

# **Phase I Cultural Resource Assessment for the Arkansas Street Specific Plan Project City of Artesia, Los Angeles County, California**

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## MANAGEMENT SUMMARY

City Ventures (Applicant) proposes a Specific Plan to develop approximately 4.2 acres for the Arkansas Street Specific Plan Project (Project) in the City of Artesia (City), Los Angeles County, California. The Project is bounded to the north by Arkansas Street, to the east by Pioneer Boulevard, to the south by a single-family residential neighborhood, and to the west by Alburdis Avenue within Assessor Parcel Numbers 7014-003-015 through -028 and the portion of Alburdis Avenue to be vacated within the Project area. The Project consists of two proposed development subareas, the Phase 1 Development Arkansas Project area and the future development area. Under contract to the Applicant, Applied EarthWorks, Inc. (Æ) conducted a cultural resource assessment of the Project in accordance with the California Environmental Quality Act (CEQA). The City is the Lead Agency for compliance with CEQA.

This report summarizes the methods and results of the Phase I cultural resource investigation of the Project area. Æ's assessment included a records search and literature review, communication with Native American tribal representatives, and an archaeological and built environment survey of the Project area. The purpose of the investigation was to determine the potential for the proposed Project to impact historical resources eligible for or listed in the California Register of Historical Resources (CRHR).

The literature and records search at the South Central Coastal Information Center of the California Historical Resources Information System indicates that no cultural resources have been documented within a 0.25-mile radius of the Project area. This search indicated three cultural resources studies have been conducted within a 0.25-mile radius. None of these studies involved the Project area.

As part of the cultural resource investigation, Æ requested a search of the Sacred Lands File from the Native American Heritage Commission. Results of the search indicate that there are no known Native American cultural resources within the Project area. Æ contacted Native American individuals and organizations to elicit additional information on Native American resources within the Project area. Of the eight groups and/or individuals contacted, Æ received one response from the Gabrieleno Band of Mission Indians – Kizh Nation.

Æ Archaeologist and Architectural Historian Susan Wood completed the cultural resource survey of the Project area on September 8, 2021. No archaeological resources were discovered during the survey; however, six built environment resources were identified and documented within the Project area. These resources were evaluated according to CRHR significance criteria and are recommended ineligible for listing. Additionally, they were evaluated at the local level as outlined in the Cultural and Historic Resources Sub-Element of the City of Artesia General Plan and the local landmark process of the Artesia Municipal Code and recommended ineligible.

The terrain throughout the entire Project area has been disturbed by previous agricultural activity and development. No buried paleosols (Ab horizons) are present among the soils mapped within the Project area, and the mapped soil series are thought to have low to moderate sensitivity for

buried archaeological sites. Therefore, intact and significant buried archaeological deposits are unlikely, and no further cultural resource management of the Project area is recommended.

Field notes documenting the current investigation are on file at Æ's Hemet office. A copy of this report will also be submitted to the South Central Coastal Information Center for inclusion in the California Historical Resources Information System.

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# 1

## INTRODUCTION

City Ventures (Applicant) proposes a Specific Plan to develop approximately 4.2 acres for the Arkansas Street Specific Plan Project (Project) in the City of Artesia (City), Los Angeles County, California. Under contract to the Applicant, Applied EarthWorks, Inc. (Æ) conducted a cultural resource assessment of the Project in accordance with the California Environmental Quality Act (CEQA). The City is the Lead Agency for compliance with CEQA. M. Colleen Hamilton, M.A., a Registered Professional Archaeologist (RPA 10535) and Principal Architectural Historian served as Æ's Principal Investigator and was responsible for overall quality control. Susan Wood, Ph.D., Senior Architectural Historian and Archaeologist served as Project Manager and conducted all fieldwork.

### 1.1 PROJECT LOCATION AND DESCRIPTION

The Project is in the northern portion of the City of Artesia in southeast Los Angeles County (Figure 1-1). The Project is within Section 25, Township 3 South, Range 12 West, as shown on the U.S. Geological Survey (USGS) Whittier, CA 7.5-minute topographic quadrangle map (Figure 1-2). Elevation ranges between 60 and 64 feet above mean sea level (amsl). Specifically, the Project is bounded to the north by Arkansas Street, to the east by Pioneer Boulevard, to the south by a single-family residential neighborhood, and to the west by Alburdis Avenue within Assessor's Parcel Numbers (APNs) 7014-003-015 through -028 and the portion of Alburdis Avenue to be vacated within the Project area. Currently, the parcels within the Project area have multiple landowners and uses, including commercial (El Pollo Loco restaurant and Pioneer RV Storage), residential, and light industrial as well as blighted property and parking. The Project consists of two proposed development subareas, the Phase 1 Development Arkansas Project area and the future development area.

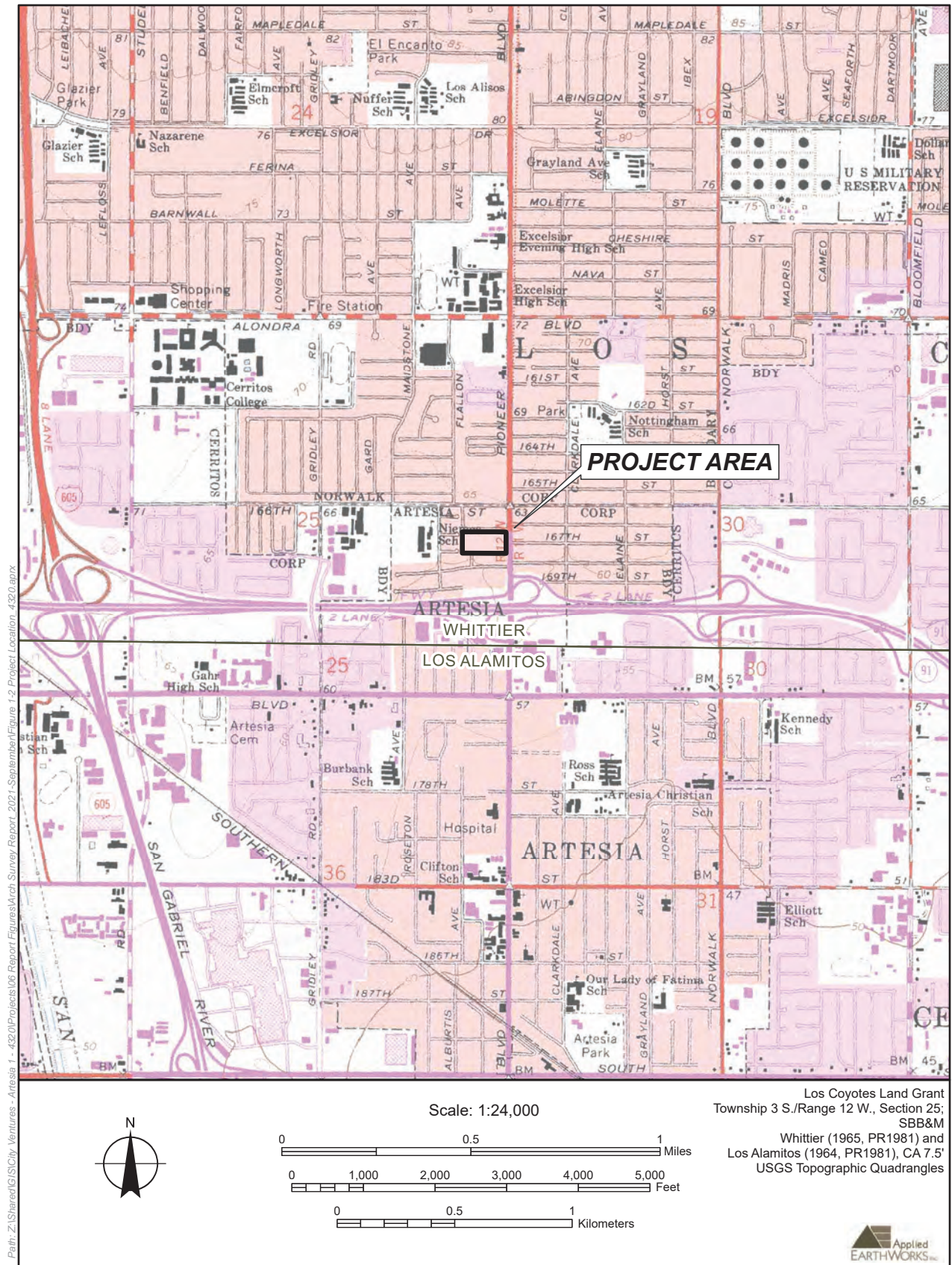
The Project involves an amendment to the City of Artesia General Plan (General Plan) to add the Arkansas Street Specific Plan and change the land-use designations, specifically:

- Adoption of Arkansas Street Specific Plan (4.22 acres).
- Change of Zone designation within the Arkansas Street Specific Plan area from Light Manufacturing and Industrial (M-1) and Commercial General (C-G) to Specific Plan Zone—Arkansas Street Specific Plan.
- Phase 1 Development—Arkansas Project (Case No. 2021-06) within APNs 7014-003-020 through -026, and -028 will include:
  - 59 units and 5,290 square feet,
  - TTM-83442—air space condominium map, and
  - The vacation of Alburdis Avenue within the Project area.
- Future development area within APNs 7014-003-015 through -019, and -027.



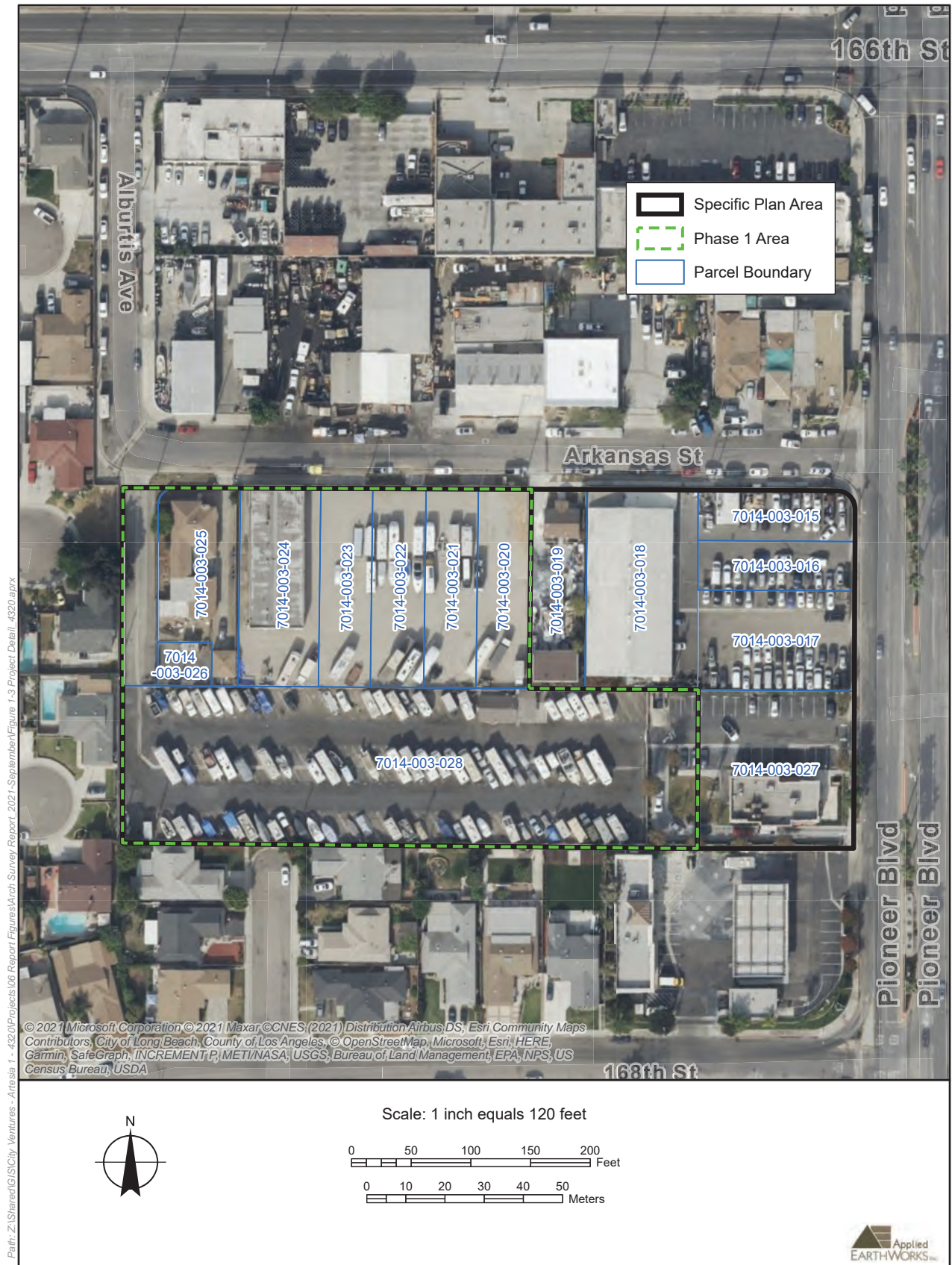
**Figure 1-1 Project vicinity in Los Angeles County, California.**





**Figure 1-2 Project location on USGS Whittier, CA 7.5-minute topographic quadrangle.**





**Figure 1-3 Proposed Arkansas Specific Plan area.**

## **1.2 REGULATORY CONTEXT**

### **1.2.1 State Laws and Regulations**

The Project requires discretionary approval from the City and is therefore subject to CEQA. The CEQA Statutes and Guidelines directs lead agencies to determine whether a project will have a significant impact on historical resources. A resource considered “historically significant” is considered a “historical resource,” if it is included in a local register of historical resources or is listed in or determined eligible for listing in the California Register of Historical Resources (CRHR) under any one of the following criteria (Title 14, California Code of Regulations [CCR], Section 15064.5):

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

Compliance with CEQA’s cultural resource provisions typically involves several steps. Briefly, archival research and field surveys are conducted, and identified historical resources are inventoried and evaluated in prescribed ways. Prehistoric and historical archaeological sites, as well as standing structures, buildings, and objects deemed historically significant and sufficiently intact (i.e., historical resources), must be considered in project planning and development.

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 (14 CCR 15064.5[b]), and the lead agency is responsible for identifying potentially feasible measures to mitigate adverse changes in the significance of a historical resource (14 CCR 15064.5[b]4).

### **1.2.2 Other Statutes and Regulations**

#### **City of Artesia Municipal Codes**

The City of Artesia General Plan includes a Cultural and Historic Resources Sub-Element in accordance with Section 65303 of the California Government Code. The Historic Resources Sub-Element focuses on two key Community Planning Principles (City of Artesia 2021:CHR-4):

- **Community Planning Principle CHR 1:** Cultural and historic resources, sites, and districts represent a valuable physical component of a community’s heritage. Structures such as the Artesia Water Tower and the Frampton-Dantema home provide local points of interest that link the City’s future growth with its past traditions.
- **Community Planning Principle CHR 2:** The City’s diverse population creates a confluence of different ethnic groups and cultures. This characteristic serves as an

important distinction from surrounding jurisdictions, and can be used to promote and enhance the City's tourism and industry.

In order to enact these principles, the City outlined specific Community Goals and Policy Actions within the parameters of a Community Policy Program to ensure adherence to the principles, as follows (City of Artesia 2021:CHR-4):

- **Community Goal CHR 1** – Resources with cultural and historic significance are preserved:
  - **Community Policy CHR 1.1** – Enhance and protect resources that have cultural and historic significance.
    - **Policy Action CHR 1.1.1** – Pursue opportunities for the identification, documentation, and evaluation of significant cultural and historic resources in the City.
    - **Policy Action CHR 1.1.2** – Encourage continued private ownership and utilization of historic structures.
    - **Policy Action CHR 1.1.3** – Promote the maintenance, restoration, and rehabilitation of cultural and historic resources.
  - **Community Policy CHR 1.2** – Strengthen cultural and historic preservation planning.
    - **Policy Action CHR 1.2.1** – Integrate the consideration of cultural and historic resource preservation into the land use planning process.
- **Community Goal CHR 2** – Artesia's cultural and historic resources are a source of public pride and a draw for visitors.
  - **Community Policy CHR 2.1** – Foster public appreciation for Artesia's cultural and historic resources.
    - **Policy Action CHR 2.1.1** – Promote events and activities highlighting cultural and historic resources, and integrate cultural and historic aspects into City-sponsored events and programs.
    - **Policy Action CHR 2.1.2** – Maintain information about important cultural and historic resources on the City's website.
    - **Policy Action CHR 2.1.3** – Increase opportunities for cultural heritage tourism by supporting efforts such as signage, marketing, and beautification.

