historic integrity of the area as a whole and of the majority of the contributing properties, it does not appear eligible for listing in the California Register of Historical Resources. Nevertheless, it merits special consideration in municipal planning.

Franklin Building (44753-44759 Sierra Highway)

Reportedly named for well-known local pioneer Benjamin Franklin Carter, the Franklin Building was commissioned by Bertha E. Cameron, Carter's daughter, in 1922 and was completed in January 1923. The two-story brick building is square in plan, and is situated on the west side of Sierra Highway, facing east. The bottom floor of the main façade is coated with stucco and features a tall central entrance filled by a wood door with a large transom light. The central entrance is flanked by two separate storefronts, each with an aluminum-framed glass door surrounded by large, wood-framed windows. The top floor of the primary façade is surmounted by a flat roof with a low parapet and features three rectangular openings filled with groups of wood-framed double-hung windows.

A decorative course of lighter-colored bricks extends across the top of the main façade, and wraps around the corner to the north side of the building. Most of the northern façade, however, consists of a plain brick wall with no delineation between the top and bottom floors. The upper level on this side has arched window openings topped with radiating bricks and filled with wood-framed double-hung windows. The bottom floor features a small, square window, a large bay that has been mostly sealed with bricks, and a tall side entrance filled by a wood door with a transom light.

Archival research produced little documentation on alterations to the building since 1922-1923, but a careful comparison of its current appearance with a historic photograph taken shortly after its completion reveals that the Franklin Building remains remarkably unaltered in appearance, especially considering its advanced age, with no major changes in the exterior that would significantly alter its overall architectural characteristics.

A history of the building published in a local historical journal reports that the building originally had "two spacious apartments upstairs and two business offices below," and that an addition was built on the south side in 1948 to accommodate the expanding local newspaper, the Antelope Valley Ledger-Gazette. The newspaper, owned by R.B. Cameron, occupied the southern half of the ground floor for 31 years before moving to Lancaster Boulevard in 1953. The northern half housed Estelle's Grocery from the late 1920s to the early 1950s. The apartments upstairs were occupied for a time by the newspaper's press operators, and by the Estelle family. The building apparently had been painted green and purple for a time, and was sandblasted back to its original brick in 1977.

The Franklin Building dates to a relatively early period in Lancaster's history, from which few buildings survive without major alterations in the planning area and the City at large. Located near the City's original downtown core, it is today an excellent example of a pre-WWII commercial building with outstanding historic integrity, especially in comparison to other buildings of similar nature and vintage in the area. As such, it provides a rare window to the appearance of downtown Lancaster during the early 20th century. In addition, it is also notable in local history as the longtime home of the local newspaper.

In light of the its demonstrated historic interest to the community, this study concludes that the Franklin Building also warrants special consideration in municipal planning as a local historic site. However, it does not demonstrate any extraordinary architectural, artistic, or aesthetic merits beyond what was noted above, nor is it known to have been closely associated with an important historic figure or event. Therefore, it does not appear eligible for listing in the California Register.

Other Properties Recorded

In general, the residential buildings recorded in the planning area, including those converted into other uses, tend to be simple in design and unpretentious in appearance, typical of a early to mid-century dwellings found in neighborhoods of modest means. Few of them demonstrate the distinctive characteristics of any established architectural style. The few buildings that do incorporate in their designs recognizable elements of established architectural styles, such as California Bungalow, Ranch, or Spanish-Eclectic, are more vernacular adaptations rather than typical specimens of such styles. Significant alterations were frequent among these homes, with garage conversions and conversions to small businesses among the most common changes.

Most of the residences date to near the late historic period, and are arguably related to the mid-century urban expansion era in the City's history, which may be considered a pattern of events that has left a significant legacy in local history. However, as some of the numerous single-family residences that sprang up in the mid-20th century, especially as part of the post-WWII boom, these houses do not demonstrate a particularly close or unique association with that theme in local history in comparison to other similar properties in the City and the region.