In addition to the Cultural and Historic Resources Sub-Element of the General Plan, the City established a local landmark designation process and a historic district zone under the Artesia Municipal Code (AMC). According to AMC Title 5, Chapter 16, Designation of Local Landmarks, the City Council may designate a building, landmark, or other property within the City as a local historical landmark in special recognition of the property's role during the formation or existence of the City. The Method of Designation is outlined in associated AMC Section 5.16-02. AMC Title 9, Chapter 2, Article 31.5. established the Historic District Zone, which is intended to preserve the historic nature of buildings within the Historic District Zone. The City established the Historic District Zone to promote the general welfare, education, and recreational pleasure of the public through identification, preservation, and enhancement of those buildings, structures, neighborhoods, landscapes, places, and areas that have special historical, cultural, architectural, or archaeological significance. Associated AMC Section 31.5.2 delineates the accessory uses permitted, and outlines the development standards for the Historic District Zone.

### **1.3 REPORT ORGANIZATION**

This report documents the results of a cultural resource investigation for the proposed Project. Chapter 1 describes the Project and its location, defines the scope of the cultural resource investigation, and states the regulatory context. Chapter 2 summarizes the natural and cultural setting of the Project and surrounding region. Chapter 3 presents the results of the cultural resource literature and records search. Chapter 4 summarizes the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) search and subsequent Native American communications. The field survey methods and results are discussed in Chapter 5. Significance evaluations of the built environment resources are presented in Chapter 6. Cultural resource management recommendations are provided in Chapter 7, and bibliographic references are in Chapter 8. Results of the SLF search and correspondence with Native American groups are included in Appendix A, and California Department of Parks and Recreation (DPR) 523 cultural resource record forms are provided as Appendix B.



## 2 SETTING

This chapter describes the prehistoric, ethnographic, and historical cultural setting of the Project to provide a context for understanding the nature and significance of cultural resources identified within the region. Prehistorically, ethnographically, and historically, the nature and distribution of human activities in the region have been affected by such factors as topography and the availability of water and natural resources. Therefore, prior to a discussion of the cultural setting, the environmental setting of the area is summarized below.

### 2.1 ENVIRONMENTAL SETTING

The Los Angeles plain is a broad, level expanse of land comprising more than 800 square miles that extends from Cahuenga Peak south to the Pacific coast, and from Topanga Canyon southeast to the vicinity of Aliso Creek. Prior to historical settlement of the area, the plain was characterized by extensive inland prairies and a lengthy coastal strand with elevations approximately 500 feet amsl or less. The Los Angeles plain is traversed by several large watercourses, most notably the Los Angeles, Rio Hondo, San Gabriel, and Santa Ana rivers. Marshlands fed by fresh or salt water also once covered many portions of the area. To the west, the coastal region encompasses approximately 375 square miles of varied terrain. West of Topanga Canyon the terrain is rugged; the steep westward slopes of the Santa Monica Mountains reach 1,000 feet or more in elevation, except where stream-cut ravines and canyons drain onto narrow beaches at the edge of the water. From Topanga Canyon southward to the Palos Verdes Peninsula, a distance of roughly 22 miles, the coast is flat and level; extensive marshlands once existed near the mouth of Ballona Creek in the area now known as Playa del Rey. The terrain becomes rugged once again as the coast follows the Palos Verdes Peninsula for a distance of approximately 12 miles before reaching San Pedro Bay, which in prehistoric times was characterized by extensive mud flats and sand bars (McCawley 1996).

The climate of this region is characterized by cool moist winters and warm dry summers, very similar to the climate found in countries on the Mediterranean Sea. During the twentieth century, average annual precipitation has been less than 15 inches, although 40 inches of precipitation annually is not unusual in the higher mountain regions. At times during the prehistoric era, the land was likely watered well by the three major river systems and numerous streams and tributaries, many of which probably ran throughout the year. Prior to livestock ranching and urbanization, there was likely much less runoff, resulting in a higher groundwater table and more groundwater.

At least eight biotic zones existed within the Project region prehistorically, including the valley grassland, coastal sage scrub, chaparral, southern oak woodland, riparian woodland, freshwater marsh, saltwater marsh, and the beach and coastal strip. The valley grassland and coastal sage scrub zones covered much of the open prairie of the Los Angeles plain and adjacent hillslopes. Dominant plant species in these zones included rye grass, blue grass, bent grass, filaree, needlegrass, triple-awned grass, California buckwheat, coastal sage, encelia, yellow penstemon,

mule fat, bee plant, monkey flower, beavertail cactus, and jumping cholla cactus. Isolated stands of yucca also were present. In the interior, the chaparral zone covered much of the higher hillslopes surrounding the plain. Dominant shrubs included chamise, sugar bush, mountain mahogany, black sage, and white sage. Clumped stands of scrub oak, interior live oak, and holly-leaf cherry occurred sporadically within this community where water was more abundant. Interspersed among these shrubs and trees was a wide variety of herbs including chia, onion, nightshade, and silver buckwheat.

The southern oak woodland in many of the mountain canyons contained coast and interior live oak, scrub oak, and a variety of low shrubs. The riparian woodland along most of the Project region's major watercourses, included willow, cottonwood, coast live oak, and sycamore. The herbaceous understory in these areas was dominated by western ragweed, heliotrope, saltgrass, nettle, and foxtail chess. The freshwater marsh zones were replenished seasonally by the flooding of streams and rivers and contained plants such as tule, cattail, tule potato, spike rush, wild hyacinth, and wire grass. The seeds and fruits from many of the plant species found in the various biotic zones as well as the wide array of small, medium, and large terrestrial mammals, birds, reptiles, waterfowl, and freshwater mollusks were widely exploited by the Native American inhabitants of the Project region.

Near the seashore, the saltmarsh-estuary habitat was interspersed with sand or mud flats and connected to the ocean through saltwater channels. This zone was less rich in plant resources than the freshwater marshlands; however, it offered a similar variety of waterfowl and edible shellfish such as pectens, cockles, and oysters. The beach and coastal strand zone were home to a variety of sea mammals, sea birds, fish, and shellfish as well as seaweed and kelp beds (McCawley 1996:115).

Beginning in 1781, with the laying out of *El Pueblo de la Reina de Los Angeles*, the Los Angeles plain witnessed gradual and, later, dramatic changes that transformed the pristine prairie-like environment into a thriving megatropolis. Except those areas intentionally set aside as open space or in nature preserves, very little of the natural environmental setting of the Project region remains intact.

## **2.2 ARCHAEOLOGICAL SENSITIVITY**

An examination of land-use practices indicates that surficial deposits throughout much of the Project area have been extensively disturbed by past activities. Although the exact depths of the prior disturbance are unknown, it is likely that previous construction disturbed at least the upper 3–5 feet of sediment within the Project area.

Soil in the Project area, as mapped by the U.S. Department of Agriculture Natural Resources Conservation Service, is the San Emigdio series (100 percent) (Soil Survey Staff 1999a). San Emigdio soils belong to the Xerolls taxonomic order, which are Mollisols of regions with a Mediterranean climate (Soil Survey Staff 1999b:630). The San Emigdio series consists of very deep well-drained soils that formed in dominantly sedimentary alluvium. These soils are found on fans and floodplains and have slopes of 0–15 percent. A typical pedon for Emigdio soils is a fine sandy loam with an A horizon from 0 to 8 inches deep (2.5Y 4/2–6/2), no B horizons, and three C horizons from 8 to 60 inches (2.5Y 4/2–7/2) (Soil Survey Staff 1999a).

The maximum level of ground disturbance for the Project is approximately 5 feet, with some localized excavations that may extend to 6–7 feet for utilities. The available soils data represents the top 60 inches (5 feet). The area is highly urbanized, and the top 60 inches (5 feet) of sediment is likely disturbed by previous agricultural and building construction, installation of underground utilities, and road construction. The soil series mapped in the Project does not include buried A (Ab) horizons. The maximum depth of possible ground disturbance (i.e., 7 feet) for the Project exceeds the depth of the typical pedons. No recommendation, however, can be given for depths below 5 feet due to lack of available soils data. However, the likelihood of encountering intact buried cultural resources is low to moderate, and AECOM recommends a low archaeological sensitivity designation for the Project.

## **2.3 PREHISTORIC AND ETHNOGRAPHIC SETTING**

Below is an overview of the cultural history of the Los Angeles Plain to provide a context for understanding the types, nature, and significance of prehistoric or ethnohistoric sites that may be encountered in the Project area. In this discussion of the prehistoric setting, emphasis is placed on chronologies developed for coastal Southern California; brief mention is also made of Southern California desert chronologies, as appropriate. The prehistoric discussion presented here was developed by Goldberg et al. (1999) for the Metropolitan Water District of Southern California's Headquarters Project at Union Station and has been updated to reflect the results of more recent archaeological investigations. The ethnohistoric setting provides a general overview of the cultural practices of the Gabrieleno Tongva cultural group who occupied the Los Angeles region at the time of historical contact; a very detailed presentation of these data is provided by William McCawley (1996) in his book *The First Angelinos*.

### **2.3.1 Prehistoric Setting**

Two formative regional chronologies are widely cited in the archaeological literature for the prehistory of the coastal regions of Southern California (Wallace 1955, 1978; Warren 1968). These chronologies are generalized temporal schemes based on the presence or absence of certain artifact types. A more recent chronological synthesis for coastal Southern California has been provided by Koerper and Drover (1983). This synthesis employs Wallace's (1955) horizon terminology but uses radiometric data to identify the sequence of stylistic change observed in the artifact assemblages, which are interpreted as temporal indications of cultural change. Sutton (2010) has proposed the most recent cultural sequence for Southern California and the Los Angeles Basin. This sequence is largely a revision of the chronology initially proposed by Wallace (1955) in light of efforts by Erlandson et al. (2007) and Sutton and Gardner (2010). The following discussion is divided into five major cultural intervals: pre-12,000 B.P., 12,000–7500 B.P., 7500–5000 B.P., 5000–1500 B.P., and post-1500 B.P.

#### **Pre-12,000 B.P. Interval (Pleistocene)**

Evidence of ancient human activity is widespread in the midwestern and far western United States, including localities where mammoths were killed and butchered by humans 18,500–14,000 years ago (Joyce 2013); the Paisley Five Mile Point Caves in Oregon, inhabited not less than 14,600 years ago (Jenkins et al. 2013); the Debra L. Friedkin site in Texas, which yielded thousands of pre-Clovis artifacts dated 16,200–14,400 B.P. (Jennings and Waters 2014); and the Manis site in Washington, where hunters dispatched a mastodon with a bone-tipped projectile

some 13,800 years ago (Waters et al. 2011). While it seems probable that people occupied California more than 13,500 years ago, and possibly as early as 18,000–20,000 B.P., no definite and reliably datable evidence of such early human activity in the state has been reported.

A few archaeological sites have been purported to be of great antiquity and offer evidence of human occupation in Southern California during the Pleistocene. These cultures have been designated, depending on geography, as Paleoindian or Paleocoastal Traditions (Sutton 2010, 2011). These sites are centered in the Mojave and Colorado deserts, or along the coast of Southern California. Human femora from the Arlington Spring site on Santa Rosa Island have been dated to approximately  $13,000 \pm 200$  years B.P., and midden from the Daisy Cave site on San Miguel Island dates to approximately  $11,500 \pm 200$  years B.P. (Erlandson et al. 2011). Perhaps the most widely publicized of these sites is the highly dubious Calico Early Man Site in the desert of San Bernardino County (Schuiling 1979; Simpson 1980). However, no sites of great antiquity have been identified near downtown Los Angeles, and many archaeologists remain skeptical about the existence of such sites in Southern California.

### **12,000–7500 B.P. Interval (Terminal Pleistocene/Early Holocene)**

Warren's (1968, 1980) earliest interval for Southern California prehistory is the "San Dieguito Tradition," beginning about 10,000 B.P. and best defined in the coastal San Diego area (True 1958). Wallace (1978) calls this interval "Period I: Hunting" and considers it to begin about 12,000 B.P. In Sutton's newly proposed cultural sequence for the Los Angeles region of Southern California (2010), this interval includes both terminal Paleocoastal, and later, San Dieguito "phases" of an undefined tradition.

This interval is characterized by a long period of human adaptation to environmental changes brought about by the transition from the late Pleistocene to the early Holocene geologic epochs. Between 13,000 and 10,000 B.P., climatic conditions became warmer and more arid and Pleistocene megafauna gradually disappeared. The early occupants of Southern California were initially believed to have been nomadic large-game hunters who avoided the Los Angeles Basin. Tool assemblages included percussion-flaked scrapers and knives; large well-made stemmed, fluted, or leaf-shaped projectile points (e.g., Lake Mojave, Silver Lake); crescentics; heavy core/cobble tools; hammerstones; bifacial cores; and choppers and scraper planes.

Although intact stratified sites dating to this period are scarce, the limited data do suggest that the prehistoric populations of this period moved about the region in small highly mobile groups, with a wetland-focused subsistence strategy based on hunting and foraging. Perhaps the earliest evidence of human occupation in the region near Los Angeles is represented at the tar pits of Rancho La Brea (CA-LAN-159). The La Brea Skeleton yielded a date of 10,300 B.P. (Erlandson et al. 2007:Table 4.1). In Orange County farther south, the Irvine site (CA-ORA-64) was occupied by 9400 B.P. (Drover et al. 1983; Erlandson et al. 2005:Table 1). The Malaga Cove site, infamous for its contentious stratigraphy (Wallace 1955, 1978; Warren 1968), has been proposed as the earliest site of continued human habitation in the Los Angeles Basin. Malaga Cove, in combination with the Irvine site and the inland Lake Elsinore site (CA-RIV-2798) (Grenda 1997), demonstrate that the Los Angeles Basin was occupied during the San Dieguito phase; constituents of which have been dated to earlier than 9000 B.P. (Fitzgerald et al. 2005:Table 2).

Prior to the San Dieguito phase in the Los Angeles Basin, during the interval between the Terminal Pleistocene/Early Holocene, is the Encinitas Tradition, which spans the years from 8500 to 2600 B.P. Its initial phase, Topanga I, dates to no earlier than 8500 B.P. (e.g., CA-LAN-64 [Douglass et al. 2005]; CA-LAN-958 [Porcasi and Porcasi 2002:24]). Assemblages of this phase typically include abundant manos and metates, many core tools and scraper planes/scrapers, charmstones, cogged stones, and early discoidals, but few large points and sparse faunal remains (Sutton and Gardner 2010). Secondary inhumation placed under cairns was a common mortuary practice (Johnson 1966), but southerly oriented extended inhumations are also present.

### **7500–5000 B.P. Interval (Middle Holocene)**

In the coastal regions of Southern California during this period, the Topanga I Phase of the Encinitas cultural tradition continued. Overall, the general settlement-subsistence patterns of the Middle Holocene Period were exemplified by a greater emphasis on seed gathering. Adaptation to various ecological niches, further population growth, and an increase in sedentism typify the subsequent periods of cultural history in Southern California. This subsistence orientation, characterized by a heavy dependence on both hunting and plant gathering, continued into historic times, resulting in greater local dependency. The artifact assemblage of this period is similar to that of the previous period but was augmented to include specialized tools, including crude hammerstones, scraper planes, choppers, large drills, crescents, and large flake tools. This assemblage also includes large leaf-shaped points and knives, manos and milling stones used for grinding hard seeds, and nonutilitarian artifacts, such as beads, pendants, charmstones, discoidals, and cogged stones (Kowta 1969; True 1958; Warren et al. 1961).

The Topanga I Phase is perhaps the best-known component of the so-called Milling Stone Horizon near the Project region. Sites assignable to the Milling Stone Horizon have been reviewed by Goldberg and Arnold (1988:12–13, 46–50). In their discussion, the presence of a single artifact class (the milling stone and mano) to define a temporally meaningful analytic unit of cultural development is seen to be problematic and does not explain the variability in site assemblages and dates of this period. They argue that to assign all sites that contain milling stones and manos to the period from 8000 to 2000 B.P. implies a “cultural unity” among the peoples who deposited these artifacts. However, decades of research have documented significant variability in subsistence emphasis, mortuary practices, and nonutilitarian artifacts (e.g., cogged stones, discoidals, beads), notwithstanding great similarities in one element of the tool kit—the milling stone and the mano. Aside from the sites in Topanga Canyon, the only evidence of prehistoric occupation of the Los Angeles Basin dating to this interval is an occasional discoidal or cogged stone recovered from sites dating to more recent periods of prehistory. None of these sites have been found in or near the Project area.

### **5000–1500 B.P. Interval (Middle to Late Holocene)**

In general, cultural patterns remained similar in character to those of the preceding horizon. However, the cultural material at many coastal sites became more elaborate, reflecting an increase in sociopolitical complexity and efficiency in subsistence strategies (e.g., the introduction of the bow and arrow for hunting). The components at site CA-LAN-2 in Topanga Canyon are dated to this period. In addition, several sites south of Ballona Lagoon on the Del

Rey bluffs contain a well-developed Intermediate Horizon, defined by Wallace and others as a period of diversified subsistence (Van Horn 1987; Wallace 1978). Projectile points from the Ballona Bluffs sites are, in some cases, similar to those found at sites in the southeastern California deserts, specifically in the Pinto Basin and at Gypsum Cave. This suggests that the coastal occupants of this period were in close contact with cultures occupying the eastern deserts.

### **Post-1500 B.P. Interval (Late Holocene)**

Reliance on the bow and arrow during the Late Holocene for hunting along with the use of bedrock mortars and milling slicks mark the beginning of the subtradition referred to as the “Late Prehistoric Horizon” by Wallace (1955) and the “Shoshonean Tradition” by Warren (1968), dating from about 1500 B.P. (A.D. 500) to the time of Spanish contact (approximately A.D. 1769). Late prehistoric coastal sites are numerous. Diagnostic artifacts include small triangular projectile points, mortars and pestles, steatite ornaments and containers, perforated stones, circular shell fishhooks, and numerous and varied bone tools, as well as bone and shell ornamentation. Elaborate mortuary customs along with generous use of asphaltum and the development of extensive trade networks also characterize this period. The Late Prehistoric Horizon experiences increases in population size, economic and social complexity, and the appearance of social ranking.

#### **2.3.2 Ethnographic Setting**

During the prehistoric period, the Los Angeles Basin was inhabited by the Gabrieleno people. Anthropologists characterize the Gabrieleno as one of the most complex societies in Native Southern California, asserting this complexity derived from their overall economic, ritual, and social organization (Bean and Smith 1978; Kroeber 1925). Two anthropological-based theories still prevail regarding the arrival of the Gabrieleno into the Los Angeles Basin. One theory posits that the Gabrieleno, speakers of the Takic branch of the Uto-Aztecan (or Shoshonean) language group, may have migrated to the Los Angeles Basin as recently as 2500 B.P. from the southern Great Basin or interior California deserts (Bean and Smith 1978:538). The second theory suggests, alternatively, that the Gabrieleno peoples migrated into the Los Angeles region in successive waves over a lengthy period of time beginning as early as 4000 B.P. (Kroeber 1925). Tribal accounts document that the Gabrieleno have been caretakers of the land since the time of creation.

In early protohistoric times, the Gabrieleno reportedly occupied a large territory including the entire Los Angeles Basin. This region encompasses the coast from Malibu to Aliso Creek, parts of the Santa Monica Mountains, the San Fernando Valley, and the San Gabriel Valley. They also occupied the islands of Santa Catalina, San Clemente, and San Nicolas. More than 50 residential communities with populations ranging from 50 to 150 individuals lived within this large territory. From this broad and diverse resource base, the Gabrieleno established an effective subsistence technology, a well-developed trade network, and a ritual system. At the time of European contact, they were among the most materially wealthy and culturally sophisticated cultural Native groups in California.

The term Gabrieleno/Gabrielino refers to the Native American group historically associated with the San Gabriel Mission. The Gabrieleno consist of a number of smaller bands, some of whom refer to themselves as “Tongva,” and some who refer to themselves as “Kizh.” Additionally,

some refer to themselves using a combination of the traditional and Spanish names and spellings. Gabrielino speaker Mrs. James Vinyard Rosemeyer told anthropologist C. Hart Merriam that Gabrielino speakers referred to themselves as Tongva, and Merriam recorded the name (King 2011:5). McCawley (1996:9) states that Tongva was the term used by the Gabrielino living near Tejon; however, it also referred to a ranchería in the San Gabriel area. Today, some Gabrielino have chosen to be known as Tongva (McCawley 1996:10). Yet another name that has been reported for the Gabrielino is *Kizh* or *Kij*, perhaps derived from the word meaning “houses” (McCawley 1996:10; Stickel 2016). The latter term may refer specifically to Gabrielino living in the Whittier Narrows (McCawley 1996:10).

## **2.4 HISTORICAL SETTING**

The history of California, and the region surrounding the Project vicinity, provides a context for understanding local settlement from the time that Spanish explorers first laid claim to the territory, through the development of the modern landscape. Context is the basis for the identification of site types constructed, and the evaluation of their significance as historical resources. The Project is located in the city of Artesia, which was founded in southeast Los Angeles County in the mid-1800s, on the outskirts of the more populated centers of development and settlement. The history of the Project area relates to themes of regional development and agriculture.

The following California context was developed by Æ and is taken primarily from Mills and George (2018) and Jew and McDougall (2017).

### **2.4.1 California History**

Spain claimed Southern California on the basis of their exploration of the coastal region in the sixteenth and seventeenth centuries. In the eighteenth century, Spain recognized that to strengthen its claim, it would have to settle Alta California to preclude encroachment by the seafaring Russians and British traders in the northwest. Therefore, in the latter half of the eighteenth century, missionaries of the Franciscan Order founded a series of pueblos (towns), presidios (military camps), and missions (religious centers) for Spain along the California coast, beginning at San Diego in 1769 and extending northward.

In 1821, Spain ceded control of Alta California to Mexico, which opened the established ports of San Diego and Monterey to foreign trade. American ships docked at California ports to purchase tallow and hides. Some settled in California, becoming citizens and owners of large ranchos. Conflicts between the Californios, Hispanic settlers, and the central government in Mexico City led to a series of uprisings culminating in the Bear Flag Revolt of June 1846. However, Mexican control of California had diminished significantly the year before when the Californios expelled Manuel Micheltorena, the last Mexican governor. The ensuing Mexican-American war ended when both countries signed the Treaty of Guadalupe Hidalgo in 1848.

Euro-Americans migrated west in larger numbers to pursue personal wealth, religious freedom, and land. A large gold deposit discovered in 1848 in the mountains east of Sacramento resulted in a massive Euro-American population boom in California. As a result of the gold rush, settlers established towns to outfit miners, and some towns, such as San Francisco, became cosmopolitan cities. Increasing settlement during this period throughout California threatened the rancho

system. For over half a century, the cattle ranching industry had represented the currency and staple of the rancho system. In 1850, when California became the thirty-first state in the Union, many of the earlier Spanish and Mexican land grants were challenged by the American Board of Land Commissioners. Between the 1850s and 1860s, drought conditions further jeopardized the cattle ranching industry of the rancho system, and the large rancho holdings of the Mexican era changed ownership regularly.

#### **2.4.2 Regional History**

Prior to being granted statehood, California had been divided into 27 counties, one of which was Los Angeles established in 1850. In addition, the City of Los Angeles was incorporated in 1850 and was statutorily declared the county seat. In the Artesia area in 1875, Daniel Gridley, considered the founder of the Artesia colony, purchased 1,600 acres of Rancho Los Coyotes in 1869 (City of Artesia 2021:1–2; Little 2000:8). Gridley sold 550 acres of his land to the Artesia Land Company in 1874, which had already purchased 2,400 acres of the rancho from other parties. The Artesia Land Company held a three-day auction in February 1875 to promote land sales, and the Southern Pacific Railroad offered free rides as far as its Norwalk station, the closest railway available at the time. By the end of 1875, the land company had sold almost 3,500 acres. By the spring of 1876, settlers had established at least 50 farms in the region (Stamps 1965:35). In 1875, the land company surveyed a townsite and built a schoolhouse. The Artesia Land Company formalized the Artesia School District, one of the oldest in Los Angeles County, after the construction of the schoolhouse on the southwest corner of Main Street and Orange Street (now Pioneer Boulevard and 183rd Street). The community selected Artesia's name for the area's naturally flowing artesian wells located on every farm (Cenovich 1995; Stamps 1965:40–41).

Even after settlers organized the townsite of Artesia, limited transportation options hampered local settlement and development of the area. Today's Pioneer Boulevard connected Artesia with the closest rail line, the Southern Pacific Railroad in Norwalk to the north (U.S. Geological Survey 1896). However, travel and transportation of goods over long distances on these local roads was difficult. In 1907, Henry Huntington extended his Pacific Electric Railway, bringing passenger and freight service to Artesia and facilitating a trading hub at the intersection of Pioneer Boulevard and the rail line (Stamps 1965:40). Like numerous other townsites along this line, the availability of rail service spurred the growth of Artesia. After this event, business owners started construction of a downtown Artesia business district, and the town grew exponentially. Pioneer Boulevard, in the Project area, and Artesia Boulevard, just south of the Project, were part of the early primary road grid, appearing unnamed on an 1896 topographic map (U.S. Geological Survey 1896). By 1928, developers and settlers had constructed a graded dirt road and a dirt track road in the Project area (Map & Imagery Laboratory 1928); today's Arkansas Street that intersects with Pioneer Boulevard, and Alburdis Avenue, respectively. Both Pioneer Boulevard and Artesia Boulevard were signed as state highways in 1934. Pioneer Boulevard, in the Project area, was signed as State Route (SR) 35, and Artesia Boulevard was signed as SR 14 (Faigin 2021a, 2021b). Together, the road system along with the new rail service facilitated increased regional settlement and the expansion of the local agricultural industry (Stamps 1965:35–40).



Artesia's early farming community grew mainly corn, wheat, beats, and fruit. Prior to Prohibition, small vineyards were also present in Artesia. By 1885, grape production in Artesia warranted sale to wineries in Anaheim and Downey. Grape growers formed an association in 1900 and constructed a winery on east Artesia Street. While Prohibition put the winery out of business, farmers continued to grow grapes in Artesia, including in the Project area, well past the middle of the twentieth century (Cenovich 1995:5; Stamps 1965:39). In the 1920s and 1930s, labor shortages in the dairy industry and the prime dairy land attracted Portuguese and Dutch immigrant dairymen. These expert dairymen developed Artesia into one of the most important dairy areas in the country, and they formed vibrant immigrant communities (Stamps 1965:39-40). Today, residents of Dutch and Portuguese decent form the top two categories of European ancestry in Artesia.

The post-World War II Southern California population boom and associated suburban expansion increasingly pushed into Artesia's dairy and agricultural areas and forced a decline in both industries. A Los Angeles County Regional Planning Commission Land Use map covering 1940-1968 shows this phenomenon in the Project area (Los Angeles County Regional Planning Commission 1940-1968). On this map, the subdivided, Project area can be seen along Arkansas Street and Alburdis Avenue to the west of Pioneer Boulevard. The area still included remaining agricultural properties, including dairy and chicken farms, and the Project area still included a grape farm. To the east of Pioneer Boulevard, the whole area had been subdivided for suburban residential development (Figure 2-1).



**Figure 2-1** The Project area as depicted by the Los Angeles County Regional Planning Commission (1940-1968).

In 1968, SR 91 was completed through Artesia, less than 0.25 miles south of the Project area and approximately 0.75 miles north of Artesia's business district, further connecting Artesia to the

urban centers of Los Angeles, Riverside, and Orange counties (AA Roads 2021). Artesia's centralized location and easy access facilitated increased population growth and urbanization. As neighboring cities faced similar issues, and they all vied for tax dollars and survival, the City of Artesia Chamber of Commerce endorsed incorporation in September 1958. The City of Artesia was incorporated on May 29, 1959, with an area of 1.6 square miles (Little 2000:96). Today, Artesia boasts a population of nearly 20,000 residents, and the former agricultural lands are now home to residential neighborhoods, commercial businesses, and a variety of industries.

## 3 SOURCES CONSULTED

### 3.1 CULTURAL RESOURCE LITERATURE AND RECORDS SEARCH

On July 1, 2021, prior to the field survey of the Project, Æ engaged the South Central Coast Information Center (SCCIC) of the California Historical Resource Information System housed at California State University, Fullerton, to complete a literature and records search. The objective of this records search was to determine whether any prehistoric or historical resources had been recorded previously within an area encompassing a 0.25-mile radius around the proposed Project (Study Area).

### 3.2 PREVIOUS CULTURAL RESOURCE INVESTIGATIONS

The records search indicated that three cultural resource studies have been conducted previously within the Study Area (Table 3-1). None of these previous studies included the Project area. In addition, no previously recorded cultural resources have been identified within the Study Area or Project area.

**Table 3-1  
Previous Cultural Studies in the Study Area**

SCCIC			
Author(s)	Date	Reference No.	Title
Sriro, Adam	2000	LA-04882	Proposed Modifying of Traffic Signals and Lighting Plans on Route 91, E/b Off-ramp of Pioneer Blvd. in the City of Artesia, Los Angeles County
Anonymous	1997	LA-07162	Cultural Resource Assessment Santa Fe Pacific Pipeline Expansion Project, Los Angeles County, California.
Sriro, Adam	2000	LA-10187	Negative Archaeological Survey Report—4N0201

### 3.3 MAP AND AERIAL PHOTOGRAPH REVIEW

Research of development and land use in the Study Area included review of historical maps and aerial photographs available in online archives. Maps consulted included topographic quadrangle maps available online from the U.S. Geological Survey National Geological Database (TopoView): Downey (1896), Artesia (1923, 1945), Whittier (1951, 1965, 1972, 1974, and 1981), and State of California Division of Highways State Road Maps from 1928, 1935, 1956, and 1967. Historic aerial photographs included 1928, 1930, 1947, 1956, 1960, 1994, and 2007 images accessed online from the Geospatial Collection of the University of California, Santa Barbara Library using the Map & Imagery Laboratory FrameFinder tool and a series of images available on the Historic Aerials website (historicaerials.com). Pioneer Boulevard is depicted unnamed on the USGS topographic quadrangle (U.S. Geological Survey 1896), and Arkansas Street and Alburty Avenue are visible on a 1928 historical aerial photograph (Map & Imagery Laboratory 1928). The 1928 aerial image also shows that the Project area was primarily still in

use for agricultural purposes. Several small buildings are visible, including one residence constructed in 1920 that is still extant at 11732 Arkansas Street (APN 7014-003-019).

## 4

### NATIVE AMERICAN COMMUNICATION

Æ contacted the NAHC on July 1, 2021, for a review of their SLF to determine if any known Native American cultural properties (e.g., traditional use or gathering areas, places of religious or sacred activity) are present within or adjacent to the Project area. The NAHC responded on July 22, 2021, stating the SLF search was completed with negative results. The NAHC requested Æ contact Native American individuals and organizations to elicit information regarding cultural resource issues related to the proposed Project.

Upon review of the Native American contact list, and after removing redundancies, Æ narrowed the list to eight individuals and organizations traditionally and culturally affiliated with the geographic area where the Project is located. Æ sent out Project scoping letters via email on September 10, 2021, describing the Project and asking these individuals and organizations for their input on concerns about cultural resources. Copies of the letters, the list of contacts, and responses are included in Appendix A. Æ sent follow-up email correspondence on September 24, 2021, to the organizations who had not responded to the initial request of September 10, 2021.

Individuals/organizations contacted include:

- Andrew Salas, Chairperson of the Gabrieleno Band of Mission Indians – Kizh Nation
- Anthony Morales, Chairperson of the Gabrieleno/Tongva San Gabriel Band of Mission Indians
- Sandonne Goad, Chairperson of the Gabrielino/Tongva Nation
- Robert Dorame, Chairperson of the Gabrielino Tongva Indians of California Tribal Council
- Charles Alvarez, Tribal Councilman of the Gabrielino-Tongva Tribe
- Joyce Perry, Tribal Manager of the Juaneno Band of Mission Indians Acjachemen Nation – Belardes
- Lovina Redner, Tribal Chair of the Santa Rosa Band of Cahuilla Indians
- Joseph Ontiveros, Cultural Resource Department, Soboba Band of Luiseno Indians

As of October 12, 2021, Æ had received one response. The Gabrieleno Band of Mission Indians – Kizh Nation requested the lead agency's contact information, which Æ provided.