Similarly, the commercial properties in the planning area are typically rather unremarkable in terms of architectural characteristics and aesthetic feeling. As is often the case with commercial properties elsewhere, the vast majority of these buildings have undergone significant alteration over the years, sometimes repeatedly, as dictated by utilitarian needs and changes in popular aesthetic preference. Unlike the contributors to the Lancaster Boulevard Downtown Neighborhood, which collectively help preserve a sense of history in the City's traditional commercial hub, the other commercial buildings in the planning area do not individually demonstrate any particular historic quality, nor do they collectively represent a coherent historic theme within a defined geographic area.

Despite extensive research, no persons of recognized significance in national, state, or local history, nor any prominent architects, designers, or builders were identified in association with these properties. The most notable building among these is the former elementary school at 44711 Cedar Avenue, now a part of the Lancaster School District's office complex. Originally constructed in 1913, it is the second-oldest surviving building in the planning area, as mentioned previously.

Once an impressive three-story building, the top portion was reportedly damaged in a 1933 earthquake and subsequently removed. Then in the 1950s, most of the original school building was demolished, leaving only the northern wing and an auditorium that had apparently been added sometime prior. In any case, a comparison of historic and current photographs reveals that very few recognizable features of the original elementary school remain extant in the building today. Consequently, the building has completely lost its historic and architectural integrity in relation to its potential period of significance.

For the foregoing reasons, the present study concludes none of the other 64 buildings or groups of buildings recorded during the survey appears eligible for listing in the California Register of Historical Resources or otherwise qualifies as “historical resources,” as defined by CEQA.

5.8.2 REGULATORY SETTING

FEDERAL

National Historic Preservation Act of 1966

Enacted in 1966 and amended in 2000, the National Historic Preservation Act (NHPA) declared a national policy of historic preservation and instituted a multifaceted program, administered by the Secretary of the Interior, to encourage the achievement of preservation goals at the Federal, State and local levels. The NHPA authorized the expansion and maintenance of the National Register of Historic Places (NRHP), established the position of State Historic Preservation Officer (SHPO) and provided for the designation of State Review Boards, set up a mechanism to certify local governments to carry out the purposes of the NHPA, assisted Native American tribes to preserve their cultural heritage and created the Advisory Council on Historic Preservation (ACHP).

SECTION 106

Section 106 of the NHPA states that Federal agencies with direct or indirect jurisdiction over Federally funded, assisted or licensed undertakings must take into account the effect of the undertaking on any historic property that is included in or eligible for inclusion in the NRHP, and that the ACHP must be afforded an opportunity to comment, through a process outlined in the ACHP regulations, in Title 36 of the Code of Federal Regulations (CFR) Part 800, on such undertakings. The Section 106 process involves identification of significant historic resources within an “area of potential effect;” determination if the undertaking will cause an adverse effect on historic resources; and resolution of those adverse effects through execution of a Memorandum of Agreement. In addition to the ACHP, interested members of the public, including individuals, organizations and agencies (such as the California Office of Historic Preservation), are provided with opportunities to participate in the process.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places was established by the NHPA of 1966 as “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be

considered for protection from destruction or impairment.”¹ The NRHP recognizes properties that are significant at the national, State and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering or culture. Districts, sites, buildings, structures and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling and association. A property is eligible for the NRHP if it is significant under one or more of the following criteria:

- Criterion A: It is associated with events that have made a significant contribution to the broad patterns of our history;
- Criterion B: It is associated with the lives of persons who are significant in our past;
- Criterion C: It embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; and/or
- Criterion D: It has yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces or graves of historic figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings and properties that are primarily commemorative in nature, are not considered eligible for the NRHP, unless they satisfy certain conditions. In general, a resource must be 50 years of age to be considered for the NRHP, unless it satisfies a standard of exceptional importance.