## CULTURAL RESOURCE SURVEY METHODS AND RESULTS

A review of Google Earth images revealed that the Project area is completely built up with structures and hardscape that include existing parking lots and sidewalks. Therefore, an intensive pedestrian archaeological survey was not necessary. However, an archaeological sensitivity assessment (see Section 2.2) was conducted in advance of the built environment survey.

### 5.1 SURVEY METHODS

Prior to the survey, Æ Senior Architectural Historian Susan Wood examined county assessor online parcel history records, chain of ownership title reports, historic maps, and aerial photographs to determine what built environment features occurred in the Project area over the last 50 years. On September 8, 2021, Wood performed a built environment resource survey of the Project area. The built environment survey consisted of locating the features identified in the historic research as old enough to require evaluation (50 years or older), visual verification of age, and inspection of the exterior of the buildings/structures and features to assess their current condition and document any evidence of renovations or alterations. All the buildings and features were photo-documented for use in evaluation and for inclusion on DPR cultural resource record forms (Appendix B).

### 5.2 SURVEY RESULTS

No prehistoric or historic-period archaeological resources were encountered within the Project area, and it was confirmed during the field survey that no native soils were visible in the Project area. However, five buildings and a road constructed more than 50 years ago were identified (Figure 5-1). These resources are described below—each resource is identified by its street address/name and APN. DPR forms included in Appendix B provide full building descriptions and photographs. Land ownership data were obtained from Chain of Title Ownership Reports for these parcels from First American Title Company, and occupancy data was obtained from online archival sources including Ancestry.com and Newspapers.com.

The 4.2-acre Project area is bounded to the north by Arkansas Street, to the east by Pioneer Boulevard, to the south by a single-family residential neighborhood, and to the west by Alburdis Avenue within APNs 7014-003-015 through -028 and the portion of Alburdis Avenue to be vacated within the Project area (Figures 5-2–5-4).

#### 5.2.1 11734 Arkansas Street (APN 7014-003-018)

Located at 11734 Arkansas Street, this 9,800-square-foot, one-and-one-half story commercial auto repair building with attached single-story office was constructed in 1957 on a flat 0.36-acre parcel. The large end-gabled rectangular Modern Commercial Vernacular style auto repair building features corrugated metal construction and a moderate pitch metal roof sheathed in a composite membrane. A small wood-framed stucco-clad office that exhibits Ranch style features is attached to the northwest end of the auto repair building, facing Arkansas Street. The Ranch





**Figure 5-1 Cultural resources documented within the Project area.**



**Figure 5-2** Looking east down Arkansas Street toward Pioneer Boulevard.



**Figure 5-3** Looking west down Arkansas Street toward Alburdis Avenue.





**Figure 5-4** The corner of Arkansas Street and Alburdis Avenue, where it transitions into an alley, looking south into the Project area.



**Figure 5-5** Primary elevation (east) of 11734 Arkansas Street (APN 7014-003-018), looking west.

style features include a narrow horizontal footprint, a flat roof with exaggerated boxed eaves, and a horizontal panel of six fixed-plate windows. The primary façade (east) that faces Pioneer Boulevard is symmetrically designed with three auto bays flanking each side of a central customer service area. Signage describing the auto repair services offered is painted in large block letters on a panel between the repair bays and the roofline. The business name, Cerritos Auto Repair, has been painted on the center wall between the bays that fronts the internal customer service area. A large parking lot (APNs 7014-003-015 through -017) separates the building from the sidewalk and Pioneer Boulevard. Metal and concrete block fencing surrounds the property on all sides (Figure 5-5).

#### **Landownership History—APN 7014-003-018:**

- May 1952 to July 1970 – Leonard W. and Viola B. Keef owned the property.
- July 1970 to December 1985 – Orvel L. and Betty S. Keef owned the property.
- December 1985 to December 1998 – Tai Sik and Chai Un Hahn, husband and wife as joint tenants, owned the property.
- December 1998 to February 1999 – Tai Sik and Chai Un Hahn, and Brain S. Kim owned the property.
- February 1999 to February 2010 – William Young and Christine Kyong Chang owned the property.
- February 2010 to June 2010 – Christine Kyong Chang, Successor Trustee of the 2009 Chang Family Trust, owned the property.
- June 2010 to present – Christine Kyong Chang, Trustee of the 2009 Chang Family Trust dated November 23, 2009-Survivor’s Trust (94.5%), and Christine Kyong Chang, Trustee of the 2009 Chang Family Trust dated November 23, 2009-Credit Shelter Trust (5.5%) own the property.

#### **5.2.2 11732 Arkansas Street (APN 7014-003-019)**

This one-story 572-square-foot single-family modest vernacular cottage with Craftsman influences at 11732 Arkansas Street was constructed in 1920 on a flat 0.18-acre parcel. Today, the building serves as an office for a pool-plastering company. The parcel that is currently zoned as industrial, contractor storage. This painted stucco wood-framed building on a concrete slab foundation features a moderate pitch side-gabled roof clad in composite shingles, exposed rafter eave overhang, and a porch-covered entry supported by two columns with battered sides. The primary façade (north elevation) of this modest cottage features a plain painted wooden door with a modern metal safety handle, and two vinyl replacement sliding windows flank the entry. A concrete walkway extends between the sidewalk and the entry porch, and is flanked by two small lawn areas. A wooden gate extends between the building and the concrete block wall that separates the lot from the adjacent commercial parcel to the east and extends around three sides of the parcel. A wide concrete driveway along the western elevation of the building extends from the street to the rear storage yard. A rolling metal gate secures the storage yard from street

access. The west elevation is an unadorned span of painted stucco. The south (rear) and east elevations were inaccessible and were not photographed. A storage structure in place by 2012 sits at the southern parcel boundary, separated from the subject building by an open concrete storage yard (Figure 5-6).



**Figure 5-6** Primary (north) and west elevations of 11732 Arkansas Street (APN 7014-003-018), looking southeast

#### **Landownership History—APN 7014-003-019:**

- September 1919 to June 1920 – H. W. and Sophia S. Kelley owned the property.
- June 1920 to December 1920– Harris W. and Lena May Jenkins owned the property.
- December 1920 to February 1922 – Charles and Augusta West owned the property.
- February 1922 to May 17, 1926 – Clyde H. and Minnie Jenkins owned the property.
- May 17, 1926 to March 1940 – Maria Oldham owned the property.
- March 1940 to February 1948 – John W. Bailey, Arthur Rowland Barber, and Frederick Allenborough owned the property.
- February 1948 to January 1950 – Orpha E. Bowman owned the property.
- January 1950 to September 1992 – Mariano and Alejandra Munoz owned the property.

- September 1992 to September 1994 – Angelina Ibarra, Juan Manuel Ibarra, Jr., and in Trust for Francisco Ibarra owned the property.
- September 1994 to November 1994 – Mariano Munoz owned the property.
- November 1994 to August 1998 – Juan Manuel Ibarra, Jr. owned the property.
- August 1998 to September 2001 – Angelina Ibarra owned the property.
- September 2001 to November 2003 – Juan Manuel Ibarra, Jr. owned the property.
- November 2003 to May 2007 – Gilbert Gonzalez owned the property.
- May 2007 to present – Alfredo Zavale Gonzalez owns the property.

### **5.2.3 11708 Arkansas Street (APN 7014-003-024)**

Located at 11708 Arkansas Street, this 5,355-square-foot one-story Modern Commercial Vernacular building was constructed in 1970 on a flat 0.25-acre parcel. It features concrete construction and a rectangular plan with a flat composition roof. Clad in stucco and flagstone veneer, the primary (north) elevation is positioned at the north end of APN 7014-003-024 and fronts Arkansas Street with no setback from the sidewalk. An off-center, slightly recessed entry area includes a metal door flanked by three identical louvered windows. A horizontal band of three flush metal-framed windows punctuate either end of the primary elevation just below the top of the flagstone cladding (Figure 5-7). The entry door and all windows on the primary elevation are covered by decorative black metal safety screens. There are two cargo bays at the rear (south) and west elevations. A small open area between the rear of the building and the parcel boundary is utilized as a storage area by the current occupant, Pioneer RV Storage. Today, the east elevation is open to the adjacent four parcels (APNs 7014-003-20 through -023) that serve as part of the Pioneer RV Storage yard. This commercial building was constructed in 1970, and 1972 online aerial imagery ([historicaerials.com](http://historicaerials.com)) shows that the parcels on either side contained residential structures. Currently, the building is empty and unused by the occupant/owner.

#### **Landownership History—APN 7014-003-024:**

- March 1944 – Goldie I. Ledbetter and Ethel F. Ledbetter owned the property.
- March 1944 to January 1962 – Ethel F. Ledbetter owned the property.
- January 1962 to February 1968 – Everett L. Hodges, Inc. owned the property.
- February 1968 to December 1969 – Paul M. and Consuelo Fuentes owned the property.
- December 1969 to March 1974 – Dennis James owned the property.
- March 1974 to October 1977 – Bernard E. and Mary E. Blume owned the property.



- October 1977 to June 2007 – Mary E. Blume, Trustee for the Bernard E. Blume & Mary E. Blume Family Trust owned the property.
- June 27, 2000 to June 27, 2000 – Gary Dryder, Steven E. Blume, and Jeffrey A. Blume owned the property.
- June 27, 2000 to December 2018 – MEB Family Limited Partnership #1, A California Limited Partnership owned the property.
- Dec 2018 to present – Pioneer Development LLC, a California Limited Partnership owns the property.



**Figure 5-7 Primary (north) elevation of 11708 Arkansas Street (APN 7014-003-024), looking south.**

#### **5.2.4 11700 Arkansas Street (APN 7014-003-025)**

This one-story 2,772-square-foot single-family residence was constructed in 1960 on a flat, 0.22-acre parcel at 11700 Arkansas Street. The Minimal Traditional style residence exhibits contemporary features that include a broad brick chimney and a recessed entrance, and the front door is obscured from the street view. This stucco-clad wood-framed building on a concrete slab foundation features a cross-hipped roof clad with composite shingles and is separated from the street by a narrow lawn bisected by a chain link fence. A short flagstone planter runs the length of the primary façade (north elevation) to the west of the entry. A concrete driveway separates the east elevation of the house from a concrete block wall that runs along the east parcel boundary to the detached single-car garage at the southeast parcel boundary (Figure 5-8). The overall massing of the current residence is generally rectangular. The original, primarily square

1,100-square-foot portion of the residence fronts Arkansas Street. By 1972, aerial imagery shows an approximately 1,672-square-foot L-shaped end-gabled addition was attached to the western end of the rear (south) elevation, creating a courtyard at the center of the eastern elevation (historicaerials.com). The primary façade is fenestrated by three original wood-framed single-hung windows. A small octagonal vinyl decorative window is adjacent to the entryway. A small prefabricated structure sits between the southwest corner of the residence and the western parcel boundary. Today, the residence serves as a caretaker's cottage for Pioneer RV Storage, which abuts the house on two sides. The residence appears to be in good condition.



**Figure 5-8 Primary (north) and east elevations of 11700 Arkansas Street (APN 7014-003-025), looking southwest.**

#### **Landownership History—APN 7014-003-025:**

- April 1935 to January 1962 – Florence Marilla Rogers owned the property.
- January 1962 to December 1998 – Everett L. Hodges, Inc. (Petrominerals Corporation, A Delaware Corporation, the successor by merger of EPS Development Inc., a California Corporation formerly Everett L. Hodges, Inc.) owned the property.
- December 1998 to May 1999 – Keiko Mizushima owned the property.
- May 1999 to February 2017 – HSA-UWC, A California Corporation owned the property.
- February 2017 to April 2018 – Sandra D. and Roland C. Spongberg owned the property.
- April 2018 to present – Pioneer Realty Development LLC, a California Limited Liability Corporation owns the property.

### 5.2.5 16703 Pioneer Boulevard (APN 7014-003-028)

Located at 16703 Pioneer Boulevard, this one-story 600-square-foot single-family modest Ranch style cottage was constructed in 1954 on a 1.64-acre parcel. Today, the building serves as a caretaker's cottage on the large parcel currently zoned for industrial use that contains Pioneer RV's largest storage yard within the Project area. This painted stucco wood-framed building on a concrete slab foundation features a low-pitched side-gabled roof clad in composite shingles, a slight boxed-eave overhang, and gable vents. The primary façade (south elevation) of this cottage features a painted wood-paneled door with a nine-light window top panel flanked by two replacement sliding vinyl windows. The slight eave overhang provides the only protection over the entrance. A painted wooden pergola with a corrugated metal cover is attached to the east elevation and is surrounded by a short painted wood picket fence to create a private yard space for the resident caretaker (Figure 5-9). The east elevation contains a single-hung vinyl window and a vinyl door that enters onto a patio. The north elevation backs up to a fence along the northern parcel boundary and was not accessible. The residence appears to be in fair condition.



**Figure 5-9 Primary (south) and east elevations of 16703 Pioneer Boulevard (APN 7014-003-028), looking northwest.**

#### **Landownership History—APN 7014-003-028:**

- December 1934 to August 1944 – George B. and Sarah E. Miller Apr 1935 to Jan 1962 – Florence Marilla Rogers owned the property.
- August 1944 to February 1945 – George M. and Ruth C. Dzida owned the property.
- February 1945 to April 1953 – Theodore W. and Grace E. Tempske owned the property.

- April 1953 to June 1963 – John and Rose Fea owned the property.
- June 1963 to December 1996 – Rose Fea owned the property.
- December 1996 to January 1997 – Catherine F. Brown, Successor Trustee of the Rose Fea Trust dated 12/8/87 owned the property.
- January 1997 to February 2016 – Donald L. Brown and Catherine F. Brown, Trustees of the Brown Family Trust owned the property.
- February 2016 to January 2018 – QSR Realty Holdings, a California corporation owned the property.
- January 2018 to present – Pioneer Realty Development LLC, a California limited liability corporation owns the property.

### **5.2.6 Alburdis Avenue**

Alburdis Avenue is a short north–south road that extends from 166th Street to where it dead ends at the northwest corner of APN 7014-003-028. The asphalt-paved two-lane road, which is approximately 35 feet wide between 166th Street and where it intersects with Arkansas Avenue, is flanked by concrete sidewalks. Past this point, Alburdis Avenue extends south as an alley, ending at the entrance to the Pioneer RV Storage yard (APN 70140993-028). This short stretch of Alburdis Avenue that functions as an alley is approximately 29 feet wide, asphalt paved, and flanked on both sides by a combination of concrete block wall and chain link fencing (see Figure 5-4).

A dirt road matching the location and length of Alburdis Avenue is visible on historic aerial photographs by 1928. By 1945, Arkansas Street was paved, but Alburdis Avenue remained a dirt road (U.S. Geological Survey 1945). By 1972, both streets had been paved (U.S. Geological Survey 1965).



## 6 SIGNIFICANCE EVALUATION

In this chapter, the built environment resources in the Project area are evaluated through consideration of the criteria for CRHR eligibility. In addition, the resources are evaluated for local significance as important to the formation of the City of Artesia as outlined in the Local Landmark designation process and Historical District guidelines under the AMC, and the City of Artesia Historic Resources Sub-Element of the General Plan. These regulatory considerations are presented in Section 1.2. A full historic context is provided in Section 2.4. Finally, preliminary recommendations regarding eligibility and resource management are summarized in Chapter 7.

Six built environment resources are within the Project area. These resources include two residential buildings, three commercial buildings, and one road (Alburtis Avenue), as listed in Chapter 5. These resources are described briefly below; DPR forms included in Appendix B provide full building descriptions and photographs. The current report utilizes the context on the regional development of the City of Artesia to evaluate the significance of these six built environment resources. The most pertinent aspects of the regional context in relation to the evaluated resources is summarized below.

In the Project area, Pioneer Boulevard and Artesia Boulevard, just to the south, were part of the early primary road grid, appearing unnamed on an 1896 topographic map (U.S. Geological Survey 1896). By 1928, developers and settlers had constructed a graded dirt road and a dirt track road in the Project area—today’s Arkansas Street that intersects with Pioneer Boulevard, and Alburtis Avenue, respectively. Both Pioneer Boulevard and Artesia Boulevard were signed as state highways in 1934. Pioneer Boulevard, in the Project area, was signed as SR 35, and Artesia Boulevard was signed as SR 14 (Faigin 2021a, 2021b). Together, the existing road system, along with expanded rail service through the area, facilitated increased regional settlement and the expansion of the local agricultural industry in Artesia (Stamps 1965:35-40).

The post–World War II Southern California population boom and associated suburban expansion increasingly pushed into Artesia’s dairy and agriculture areas, including the Project area. This trend forced a decline in agriculture and the dairy industry and an increase in mixed-use development, as in the Project area, that included new commercial businesses and surviving agricultural properties. In 1968, SR 91 was completed through Artesia, less than 0.25 miles south of the Project area, and approximately 0.75 miles north of Artesia’s business district, further connecting Artesia to the urban centers of Los Angeles, Riverside, and Orange counties (AA Roads 2021). Artesia’s centralized location and easy access facilitated increased population growth and urbanization, including within the Project area, which today includes residential properties as well as numerous commercial and industrial buildings constructed in the 1920s through the 1950s that contain currently operating business concerns.

Each of the six built environment resources are described and evaluated below.

## **6.1 11734 ARKANSAS STREET (APN 7014-003-018)**

The one-and-one-half-story corrugated metal commercial auto repair building with attached single-story office was constructed in 1957. The large rectangular building was designed to be a utilitarian commercial building. This Modern Commercial Vernacular style building type can be found throughout Southern California. The influence of the Ranch style of the mid-twentieth century can be found in the design of the small wood-framed stucco-clad office attached to the northwest end of the metal building. The Ranch style features include a narrow horizontal footprint, a flat roof with exaggerated boxed eaves, and a horizontal panel of six fixed-plate windows.

### **Significance Evaluation**

**Criterion 1:** This commercial building was constructed in mid-twentieth century Southern California when numerous other entrepreneurs took advantage of the growth of the automobile industry and opened auto repair establishments along well-traveled highways. Although this building was constructed during this important period of suburban expansion in the Los Angeles basin, the Project area was peripheral to the commercial areas that developed farther south, closer to the Artesia city center. While the construction of this commercial enterprise is associated with the trend in the development of the area, it is one of many surviving commercial concerns of its type in Artesia and it is not associated with a specific event that is historically significant at the local, state, or national level. As a result, 11734 Arkansas Street (APN 7014-003-018) is not significant under Criterion 1.

**Criterion 2:** 11734 Arkansas Street (APN 7014-003-018) does not appear to have any direct association with lives of significant persons in our past. Research has yielded no information to suggest that any persons of historic significance are associated with the construction or continued use of the structure. Therefore, 11734 Arkansas Street (APN 7014-003-018) is not significant under Criterion 2.

**Criterion 3:** 11734 Arkansas Street (APN 7014-003-018) is a modest vernacular utilitarian-style corrugated metal commercial building constructed to operate as an auto repair shop and office. The attached office with Ranch style elements appears to be the only decorative consideration and may have been added for customer appeal. The building is a good example of this style; however, it is one of many surviving vernacular corrugated metal commercial buildings of its type in Artesia and Southern California. The structure does not possess high artistic value. The building designer and builder are unknown, so the building does not represent the work of a master. As a result, the structure at 11734 Arkansas Street (APN 7014-003-018) is not significant under Criterion 3.

**Criterion 4:** This criterion is typically reserved for archaeological resources, ruins, or rare built environment resources of which little is already known that are considered to be the sole sources of historical data about design, engineering, or construction methods. The building at 11734 Arkansas Street (APN 7014-003-018) was built within the standard construction methods of the era, and it is not likely to yield new information on the growth and development of Artesia or about the development of the auto repair business in Southern California. Therefore, the structure at 11734 Arkansas Street (APN 7014-003-018) is not significant under Criterion 4.

**City of Artesia:** 11734 Arkansas Street (APN 7014-003-018) is not within the boundaries of the City of Artesia Historical District Zone. Additionally, research shows that 11734 Arkansas Street (APN 7014-003-018) did not play a significant role in the formation of Artesia. Therefore, we recommend that 11734 Arkansas Street (APN 7014-003-018) is not significant at the local level as outlined in the Cultural and Historic Resources Sub-Element of the City of Artesia General Plan and the local landmark process of the AMC.

**Integrity Evaluation:** Because 11734 Arkansas Street (APN 7014-003-018) does not qualify as a significant resource under any of the four CRHR criteria or at the local level under the City of Artesia guidelines, assessment of integrity is not necessary. Due to a lack of significance, this property is recommended ineligible for inclusion in the CRHR or as a City of Artesia locally designated landmark.

## **6.2 11732 ARKANSAS STREET (APN 7014-003-019)**

This one-story 572-square-foot single-family modest vernacular farm cottage with Craftsman influences was constructed in 1920. Originally, this building was the residence on a small, agricultural property (Map & Imagery Laboratory 1928). Today, the building serves as an office for a pool-plastering company, and this parcel is currently zoned as industrial, contractor storage. Historic aerial photographs show the wood-frame building in place continually from 1928 (date of earliest available aerial photo) through today, although the surrounding area has changed substantially from the period of construction (historicaerials.com). A visual inspection of the building indicates that the original structure may have had wood siding, and that sometime later the owner applied a layer of stucco plastering. This major alteration may be why the Los Angeles County Assessor's record for this prop. Additionally, the original windows have been replaced with vinyl windows (Los Angeles County Assessor 2021).

### **Significance Evaluation**

**Criterion 1:** A 1928 aerial photograph shows the residence was surrounded by a mix of agricultural and commercial concerns that settlers had established near today's Pioneer Boulevard. At the time of construction, Pioneer Boulevard was already a primary road that connected to both the Southern Pacific Railroad in Norwalk to the north and to the trading hub in downtown Artesia, where Huntington's Pacific Electric Railway crossed the road. The residence was constructed during this important period of early growth in the region stimulated by improvements in local transportation and trading networks. However, properties such as this were ubiquitous up and down Pioneer Boulevard, and this residence did not play an integral role in or have a direct connection with historical events at the local, state, or national level. As a result, 11732 Arkansas Street (APN 7014-003-019) is not significant under Criterion 1.

**Criterion 2:** 11732 Arkansas Street (APN 7014-003-019) does not appear to have any direct association with lives of significant persons in our past. Research has yielded no information to suggest that any persons of historic significance are associated with the construction or continued use of the residence. Therefore, 11732 Arkansas Street (APN 7014-003-019) is not significant under Criterion 2.

**Criterion 3:** 11732 Arkansas Street (APN 7014-003-019) is an unassuming vernacular farm cottage. The residence features modest Craftsman elements, including a moderate pitch, side-

gabled roof, exposed rafter eave overhang, and a porch-covered entry supported by two columns with battered sides. However, due to extensive modification, it is no longer a good example of a modest farm cottage with Craftsman elements. The structure does not possess high artistic value. The building designer and builder are unknown, so the building does not represent the work of a master. As a result, the structure at 11732 Arkansas Street (APN 7014-003-019) is not significant under Criterion 3.

**Criterion 4:** This criterion is typically reserved for archaeological resources, ruins, or rare built environment resources of which little is already known that are considered to be the sole sources of historical data about design, engineering, or construction methods. The cottage at 11732 Arkansas Street (APN 7014-003-019) was built within the standard construction methods of the era, and it is not likely to yield new information on the growth and development of Artesia. Therefore, the structure at 11732 Arkansas Street (APN 7014-003-019) is not significant under Criterion 4.

**City of Artesia:** 11732 Arkansas Street (APN 7014-003-019) is not within the boundaries of the City of Artesia Historical District Zone. Additionally, research shows that 11732 Arkansas Street (APN 7014-003-019) did not play a significant role in the formation of the Artesia. Therefore, we recommend that 11732 Arkansas Street (APN 7014-003-019) is not significant at the local level as outlined in the Cultural and Historic Resources Sub-Element of the City of Artesia General Plan and the local landmark process of the AMC.

**Integrity Evaluation:** Because 11732 Arkansas Street (APN 7014-003-019) does not qualify as a significant resource under any of the four CRHR criteria or at the local level under the City of Artesia guidelines, assessment of integrity is not necessary. Due to a lack of significance, the property is recommended ineligible for inclusion in the CRHR or as a City of Artesia locally designated landmark.

### **6.3 11708 ARKANSAS STREET (APN 7014-003-024)**

This 5,355-square-foot one-story Modern Commercial Vernacular building was constructed in 1970. The building features concrete construction plastered in stucco and a rectangular plan with a flat composition roof. The only adornment is flagstone veneer cladding on the lower portion of the primary (north) elevation. The building fronts Arkansas Street with no setback from the sidewalk. The east elevation is open to the adjacent four parcels (7014-003-20 through -023) that serve as part of the Pioneer RV Storage yard. When this commercial building was constructed in 1970, the parcels on either side contained residential structures

#### **Significance Evaluation**

**Criterion 1:** This commercial building was constructed in 1970, just after the completion of the freeway, SR 91, through the area. The freeway was less than 0.25 miles south of the Project area, and further connected Artesia to the urban centers of Los Angeles, Riverside and Orange counties. The post-World War II Southern California population boom and associated suburban expansion had already progressively pushed into Artesia's dairy and agricultural regions. In the Project area, now close to the freeway system, commercial and industrial enterprises increasingly pushed out the remaining single-family farms and associated residential buildings. No archival evidence could be located that confirmed the exact type of commercial enterprise the building

was constructed to contain. Today the building is owned by Pioneer RV Storage but sits unused as part of the business. Although an entrepreneur constructed this building during an important period of increased commercial and industrial urbanization in Artesia, the Project area was peripheral to the commercial development of the region. The building is one of many surviving vernacular commercial buildings of its type in Artesia and Southern California. It is not associated with a specific event or industry that is historically significant at the local, state, or national level. As a result, 11708 Arkansas Street (APN 7014-003-024) is not significant under Criterion 1.

**Criterion 2:** 11708 Arkansas Street (APN 7014-003-024) does not appear to have any direct association with lives of significant persons in our past. Research has yielded no information to suggest that any persons of historic significance are associated with the construction or continued use of the residence. Therefore, 11708 Arkansas Street (APN 7014-003-024) is not significant under Criterion 2.

**Criterion 3:** 11708 Arkansas Street (APN 7014-003-024) is a modest Modern Commercial Vernacular building that features rectangular massing, minimal adornment of flagstone veneer cladding on the bottom portion of the primary elevation, a flat roof, a slightly recessed entry area, and a horizontal band of flush metal-framed windows that punctuate either end of the primary elevation. The building is a good example of this style; however, it is one of many surviving vernacular commercial buildings of its type in Artesia and Southern California. The structure does not possess high artistic value. The building designer and builder are unknown, so the building does not represent the work of a master. As a result, the structure at 11708 Arkansas Street (APN 7014-003-024) is not significant under Criterion 3.

**Criterion 4:** This criterion is typically reserved for archaeological resources, ruins, or rare built environment resources of which little is already known that are considered to be the sole sources of historical data about design, engineering, or construction methods. The building at 11708 Arkansas Street (APN 7014-003-024) was built within the standard construction methods of the era, and it is not likely to yield new information on the growth and development of Artesia or about commercial development in Southern California. Therefore, the structure at 11708 Arkansas Street (APN 7014-003-024) is not significant under Criterion 4.

**City of Artesia:** 11708 Arkansas Street (APN 7014-003-024) is not within the boundaries of the City of Artesia Historical District Zone. Additionally, research shows that 11708 Arkansas Street (APN 7014-003-024) did not play a significant role in the formation of Artesia. Therefore, we recommend that 11708 Arkansas Street (APN 7014-003-024) is not significant at the local level as outlined in the Cultural and Historic Resources Sub-Element of the City of Artesia General Plan and the local landmark process of the AMC.

**Integrity Evaluation:** Because 11708 Arkansas Street (APN 7014-003-024) does not qualify as a significant resource under any of the four CRHR criteria or at the local level under the City of Artesia guidelines, assessment of integrity is not necessary. Due to a lack of significance, the residential property is recommended ineligible for inclusion in the CRHR or as a City of Artesia locally designated landmark.

## 6.4 11700 ARKANSAS STREET (APN 7014-003-025)

This one-story single-family residence was constructed in 1960. The Minimal Traditional style residence exhibits contemporary features. The overall massing of the current residence is generally rectangular, although the original, primarily square, section of the residence fronts Arkansas Street. By 1972, an L-shaped addition was attached to the western end of the rear (south) elevation. Today, the residence serves as a caretaker's cottage for Pioneer RV Storage, which abuts the property on two sides.

### Significance Evaluation

**Criterion 1:** A 1963 aerial photograph shows the residence situated in a still-open section of land on the western end of the Project area, although a new, residential development was adjacent to the west and south of the parcel ([historicaerials.com](http://historicaerials.com)). The residence was constructed during a period of growth and transition in the area. The post–World War II Southern California population boom and associated suburban expansion had already progressively pushed into Artesia's dairy and agricultural regions. In the Project area, commercial and industrial enterprises increasingly pushed out the remaining single-family farms and associated residential buildings. However, real estate developers were constructing large residential developments throughout the region, and at the time of construction, the Project area was surrounded on three sides by new housing tracts. While the residence was built during this important post–World War II transitional phase for previous agricultural areas like Artesia, this residence did not play an integral role in or have a direct connection with historical events at the local, state, or national level. As a result, 11700 Arkansas Street (APN 7014-003-025) is not significant under Criterion 1.

**Criterion 2:** 11700 Arkansas Street (APN 7014-003-025) does not appear to have any direct association with lives of significant persons in our past. Research has yielded no information to suggest that any persons of historic significance are associated with the construction or continued use of the residence. Therefore, 11700 Arkansas Street (APN 7014-003-025) is not significant under Criterion 2.

**Criterion 3:** 11700 Arkansas Street (APN 7014-003-024) is a modest Minimal Traditional style residence that exhibits contemporary features that include a broad brick chimney and a recessed entrance with a front door that is obscured from street view. The overall massing of the current residence is generally rectangular. The original, primarily square 1,100 square-foot section of the residence fronts Arkansas Street. By 1972, an approximately 1,672 square-foot L-shaped, end-gabled addition was attached to the western end of the rear (south) elevation, creating a courtyard at the center of the eastern elevation. Today, with the alterations and additions to the house, it is not an intact example of the original style, as designed, or when remodeled. The structure does not possess high artistic value. The building designer and builder are unknown, so the building does not represent the work of a master. As a result, the structure at 11700 Arkansas Street (APN 7014-003-025) is not significant under Criterion 3.

**Criterion 4:** This criterion is typically reserved for archaeological resources, ruins, or rare built environment resources of which little is already known that are considered to be the sole sources of historical data about design, engineering, or construction methods. The building at 11700 Arkansas Street (APN 7014-003-025) was built within the standard construction methods of the

era, and it is not likely to yield new information on the growth and development of the City of Artesia. Therefore, the structure at 11700 Arkansas Street (APN 7014-003-025) is not significant under Criterion 4.

**City of Artesia:** 11700 Arkansas Street (APN 7014-003-025) is not within the boundaries of the City of Artesia Historical District Zone. Additionally, research shows that 11700 Arkansas Street (APN 7014-003-025) did not play a significant role in the formation of the City of Artesia. Therefore, we recommend that 11700 Arkansas Street (APN 7014-003-025) is not significant at the local level as outlined in the Cultural and Historic Resources Sub-Element of the City of Artesia General Plan and the local landmark process of the AMC.

**Integrity Evaluation:** Because 11700 Arkansas Street (APN 7014-003-025) does not qualify as a significant resource under any of the four CRHR criteria or at the local level under the City of Artesia guidelines, assessment of integrity is not necessary. Due to a lack of significance, the residence is recommended ineligible for inclusion in the CRHR or as a City of Artesia locally designated landmark.

## **6.5 16703 PIONEER BOULEVARD (APN 7014-003-028)**

This one-story 600-square-foot single-family Ranch style cottage was constructed in 1954. Today, the building serves as a caretaker's cottage on the large parcel currently zoned for industrial use that contains Pioneer RV Storage's largest storage yard in the Project area. This painted stucco wood-framed building on a concrete slab foundation is a modest cottage that has a painted wooden pergola with a corrugated metal cover is attached to the east elevation.