Secretary of the Interior’s Standards for the Treatment of Historic Properties

Evolving from the *Secretary of the Interior’s Standards for Historic Preservation Projects with Guidelines for Applying the Standards* that were developed in 1976, the *Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* were published in 1995 and codified as 36 CFR 67. Neither technical nor prescriptive, these standards are “intended to promote responsible preservation practices that help protect our Nation’s irreplaceable cultural resources.”² “Preservation” acknowledges a resource as a document of its history over time, and emphasizes stabilization, maintenance, and repair of existing historic fabric. “Rehabilitation” not only incorporates the retention of features that convey historic character but also accommodates alterations and additions to facilitate continuing or new uses. “Restoration” involves the retention and replacement of features from a specific period of significance. “Reconstruction,” the least used treatment, provides a basis for recreating a missing resource. These standards have been adopted, or are used informally, by many agencies at all levels of government to review projects that affect historic resources.

¹ Code of Federal Regulations, 36 CFR 60.2.

² Weeks, Kay D., and Anne E. Grimmer, *The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstruction Historic Buildings*, Washington, DC: U.S. Department of the Interior, National Park Service, 1995.

STATE OF CALIFORNIA

California Environmental Quality Act

Pursuant to the 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 historical resources or identified as significant in a local survey conducted in accordance with State guidelines are also considered historical 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 an historical resource as defined in California Public Resources Code (PRC) Section 5024.1. Pursuant to CEQA, a project with an effect that may cause a substantial adverse change in the significance of an historical resource may have a significant effect on the environment.

California Register of Historical Resources

Created in 1992 and implemented in 1998, the California Register of Historical Resources is “an authoritative guide in California to be used by State and local agencies, private groups, and citizens to identify the State’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.”³ Certain properties, including those listed in or formally determined eligible for listing in the NRHP and California Historical Landmarks numbered 770 and higher, are automatically included in the CRHR. Other properties recognized under the California Points of Historical Interest program, identified as significant in historical resources surveys or designated by local landmarks programs, may be nominated for inclusion in the CRHR. A resource, either an individual property or a contributor to a historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria:

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

California Historical Landmarks

California Historical Landmarks (CHLs) are buildings, structures, sites or places that have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental or other value and that have been determined to have statewide

³ California Public Resources Code, Section 5024.1(a).

historical significance by meeting at least one of the criteria listed below. The resource also must be approved for designation by the County Board of Supervisors (or the City or Town Council in whose jurisdiction it is located), be recommended by the State Historical Resources Commission and be officially designated by the Director of California State Parks. The specific standards now in use were first applied in the designation of CHL # 770; CHLs #770 and above are automatically listed in the CRHR.

To be eligible for designation as a “landmark,” a resource must meet at least one of the following criteria:

- The first, last, only, or most significant of its type in the State or within a large geographic region (northern, central, or southern California);
- Associated with an individual or group having a profound influence on the history of California; or
- A prototype of, or an outstanding example of, a period, style, architectural movement, or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer, or master builder.

Resources nominated to the CRHR must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. It is possible that a resource whose integrity does not satisfy NRHP criteria may still be eligible for listing in the CRHP. Similarly, resources that have achieved significance within the past 50 years may be eligible for inclusion in the CRHR if enough time has lapsed to obtain a scholarly perspective on the events or individuals associated with the resource.

California Points of Historical Interest

California Points of Historical Interest are sites, buildings, features or events that are of local (city or county) significance and have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental or other value. Points of Historical Interest designated after December 1997 and recommended by the State Historical Resources Commission are also listed in the CRHR. No historical resource may be designated as both a landmark and a “point.” If a point is subsequently granted status as a landmark, the point designation will be retired.

To be eligible for designation as a Point of Historical Interest, a resource must meet at least one of the following criteria:

- The first, last, only or most significant of its type within the local geographic region (city or county);
- Associated with an individual or group having a profound influence on the history of the local area; or
- A prototype of, or an outstanding example of, a period, style, architectural movement, or construction or is one of the more notable works or the best surviving work in the local region of a pioneer architect, designer, or master builder.

State Historical Building Code

Created in 1975, the State Historical Building Code (SHBC) provides regulations and standards for the preservation, restoration, rehabilitation or relocation of historic buildings, structures and properties that have been determined by an appropriate local or State governmental jurisdiction to be significant in the history, architecture or culture of an area. Rather than being prescriptive, the SHBC constitutes a set of performance criteria. The SHBC is designed to help facilitate restoration or change of occupancy in such a way as to preserve original or restored elements and features of a resource; to encourage energy conservation and a cost-effective approach to preservation; and to provide for reasonable safety from earthquake, fire, or other hazards for occupants and users of such “buildings, structures and properties.” The SHBC also serves as a guide for providing reasonable availability, access, and usability by the physically disabled.

5.8.3 IMPACT THRESHOLDS AND SIGNIFICANCE CRITERIA

According to Appendix G of the CEQA Guidelines, a project would typically have a significant impact on cultural resources if the project would:

- Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5;
- Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5;
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; and
- Disturb any human remains, including those interred outside of formal cemeteries feature.

Under CEQA, a project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. Substantial adverse change in the significance of a historical resource is defined as physical demolition, destruction, relocation or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. The significance of a historical resource would be materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register, a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code. In general, a project that follows the Secretary of the Interior’s Standards for the Treatment of Historic Properties and associated guidelines shall be considered as mitigated to below the level of significance.

During preparation of the Initial Study, impacts associated with the last bullet were found to be less than significant. Please refer to Section 8.0, Effects Found Not to be Significant, for a detailed explanation.

5.8.4 IMPACTS AND MITIGATION MEASURES

HISTORICAL RESOURCES

- Implementation of the proposed project would not cause a significant impact to historical resources within the project area.

Two previously designated heritage properties are located within the DLSP area:

- Western Hotel – 557 West Lancaster Boulevard; and
- Cedar Avenue Complex – 44843-44855 Cedar Avenue and 606 West Lancaster Boulevard.

Implementation of the DLSP could significantly impact the Western Hotel and Cedar Avenue Complex, as the demolition of or significant alterations to the Western Hotel and the Cedar Avenue Complex would constitute a substantial adverse change in the significance of a historical resource pursuant to CEQA and all effort should be made to preserve their historic integrity and prevent, avoid, or reduce potential effects of future projects on these properties. Proper mitigation measures would be required if such effects could not be avoided.

Two additional resources have been identified as not meeting the statutory and regulatory definition of “historical resources”, but merit special consideration as properties of local interest:

- Lancaster Boulevard Downtown Neighborhood; and
- Franklin Building – 44753 - 44759 Sierra Highway.

The Lancaster Boulevard Downtown Neighborhood, encompassing the parcels lying adjacent to the segment of Lancaster Boulevard across the planning area, constitutes an area of local historical interest with a coherent theme and a clearly defined period of significance. However, due to the compromised historic integrity of the area as a whole and of the majority of the contributing properties, it does not appear eligible for listing in the California Register of Historical Resources. Nevertheless, it merits special consideration in municipal planning.

The Franklin Building also warrants special consideration in municipal planning as a local historic site. However, it does not demonstrate any extraordinary architectural, artistic, or aesthetic merits beyond what was noted above, nor is it known to have been closely associated with an important historic figure or event. Therefore, it does not appear eligible for listing in the California Register.

In the interest of preserving the community’s cultural heritage whenever possible, the City should consider the potential effects of future projects on the historical characteristics of the Lancaster Boulevard Downtown Neighborhood and the Franklin Building during the environmental review process. Proper identification, prevention, or mitigation of such effects should be required when feasible.

Due to the programmatic nature of the DLSP, it is not known at this time if or to what extent future development proposals within the DLSP area would directly or indirectly impact the Western Hotel, Cedar Avenue Complex, the Franklin Building, or any other properties within the Lancaster Boulevard Downtown Neighborhood. If future development proposals are submitted that would potentially impact the Western Hotel or Cedar Avenue Complex, a site specific

historical analysis would be required to determine the extent of the impact and to identify feasible mitigation measures that would reduce or eliminate the potential impact. Additionally, any future project that would potentially impact the Franklin Building or that occurs within the boundaries of the Lancaster Boulevard Downtown Neighborhood would be reviewed by the City to determine the potential effects of the project on the historical characteristics of the Franklin Building and Lancaster Boulevard Downtown Neighborhood. With implementation of identified mitigation requiring review of any future development proposal within the Lancaster Boulevard Downtown Neighborhood, including the Franklin Building, potential impacts would be reduced to a less than significant level.