### **Significance Evaluation**

**Criterion 1:** A 1956 aerial photo shows the residence situated in a still-open area of land both to the south and to the east (Map & Imagery Laboratory 1956). A Los Angeles County Regional Planning Commission Land Use map covering 1940–1968 shows this particular parcel as agricultural land being used to cultivate grapes, although a new residential development was adjacent to the Project area to the east on the other side of Pioneer Boulevard. The residence was constructed during a period of growth and transition in the area. The post–World War II Southern California population boom and associated suburban expansion had already progressively pushed into Artesia's dairy and agricultural regions. In the Project area, commercial and industrial enterprises increasingly pushed out the remaining single-family farms and associated residential buildings. However, there were still open agricultural areas primarily to the west of the Project Area. While the residence was built during this important post–World War II transitional phase for Artesia, this residence did not play an pivotal role in or have a direct connection with historical events at the local, state, or national level. As a result, 16703 Pioneer Boulevard (APN 7014-003-028) is not significant under Criterion 1.

**Criterion 2:** 16703 Pioneer Boulevard (APN 7014-003-028) does not appear to have any direct association with lives of significant persons in our past. Research has yielded no information to suggest that any persons of historic significance are associated with the construction or continued use of the residence. Therefore, 16703 Pioneer Boulevard (APN 7014-003-028) is not significant under Criterion 2.

**Criterion 3:** 16703 Pioneer Boulevard (APN 7014-003-028) is a modest Ranch style cottage that features a low-pitch side-gabled roof, a slight boxed eave overhang, and gable vents. Today, with the alterations it is not an intact example of this ubiquitous, modest style ranch cottage from the mid-twentieth century. The structure does not possess high artistic value. The building designer and builder are unknown, so the building does not represent the work of a master. As a result, the structure at 16703 Pioneer Boulevard (APN 7014-003-028) is not significant under Criterion 3.

**Criterion 4:** This criterion is typically reserved for archaeological resources, ruins, or rare built environment resources of which little is already known that are considered to be the sole sources of historical data about design, engineering, or construction methods. The building at 16703 Pioneer Boulevard (APN 7014-003-028) was built within the standard construction methods of the era, and it is not likely to yield new information on the growth and development of Artesia. Therefore, the structure at 16703 Pioneer Boulevard (APN 7014-003-028) is not significant under Criterion 4.

**City of Artesia:** 16703 Pioneer Boulevard (APN 7014-003-028) is not located within the boundaries of the City of Artesia Historical District Zone. Additionally, research shows that 16703 Pioneer Boulevard (APN 7014-003-028) did not play a significant role in the formation of Artesia. Therefore, we recommend that 16703 Pioneer Boulevard (APN 7014-003-028) is not significant at the local level as outlined in the Cultural and Historic Resources Sub-Element of the City of Artesia General Plan and the local landmark process of the AMC.

**Integrity Evaluation:** Because 16703 Pioneer Boulevard (APN 7014-003-028) does not qualify as a significant resource under any of the four CRHR criteria or at the local level under the City of Artesia guidelines, assessment of integrity is not necessary. Due to a lack of significance, the residence is recommended ineligible for inclusion in the CRHR or as a City of Artesia locally designated landmark.

## **6.6 ALBURTIS AVENUE**

Alburtis Avenue is a short north–south road that extends from 166th Street to where it dead ends at the northwest corner of APN 7014-003-028. The asphalt-paved two-lane road is approximately 35 feet wide between 166th Street and where it intersects with Arkansas Avenue and is flanked by concrete sidewalks. Past this point, Alburtis Avenue extends south as an alley that leads to the entrance to the Pioneer RV Storage yard (APN 70140993-028). This short stretch of Alburtis Avenue that functions as an alley is approximately 29 feet wide, asphalt paved, and bordered by a combination of concrete block wall and chain link fencing.

### **Significance Evaluation**

**Criterion 1:** A dirt road in the location and length of Alburtis Avenue is visible on historic aerials by 1928. By 1945, Arkansas Street is paved, but Alburtis remained dirt (U.S. Geological Survey 1945). By 1972, both streets had been paved (U.S. Geological Survey 1965). Alburtis Avenue was and is a minor connector road to properties along Arkansas Street from the major thoroughfares of 166th Street (formerly 6th Street) and Pioneer Boulevard. There is no indication that Alburtis Avenue was pivotal to the development of Artesia or the greater region. There are other north–south streets named Alburtis Avenue farther south, near the Artesia city center. However, historic aerial photos and maps show that the Alburtis Avenue in the Project area



never extended farther south than it does today. Therefore, Alburdis Avenue in the Project area is not an orphan segment of a thoroughfare that formerly extended south through downtown Artesia. Alburdis Avenue did not play an integral role in or have a direct connection with historical events at the local, state, or national level. As a result, Alburdis Avenue is not significant under Criterion 1.

**Criterion 2:** Alburdis Avenue does not appear to have any direct association with lives of significant persons in our past. Research has yielded no information to suggest that any persons of historic significance are associated with the construction or continued use of the road. Therefore, Alburdis Avenue is not significant under Criterion 2.

**Criterion 3:** Alburdis Avenue does not embody the distinctive characteristics of a type, period, or method of construction as it has been modified multiple times over its history. It is not representative as the work of a master, nor does it possess high artistic values. Alburdis Avenue is an asphalt paved road that is indistinguishable from other examples of the property type. Alburdis Avenue is neither the first nor the most distinctive example of a road within the region, state, or the nation. Its design and construction do not represent a departure from standard practices for this property type. As a result, Alburdis Avenue is not significant under Criterion 3.

**Criterion 4:** This criterion is typically reserved for archaeological resources, ruins, or rare built environment resources of which little is already known, that are considered to be the sole sources of historical data about design, engineering, or construction methods. Alburdis Avenue does not appear to be significant for any potential to provide new information important to the study of the roadway construction or development of the City of Artesia. Therefore, Alburdis Avenue is not significant under Criterion 4.

**City of Artesia:** Alburdis Avenue, in the Project area, is not within the boundaries of the City of Artesia Historical District Zone. Additionally, research shows that Alburdis Avenue did not play a significant role in the formation of Artesia. Therefore, we recommend that Alburdis Avenue is not significant at the local level as outlined in the Cultural and Historic Resources Sub-Element of the City of Artesia General Plan and the local landmark process of the AMC.

**Integrity Evaluation:** Because Alburdis Avenue does not qualify as a significant resource under any of the four CRHR criteria or at the local level under the City of Artesia guidelines, assessment of integrity is not necessary. Due to a lack of significance, the road is recommended ineligible for inclusion in the CRHR or as a City of Artesia locally designated landmark.

## MANAGEMENT RECOMMENDATIONS

Æ did not observe any archaeological resources within the Project area during the cultural resource survey. However, Æ's fieldwork did identify and document six built environment resources within the Project area constructed over 50 years ago. An evaluation of their significance found that none of the built environment resources meet the criteria for listing in the CRHR or appear significant at the local level as outlined in the Cultural and Historic Resources Sub-Element of the City of Artesia General Plan and the local landmark process of the AMC. Therefore, no further management of these six built environment resources is recommended at this time.

The terrain throughout the entire Project area has been disturbed by previous agricultural activity and development. No buried paleosols (Ab horizons) are present among the soils mapped within the Project area, and the mapped soil series are thought to have low to moderate sensitivity for buried archaeological sites. Therefore, intact, and significant buried archaeological deposits are unlikely, and no further cultural resource management of the Project area is recommended.

It should be noted the Gabrieleno Band of Mission Indians – Kizh Nation requested the lead agency contact information, and Æ provided this information

In the event that potentially significant archaeological materials are encountered during construction, all work must be halted in the vicinity of the discovery until a qualified archaeologist can visit the site of discovery and assess the significance and integrity of the find. If intact and significant archaeological remains are encountered, the impacts of the Project must be mitigated appropriately. Any such discoveries, and subsequent evaluation and treatment, should be documented in a cultural resource report, which should be submitted to the SCCIC for inclusion in the California Historical Resources Information System.

Additionally, Health and Safety Code Section 7050.5, CEQA Guidelines Section 15064.5(e), and Public Resources Code Section 5097.98 mandate the process to be followed in the unlikely event of an accidental discovery of human remains in a location other than a dedicated cemetery.

Finally, if the Project is expanded to include areas not covered by this survey or other recent cultural resource studies, additional cultural resource studies may be required.

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## **APPENDIX A**

### **Native American Communication**

# **Sacred Lands File & Native American Contacts List Request**

## **Native American Heritage Commission**

1550 Harbor Boulevard, Suite 100

West Sacramento, CA 95691

916-373-3710

916-657-5390 – Fax

[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)

*Information Below is Required for a Sacred Lands File Search*

**Date:** July 1, 2021

**Project:** Artesia 1- Residential Project – City of Artesia

**County:** Los Angeles, CA

**USGS Quadrangle Name:** Whittier, CA 7.5'

**Township:** 3 South    **Range:** 12 West    **Section(s):** Section 25, Los Coyotes land grant

**Township:** 3 South    **Range:** 11 West    **Section(s):** Section 30, Los Coyotes land grant

**Company/Firm/Agency:** Applied EarthWorks, Inc.

**Contact Person:** Susan Wood

**Street Address:** 3550 East Florida Avenue, Suite H

**City:** Hemet

**Zip:** 92544

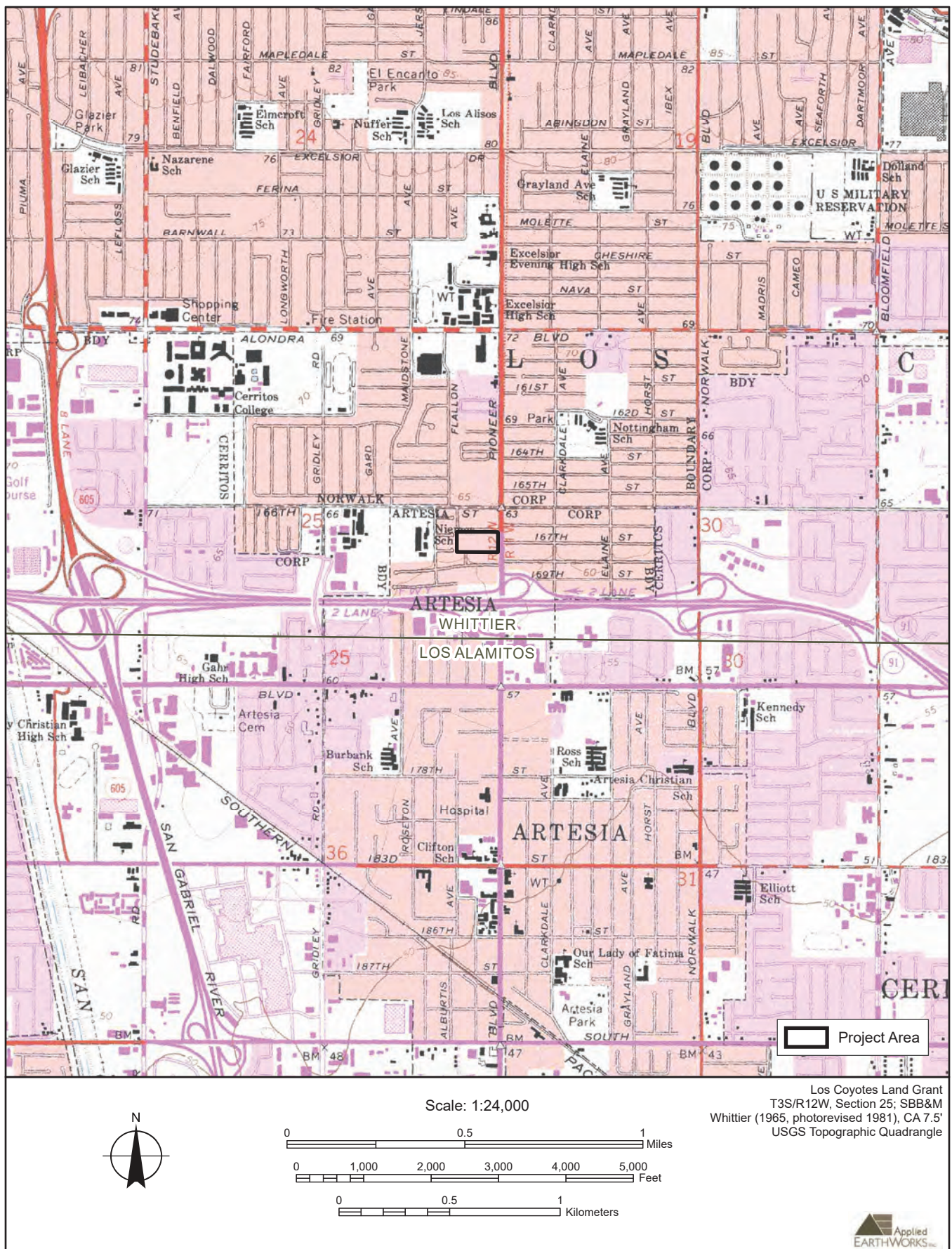
**Phone:** (951) 766-2000

**Fax:** (951) 766-0020

**Email:** [swood@appliedearthworks.com](mailto:swood@appliedearthworks.com)

### **Project Description:**

The proposed Project involves the development of Multiple Family Residential project within the City of Artesia, Los Angeles County. The Project will involve ground disturbance.



Location map for the City Ventures - Artesia 1 Project - AE4320.





## NATIVE AMERICAN HERITAGE COMMISSION

July 22, 2021

Susan Wood  
Applied EarthWorks, Inc.

Via Email to: [swood@appliedearthworks.com](mailto:swood@appliedearthworks.com)

CHAIRPERSON  
Laura Miranda  
Luiseno

VICE CHAIRPERSON  
Reginald Pagaling  
Chumash

SECRETARY  
Merri Lopez-Keifer  
Luiseno

PARLIAMENTARIAN  
Russell Attebery  
Karuk

COMMISSIONER  
William Mungary  
Paiute/White Mountain  
Apache

COMMISSIONER  
Julie Tumamait-  
Stenslie  
Chumash

COMMISSIONER  
[Vacant]

COMMISSIONER  
[Vacant]

COMMISSIONER  
[Vacant]

EXECUTIVE SECRETARY  
Christina Snider  
Pomo

NAHC HEADQUARTERS  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

Re: Artesia 1 – Residential Project, Los Angeles County

Dear Ms. Wood:

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

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

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: [Andrew.Green@nahc.ca.gov](mailto:Andrew.Green@nahc.ca.gov).

Sincerely,

Andrew Green  
Cultural Resources Analyst

Attachment



**Native American Heritage Commission  
Native American Contact List  
Los Angeles County  
7/22/2021**

***Gabrieleno Band of Mission Indians - Kizh Nation***

Andrew Salas, Chairperson  
P.O. Box 393  
Covina, CA, 91723  
Phone: (626) 926 - 4131  
admin@gabrielenoindians.org

Gabrieleno

***Juaneno Band of Mission Indians Acjachemen Nation - Belardes***

Joyce Perry, Tribal Manager  
4955 Paseo Segovia  
Irvine, CA, 92603  
Phone: (949) 293 - 8522  
kaamalam@gmail.com

Juaneno

***Gabrieleno/Tongva San Gabriel Band of Mission Indians***

Anthony Morales, Chairperson  
P.O. Box 693  
San Gabriel, CA, 91778  
Phone: (626) 483 - 3564  
Fax: (626) 286-1262  
GTTribalcouncil@aol.com

Gabrieleno

***Juaneno Band of Mission Indians Acjachemen Nation - Belardes***

Matias Belardes, Chairperson  
32161 Avenida Los Amigos  
San Juan Capistrano, CA, 92675  
Phone: (949) 293 - 8522  
kaamalam@gmail.com

Juaneno

***Gabrielino /Tongva Nation***

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

Gabrielino

***Santa Rosa Band of Cahuilla Indians***

Lovina Redner, Tribal Chair  
P.O. Box 391820  
Anza, CA, 92539  
Phone: (951) 659 - 2700  
Fax: (951) 659-2228  
Isaul@santarosa-nsn.gov

Cahuilla

***Gabrielino Tongva Indians of California Tribal Council***

Robert Dorame, Chairperson  
P.O. Box 490  
Bellflower, CA, 90707  
Phone: (562) 761 - 6417  
Fax: (562) 761-6417  
gtongva@gmail.com

Gabrielino

***Soboba Band of Luiseno Indians***

Joseph Ontiveros, Cultural  
Resource Department  
P.O. BOX 487  
San Jacinto, CA, 92581  
Phone: (951) 663 - 5279  
Fax: (951) 654-4198  
jontiveros@soboba-nsn.gov

Cahuilla  
Luiseno

***Gabrielino Tongva Indians of California Tribal Council***

Christina Conley, Tribal  
Consultant and Administrator  
P.O. Box 941078  
Simi Valley, CA, 93094  
Phone: (626) 407 - 8761  
christina.marsden@alumni.usc.edu

Gabrielino

***Soboba Band of Luiseno Indians***

Isaiah Vivanco, Chairperson  
P. O. Box 487  
San Jacinto, CA, 92581  
Phone: (951) 654 - 5544  
Fax: (951) 654-4198  
ivivanco@soboba-nsn.gov

Cahuilla  
Luiseno

***Gabrielino-Tongva Tribe***

Charles Alvarez,  
23454 Vanowen Street  
West Hills, CA, 91307  
Phone: (310) 403 - 6048  
roadkingcharles@aol.com

Gabrielino

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 Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Artesia 1 – Residential Project, Los Angeles County.

September 10, 2021

Charles Alvarez  
Councilperson  
Gabrielino-Tongva Tribe  
23454 Vanowen Street  
West Hills, CA, 91307

Re: Cultural Resource Assessment for the Artesia 1 Residential Development Project, City of Artesia, Los Angeles County, California

Dear Chairperson Alvarez:

On behalf of City Ventures, Applied EarthWorks, Inc. (Æ) is conducting a cultural resource study for the Artesia 1 Residential Development Project (Project). The Project involves a proposed 4.22-acre current and future mixed use development plan on Assessor's Parcel Numbers (APN) 7014-003-015 through -028 in the City of Artesia (City). The Project area is bounded by Alburtis Avenue on the west, Arkansas Street on the north, 168<sup>th</sup> Street on the south, and Pioneer Boulevard on the east, and currently contains multiple landowners and uses, including residential, commercial, and light industrial. The Project is subject to the California Environmental Quality Act (CEQA), and the City is the lead CEQA agency. As indicated on the attached map, the Project is located on the Whittier (1965 PR 1981), CA 7.5' USGS quadrangle map within Section 25, Township 3 South, Range 12 West, San Bernardino Baseline and Meridian (S.B.B.M.).

Æ conducted a literature and records search review. This search included the Project area with an additional quarter-mile radius. Results of the search indicate that at least 3 investigations have been conducted previously and none of these previous investigations encompassed any portion of the Project area. No cultural resources have been identified previously within the Project area or within the quarter-mile radius of the Project area. Æ was contracted to perform an archaeological and built environment survey of the Project area. The survey was completed on September 8, 2021. Six built environment resources were observed within the Project area during the survey. No other cultural resources were observed during the survey.

As part of the cultural resource assessment of the Project area, Æ requested a search of the *Sacred Lands File* by the Native American Heritage Commission (NAHC) on July 1, 2021. The NAHC responded on July 22, 2021, noting that *Sacred Lands File* search was completed with negative results. Should your records show that cultural properties exist within or near the Project area shown on the enclosed map, or if you have any concerns regarding Native American issues related to the overall Project, please contact me at (951) 766-2000 or via letter expressing your concerns. You may also e-mail me at [swood@appliedearthworks.com](mailto:swood@appliedearthworks.com). If I do not hear from you within the next two weeks, I will contact you with a follow-up phone call or email.

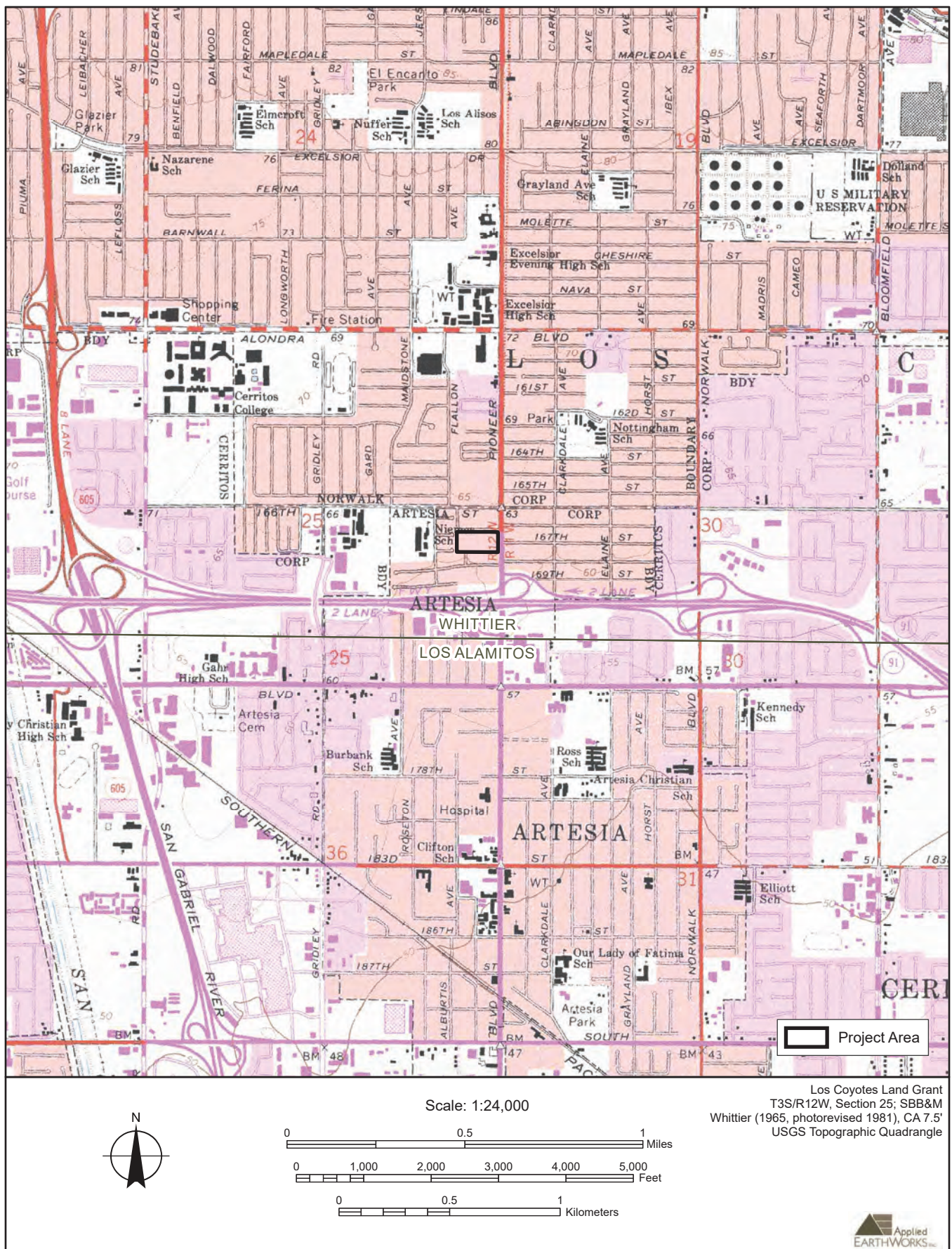
Please be aware that your comments and concerns are very important to us, as well as to the successful completion of this Project. I look forward to hearing from you in the near future. Thank you, in advance, for taking the time to review this request.

Respectfully yours,

*Susan M. Wood*

Susan Wood  
Senior Architectural Historian/Historical Archaeologist  
Applied EarthWorks, Inc.





Location map for the City Ventures - Artesia 1 Project - AE4320.

September 10, 2021

Robert Dorame  
Chairperson  
Gabrielino Tongva Indians of California Tribal Council  
P.O. Box 490  
Bellflower, CA, 90707

Re: Cultural Resource Assessment for the Artesia 1 Residential Development Project, City of Artesia, Los Angeles County, California

Dear Chairperson Dorame:

On behalf of City Ventures, Applied EarthWorks, Inc. (Æ) is conducting a cultural resource study for the Artesia 1 Residential Development Project (Project). The Project involves a proposed 4.22-acre current and future mixed use development plan on Assessor's Parcel Numbers (APN) 7014-003-015 through -028 in the City of Artesia (City). The Project area is bounded by Alburtis Avenue on the west, Arkansas Street on the north, 168<sup>th</sup> Street on the south, and Pioneer Boulevard on the east, and currently contains multiple landowners and uses, including residential, commercial, and light industrial. The Project is subject to the California Environmental Quality Act (CEQA), and the City is the lead CEQA agency. As indicated on the attached map, the Project is located on the Whittier (1965 PR 1981), CA 7.5' USGS quadrangle map within Section 25, Township 3 South, Range 12 West, San Bernardino Baseline and Meridian (S.B.B.M.).

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Respectfully yours,

*Susan M. Wood*

Susan Wood  
Senior Architectural Historian/Historical Archaeologist  
Applied EarthWorks, Inc.





3550 E. Florida Ave., Suite H  
Hemet, CA 92544-4937  
O: (951) 766-2000 | F: (951) 766-0020

September 10, 2021

Sandonne Goad  
Chairperson  
Gabrielino/Tongva Nation  
106 ½ Judge John Aiso Street, #231  
Los Angeles, CA, 90012

Re: Cultural Resource Assessment for the Artesia 1 Residential Development Project, City of Artesia, Los Angeles County, California

Dear Chairperson Goad:

On behalf of City Ventures, Applied EarthWorks, Inc. (Æ) is conducting a cultural resource study for the Artesia 1 Residential Development Project (Project). The Project involves a proposed 4.22-acre current and future mixed use development plan on Assessor's Parcel Numbers (APN) 7014-003-015 through -028 in the City of Artesia (City). The Project area is bounded by Alburdis Avenue on the west, Arkansas Street on the north, 168<sup>th</sup> Street on the south, and Pioneer Boulevard on the east, and currently contains multiple landowners and uses, including residential, commercial, and light industrial. The Project is subject to the California Environmental Quality Act (CEQA), and the City is the lead CEQA agency. As indicated on the attached map, the Project is located on the Whittier (1965 PR 1981), CA 7.5' USGS quadrangle map within Section 25, Township 3 South, Range 12 West, San Bernardino Baseline and Meridian (S.B.B.M.).

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Senior Architectural Historian/Historical Archaeologist  
Applied EarthWorks, Inc.



3550 E. Florida Ave., Suite H  
Hemet, CA 92544-4937  
O: (951) 766-2000 | F: (951) 766-0020

September 10, 2021

Anthony Morales  
Chairperson  
Gabrieleno/Tongva San Gabriel Band of Mission Indians  
P.O. Box 693  
San Gabriel, CA, 91778

Re: Cultural Resource Assessment for the Artesia 1 Residential Development Project, City of Artesia, Los Angeles County, California

Dear Chair Morales:

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*Susan M. Wood*

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Senior Architectural Historian/Historical Archaeologist  
Applied EarthWorks, Inc.





3550 E. Florida Ave., Suite H  
Hemet, CA 92544-4937  
O: (951) 766-2000 | F: (951) 766-0020

September 10, 2021

Joseph Ontiveros  
Cultural Resource Department  
Soboba Band of Luiseno Indians  
P.O. Box 487  
San Jacinto, CA 92581

Re: Cultural Resource Assessment for the Artesia 1 Residential Development Project, City of Artesia, Los Angeles County, California

Dear Mr. Ontiveros:

On behalf of City Ventures, Applied EarthWorks, Inc. (Æ) is conducting a cultural resource study for the Artesia 1 Residential Development Project (Project). The Project involves a proposed 4.22-acre current and future mixed use development plan on Assessor's Parcel Numbers (APN) 7014-003-015 through -028 in the City of Artesia (City). The Project area is bounded by Alburtis Avenue on the west, Arkansas Street on the north, 168<sup>th</sup> Street on the south, and Pioneer Boulevard on the east, and currently contains multiple landowners and uses, including residential, commercial, and light industrial. The Project is subject to the California Environmental Quality Act (CEQA), and the City is the lead CEQA agency. As indicated on the attached map, the Project is located on the Whittier (1965 PR 1981), CA 7.5' USGS quadrangle map within Section 25, Township 3 South, Range 12 West, San Bernardino Baseline and Meridian (S.B.B.M.).

Æ conducted a literature and records search review. This search included the Project area with an additional quarter-mile radius. Results of the search indicate that at least 3 investigations have been conducted previously and none of these previous investigations encompassed any portion of the Project area. No cultural resources have been identified previously within the Project area or within the quarter-mile radius of the Project area. Æ was contracted to perform an archaeological and built environment survey of the Project area. The survey was completed on September 8, 2021. Six built environment resources were observed within the Project area during the survey. No other cultural resources were observed during the survey.

As part of the cultural resource assessment of the Project area, Æ requested a search of the *Sacred Lands File* by the Native American Heritage Commission (NAHC) on July 1, 2021. The NAHC responded on July 22, 2021, noting that *Sacred Lands File* search was completed with negative results. Should your records show that cultural properties exist within or near the Project area shown on the enclosed map, or if you have any concerns regarding Native American issues related to the overall Project, please contact me at (951) 766-2000 or via letter expressing your concerns. You may also e-mail me at [swood@appliedearthworks.com](mailto:swood@appliedearthworks.com). If I do not hear from you within the next two weeks, I will contact you with a follow-up phone call or email.

Please be aware that your comments and concerns are very important to us, as well as to the successful completion of this Project. I look forward to hearing from you in the near future. Thank you, in advance, for taking the time to review this request.

Respectfully yours,

*Susan M. Wood*

Susan Wood  
Senior Architectural Historian/Historical Archaeologist  
Applied EarthWorks, Inc.



3550 E. Florida Ave., Suite H  
Hemet, CA 92544-4937  
O: (951) 766-2000 | F: (951) 766-0020

September 10, 2021

Joyce Perry  
Tribal Manager  
Juaneno Band of Mission Indians Acjachemen Nation - Belardes  
4955 Paseo Segovia  
Irvine, CA, 92603

Re: Cultural Resource Assessment for the Artesia 1 Residential Development Project, City of Artesia, Los Angeles County, California

Dear Manager Perry:

On behalf of City Ventures, Applied EarthWorks, Inc. (Æ) is conducting a cultural resource study for the Artesia 1 Residential Development Project (Project). The Project involves a proposed 4.22-acre current and future mixed use development plan on Assessor's Parcel Numbers (APN) 7014-003-015 through -028 in the City of Artesia (City). The Project area is bounded by Alburtis Avenue on the west, Arkansas Street on the north, 168<sup>th</sup> Street on the south, and Pioneer Boulevard on the east, and currently contains multiple landowners and uses, including residential, commercial, and light industrial. The Project is subject to the California Environmental Quality Act (CEQA), and the City is the lead CEQA agency. As indicated on the attached map, the Project is located on the Whittier (1965 PR 1981), CA 7.5' USGS quadrangle map within Section 25, Township 3 South, Range 12 West, San Bernardino Baseline and Meridian (S.B.B.M.).

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*Susan M. Wood*

Susan Wood  
Senior Architectural Historian/Historical Archaeologist  
Applied EarthWorks, Inc.



3550 E. Florida Ave., Suite H  
Hemet, CA 92544-4937  
O: (951) 766-2000 | F: (951) 766-0020

September 10, 2021

Lovina Redner  
Tribal Chair  
Santa Rosa Band of Cahuilla Indians  
P.O. Box 391820  
Anza, CA 92539

Re: Cultural Resource Assessment for the Artesia 1 Residential Development Project, City of Artesia, Los Angeles County, California

Dear Chairperson Redner:

On behalf of City Ventures, Applied EarthWorks, Inc. (Æ) is conducting a cultural resource study for the Artesia 1 Residential Development Project (Project). The Project involves a proposed 4.22-acre current and future mixed use development plan on Assessor's Parcel Numbers (APN) 7014-003-015 through -028 in the City of Artesia (City). The Project area is bounded by Alburtis Avenue on the west, Arkansas Street on the north, 168<sup>th</sup> Street on the south, and Pioneer Boulevard on the east, and currently contains multiple landowners and uses, including residential, commercial, and light industrial. The Project is subject to the California Environmental Quality Act (CEQA), and the City is the lead CEQA agency. As indicated on the attached map, the Project is located on the Whittier (1965 PR 1981), CA 7.5' USGS quadrangle map within Section 25, Township 3 South, Range 12 West, San Bernardino Baseline and Meridian (S.B.B.M.).