ARCHAEOLOGICAL/PALEONTOLOGICAL RESOURCES

- Implementation of the proposed project would not cause a significant impact to archaeological/paleontological resources within the project area.

As stated, three archaeological sites, 19-002171 (CA-LAN-2171H), 19-002215 (CA-LAN-2215H), and 19-002461 (CA-LAN-2461H) were previously identified within the project area. The sites dated to the historic period and consisted of the remnants of late 19th and early 20th century development in Lancaster's downtown core, such as refuse deposits and remains of old buildings. All three sites have been removed since their recordation.

Previous cultural resources studies identified more than 150 other historical/archaeological sites outside the planning area but within a one-mile radius. Similar to within the planning area, the sites predominately represented historic-period buildings. Eight of the recorded cultural resources were archaeological sites or isolates. Among them, four contained historic-period refuse deposits and/or structural remains, three dated to the prehistoric period and one was of unknown nature. The prehistoric archaeological resources included a scatter of chipped stone artifacts with the remains of a butchered calf, an isolated fragment of a mano (hand-held groundstone implement), and a habitation site with chipped stone flakes, fire-affected rock, groundstone fragments, and animal bone mixed with historic-period refuse.

It is not anticipated that archaeological or paleontological resource sites exist within the project area. However, the potential exists that erosional or depositional processes, along with other impacts, have obscured archaeological and paleontological resources that may be present. While it is unlikely that significant cultural resource sites exist within the DLSP area, there is always the potential, regardless of how remote, that cultural resources may yet be unearthed. Therefore, site-specific development within the DLSP area could potentially disturb or destroy undocumented archaeological and/or paleontological resources. With implementation of the recommended mitigation (stopping work and retaining a qualified archaeologist, if such resources are discovered), potential impacts would be reduced to a less than significant level.

CUMULATIVE IMPACTS

- Development associated with the proposed project and other related cumulative projects would not result in cumulatively considerable cultural resources impacts.

The proposed project would not result in any direct or indirect impacts to cultural resources related to a substantial adverse change in the significance of a historical resource with implementation of recommended mitigation measures identified below. Therefore, the proposed project, in combination with other related cumulative projects identified in Section 4.0, would not

result in cumulatively considerable impacts to cultural resources. Within the City of Lancaster, potential direct or indirect impacts to historical resources would be evaluated on a project-by-project basis. Each incremental development would be analyzed to determine its compliance with applicable City, State and Federal regulations concerning cultural resources.

MITIGATION MEASURES

HISTORICAL RESOURCES

- CUL-1 Prior to issuance of demolition/grading and or building permits, the applicant for any future development within the Downtown Lancaster Specific Plan area that would potentially impact either directly or indirectly the Western Hotel or Cedar Avenue Complex, shall conduct a site specific historical analysis of the site to determine the extent of the impact and to identify feasible mitigation measures that would reduce or eliminate the potential impact.
- CUL-2 Prior to issuance of building permits, the City of Lancaster shall review the potential effects of future development on the historical characteristics of the Lancaster Boulevard Downtown Neighborhood and the Franklin Building. Proper identification, prevention, or mitigation of such effects shall be required when feasible.

ARCHAEOLOGICAL/PALEONTOLOGICAL RESOURCES

- CUL-3 If cultural resources (archaeological or paleontological) are discovered during on-site excavation or grading activities, the contractor shall cease all work and shall retain a qualified archaeologist to evaluate the significance of the finding and determine the appropriate course of action.

CUMULATIVE IMPACTS

No additional mitigation measures are required.

5.8.5 LEVEL OF SIGNIFICANCE AFTER MITIGATION

No significant impacts related to cultural resources have been identified following implementation of the recommended mitigation measures and compliance with City, State, and/or Federal requirements.