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Respectfully yours,

*Susan M. Wood*

Susan Wood  
Senior Architectural Historian/Historical Archaeologist  
Applied EarthWorks, Inc.

September 10, 2021

Andrew Salas  
Chairperson  
Gabrieleno Band of Mission Indians – Kizh Nation  
P.O. Box 393  
Covina, CA, 91723

Re: Cultural Resource Assessment for the Artesia 1 Residential Development Project, City of Artesia, Los Angeles County, California

Dear Chairperson Salas:

On behalf of City Ventures, Applied EarthWorks, Inc. (Æ) is conducting a cultural resource study for the Artesia 1 Residential Development Project (Project). The Project involves a proposed 4.22-acre current and future mixed use development plan on Assessor's Parcel Numbers (APN) 7014-003-015 through -028 in the City of Artesia (City). The Project area is bounded by Alburtis Avenue on the west, Arkansas Street on the north, 168<sup>th</sup> Street on the south, and Pioneer Boulevard on the east, and currently contains multiple landowners and uses, including residential, commercial, and light industrial. The Project is subject to the California Environmental Quality Act (CEQA), and the City is the lead CEQA agency. As indicated on the attached map, the Project is located on the Whittier (1965 PR 1981), CA 7.5' USGS quadrangle map within Section 25, Township 3 South, Range 12 West, San Bernardino Baseline and Meridian (S.B.B.M.).

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Please be aware that your comments and concerns are very important to us, as well as to the successful completion of this Project. I look forward to hearing from you in the near future. Thank you, in advance, for taking the time to review this request.

Respectfully yours,

*Susan M. Wood*

Susan Wood  
Senior Architectural Historian/Historical Archaeologist  
Applied EarthWorks, Inc.

## LIST OF NATIVE AMERICAN CONTACTS AND RECORD OF RESPONSES

Name	Date	Responses
Andrew Salas, Chairperson Gabrielino Band of Mission Indians – Kizh Nation	September 10, 2021	Scoping letter sent via email.
	September 13, 2021	Tribe requested lead agency contact information and we provided it.
	September 24, 2021	Follow up letter sent via email. No response received.
Robert Dorame, Chairperson Gabrielino Tongva Indians of California Tribal Council	September 10, 2021	Scoping letter sent via email.
	September 24, 2021	Follow up letter sent via email. No response received.
Anthony Morales, Chairperson Gabrielino/Tongva San Gabriel Band of Mission Indians	September 10, 2021	Scoping letter sent via email.
	September 24, 2021	Follow up letter sent via email. No response received.
Sandonne Goad, Chairperson Gabrielino/Tongva Nation	September 10, 2021	Scoping letter sent via email.
	September 24, 2021	Follow up letter sent via email. No response received.
Charles Alvarez, Tribal Councilman Gabrielino-Tongva Tribe	September 10, 2021	Scoping letter sent via email.
	September 24, 2021	Follow up letter sent via email. No response received.
Lovina Redner, Tribal Chair Santa Rosa Band of Cahuilla Indians	September 10, 2021	Scoping letter sent via email.
	September 24, 2021	Follow up letter sent via email. No response received.
Joseph Ontiveros Cultural resources Department Soboba Band of Luiseno Indians	September 10, 2021	Scoping letter sent via email.
	September 24, 2021	Follow up letter sent via email. No response received.
Joyce Perry, Tribal Manager Juaneno Band of Mission Indians Acjachemen - Belardes	September 10, 2021	Scoping letter sent via email.
	September 24, 2021	Follow up letter sent via email. No response received.



Susan Wood &lt;swood@appliedearthworks.com&gt;

---

**Re: Scoping Letter for the Artesia 1 Residential Development Project**

1 message

---

**Susan Wood** <swood@appliedearthworks.com>  
To: Gabrieleno Administration <admin@gabrielenoindians.org>

Mon, Sep 13, 2021 at 10:45 AM

Good Morning,

The main contact for the City of Artesia is below:



Additionally, as the City staff is limited, they have contracted with a consultant to assist them with tribal consultation. I was told that he, Art, is in the process of setting up a consultation meeting for October 14th. His contact information is below:



Let me know if you need anything further.

Best,

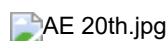
~Susan Wood

**Susan M. Wood, PhD | Applied EarthWorks, Inc.**

**Senior Architectural Historian / Historical Archaeologist**

3550 Florida Ave., Suite H

Hemet, Ca. 92544-4937



951-766-2000 x. 524

office

626-428-0707

cell

[www.appliedearthworks.com](http://www.appliedearthworks.com)



On Mon, Sep 13, 2021 at 10:18 AM Gabrieleno Administration <[admin@gabrielenoindians.org](mailto:admin@gabrielenoindians.org)> wrote:

Hello Susan

Thank you for your letter. Can you please provide the lead agencies contact information regarding the project?

Thank you

Admin Specialist  
Gabrieleno Band of Mission Indians - Kizh Nation  
PO Box 393  
Covina, CA 91723  
Office: 844-390-0787  
website: [www.gabrielenoindians.org](http://www.gabrielenoindians.org)



*The region where Gabrieleno culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleno who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleno are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleno, the community simply would not have survived."*

On Fri, Sep 10, 2021 at 10:05 AM Susan Wood <[swood@appliedearthworks.com](mailto:swood@appliedearthworks.com)> wrote:

Good morning,

Attached please find a scoping letter and map for the Artesia 1 Residential Development Project in the City of Artesia, County of Los Angeles, California.

Thank you,

~Susan Wood

**Susan M. Wood, PhD | Applied EarthWorks, Inc.**

**Senior Architectural Historian / Historical Archaeologist**



AE 20th.jpg

3550 Florida Ave., Suite H

Hemet, Ca. 92544-4937

951-766-2000 x. 524

office

626-428-0707

cell

[www.appliedearthworks.com](http://www.appliedearthworks.com)

9/13/2021

Applied Earthworks, Inc. Mail - Re: Scoping Letter for the Artesia 1 Residential Development Project



**image001.jpg**  
2K

## **APPENDIX B**

### **DPR 523 Record Forms**

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 8

Resource Name or # APN 7014-003-018

**P1. Other Identifier:** 11734 Arkansas Street, Artesia

**\*P2. Location: a. County:** Los Angeles

☐ Not for Publication ☒ Unrestricted

b. **USGS 7.5' Quad:** Whittier, CA **Date:** 1965, PR 1981 T 3S, R12W ; ¼ of ¼ of Section 25 SB B.M.

c. **Address:** 11734 Arkansas Street, Artesia, CA 90701

d. **UTM:** NAD 83, Zone 11S; 399833 mE / 3749290 mN

e. **Other Locational Data:**

**\*P3a. Description:** This 9,800-square foot, one-and one-half story commercial auto repair building with attached single-story office was constructed in 1957. The large end-gabled Modern Commercial Vernacular rectangular auto repair building features corrugated metal construction, and a moderate pitch metal roof that appears to have been sheathed in a composite membrane (Google Earth 2021). A small, wooden framed, stucco clad office that exhibits Ranch style features is attached to the northwest end of the auto repair building, facing Arkansas Street. The Ranch style features include a narrow, horizontal footprint, a flat roof with exaggerated, boxed eaves, and the structure is fenestrated by a horizontal panel of six, fixed plate windows. The primary façade (east) that faces Pioneer Boulevard is symmetrically designed with three auto bays flanking a central, customer service area. Signage describing the auto repair services offered is painted in large block letters on a panel between the repair bays and the roofline. Signage stating the business name "Cerritos Auto Repair" has been painted on the center wall between the bays that fronts the internal customer service area. A large parking lot (APNs 7014-003-015 through -017) separates the building from the sidewalk and Pioneer Boulevard. Metal and concrete block fencing surrounds the site on all sides.

**\*P3b. Resource Attributes:** HP6 Commercial Building

**\*P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other:

**\*P5a. Photograph or Drawing:**



**P5b. Description of Photo:** Photo 1: Façade of building facing south

**\*P6. Date Constructed/Age and Sources:**  
☐ Prehistoric ☒ Historic ☐ Both

**\*P7. Owner and Address:**  
Christine Kyong Chang, Trustee  
2009 Chang Family Trust  
11708 Arkansas Street  
Artesia, CA 90701

**\*P8. Recorded By:** Susan M. Wood  
Applied EarthWorks, Inc.  
3550 E. Florida Ave., Suite H  
Hemet, CA 92544-4937

**\*P9. Date Recorded:** September 8, 2021

**\*P10. Survey Type:** ☒ Intensive  
☐ Reconnaissance ☐ Other

**Describe:**

**\*P11. Report Citation:** Wood, Susan

2021 *Phase I Cultural Resource Assessment for the Arkansas Street Specific Plan Project, City of Artesia, Los Angeles County, California.* Applied EarthWorks, Inc., Hemet, California. Prepared for City Ventures, Irvine, California.

**\*Attachments:** ☐ NONE ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet  
☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record  
☐ Photograph Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Other (list):

**P3a. Description (continued):** The west elevation of the primary, auto repair building is an unadorned expanse of corrugated metal. However, a wooden framed, office structure with Ranch style influences is attached to the northwest end of the building. This office structure features a narrow, horizontal footprint, a flat roof with exaggerated, boxed eaves, and is fenestrated by horizontal panel of six, fixed plate windows which are today, protected by decorative metal safety coverings. A covered walkway extends from the primary façade to the office structure. A single, wooden door centered in a wall adjacent to the window panel provides entry to the building (Photo 2).



**Photo 2: Office area attached to north elevation looking southwest.**

The west elevation (rear) is an unadorned corrugated metal wall punctuated with widow openings for ventilation (Photo 3). Access and view were obscured by vegetation and block wall separating the property from the adjacent parcel.



**Photo 3: West elevation (rear) looking southeast.**

☒ Continuation

☐ Update

Page 3 of 8

Resource Name or #: APN 7014-003-018

The south elevation, like the west elevation, is an unadorned, corrugated metal wall. A combination of chain link fence and concrete block wall separate the building from the adjacent parcel to the south (Photo 4).



**Photo 4: South elevation looking northeast.**



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code

Page 4 of 8

Resource Name or #: APN 7014-003-018

**B1. Historic Name:** n/a

**B2. Common Name:** n/a

**B3. Original Use:** Automobile commercial

**B4. Present Use:** Automobile commercial

**\*B5. Architectural Style:** Modern Commercial Vernacular with Ranch style influences

**\*B6. Construction History (construction date, alterations, and dates of alterations):** Constructed in 1957 (Los Angeles County Assessor 2021). No apparent additions or alterations were noted during the visual inspection or documented in available archival records.

**\*B7. Moved?:** ☒ No ☐ Yes ☐ Unknown  
Date: Original Location:

**\*B8. Related Features:** n/a

**B9. a. Architect:** unknown

**b. Builder:** unknown

**\*B10. Significance:** Theme: City of Artesia Development

Period of Significance: N/A

Property Type: Commercial

Applicable Criteria: N/A

Pioneer Boulevard and Artesia Boulevard, just south, were part of the early primary road grid, appearing unnamed on an 1896 U.S. Geological Survey map (USGS 1896). By 1928, developers and settlers had constructed a graded dirt road and a dirt track road in Artesia—today's Arkansas Street, that intersects with Pioneer Boulevard, and Alburts Avenue, respectively (HistoricAerials.com 2021; University of California, Santa Barbara 2021). Both Pioneer Boulevard and Artesia Boulevard were signed as state highways in 1934. Pioneer Boulevard in this area was signed as State Route (SR) 35, and Artesia Boulevard was signed as SR 14 (Faigin 2021a, 2021b). Together, the existing road system along with expanded rail service through the area, facilitated increased regional settlement and the expansion of the local agricultural industry in Artesia (Stamps 1965:35–40).

The post–World War II Southern California population boom and associated suburban expansion increasingly pushed into Artesia's dairy and agriculture areas, including the area around this parcel. This trend forced a decline in agriculture and the dairy industry and an increase in mixed-use development areas that included new, commercial businesses and remaining agricultural properties. In 1968, SR 91 was completed through Artesia, less than 0.25 miles south of this parcel, and approximately 0.75 miles north of Artesia's business district, further connecting Artesia to the urban centers of Los Angeles, Riverside, and Orange counties (AA Roads 2021). Artesia's centralized location and easy access facilitated increased population growth and urbanization, including the area around the subject parcel, which today includes residential properties as well as numerous commercial and industrial buildings that range in age from the 1920s through the 1950s and contain still-operating business concerns.

**Significance Evaluation:** The historical significance of 11734 Arkansas Street (APN 7014-003-018) was evaluated by applying the procedure and criteria for the California Register of Historic Resources (CRHR) and the Cultural and Historic Resources Sub-Element of the City of Artesia General Plan and the local landmark process of the Artesia Municipal Code.

**Criterion 1:** This commercial building was constructed in mid-twentieth century Southern California when numerous other entrepreneurs took advantage of the growth of the automobile industry and opened auto repair establishments along well-traveled highways. Although this building was constructed during this important period of suburban expansion in the Los Angeles basin, the Project area was peripheral to the commercial areas that developed further

This space reserved for official comments.

**Sketch Map**  
(See Attached)



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code

Page 5 of 8

Resource Name or #: APN 7014-003-018

south, closer to the Artesia city center. While the construction of this commercial enterprise is associated with the trend in the development of the area, it is one of many surviving commercial concerns of its type in Artesia, and Southern California, and alone, there is no specific event it is associated with that is historically significant at the local, state, or national level. As a result, 11734 Arkansas Street (APN 7014-003-018) is not significant under Criterion 1.

**Criterion 2:** 11734 Arkansas Street (APN 7014-003-018) does not appear to have any direct association with lives of significant persons in our past. Research has yielded no information to suggest that any persons of historic significance are associated with the construction or continued use of the site. Therefore, 11734 Arkansas Street (APN 7014-003-018) is not significant under Criterion 2.

**Criterion 3:** 11734 Arkansas Street (APN 7014-003-018) is a modest, vernacular, utilitarian style corrugated metal commercial building constructed to operate as an auto repair shop and office. The attached office with Ranch Style elements appears to be the only decorative consideration and may have been added for customer appeal. The building is a good example of this style; however, it is one of many surviving vernacular corrugated metal commercial buildings of its type in Artesia, and Southern California. The structure does not possess high artistic value. The building designer and builder are unknown, so the building does not represent the work of a master. As a result, the structure at 11734 Arkansas Street (APN 7014-003-018) is not significant under Criterion 3.

**Criterion 4:** This criterion is typically reserved for archaeological resources, ruins, or rare built environment resources of which little is already known, that are considered to be the sole sources of historical data about design, engineering, or construction methods. The building at 11734 Arkansas Street (APN 7014-003-018) was built within the standard construction methods of the era, and it is not likely to yield new information on the growth and development of the City of Artesia, or about the development of the auto repair business in Southern California. Therefore, the structure at 11734 Arkansas Street (APN 7014-003-018) is not significant under Criterion 4.

**City of Artesia:** 11734 Arkansas Street (APN 7014-003-018) is not located within the boundaries of the City of Artesia Historical District Zone. Additionally, our research shows that 11734 Arkansas Street (APN 7014-003-018) did not play a significant role in the formation of the City of Artesia. Therefore, we recommend that 11734 Arkansas Street (APN 7014-003-018) is not significant at the local level as outlined in the Cultural and Historic Resources Sub-Element of the City of Artesia General Plan and the local landmark process of the Artesia Municipal Code.

**Integrity Evaluation:** Because 11734 Arkansas Street (APN 7014-003-018) does not qualify as a significant resource under any of the four CRHR criteria or at the local level under the City of Artesia guidelines, assessment of integrity is not necessary. Due to a lack of significance, the site is recommended ineligible for inclusion in the CRHR or as a City of Artesia locally designated landmark.

**B11. Additional Resource Attributes (list attributes and codes):**

**\*B12. References:**

AA Roads

2021 California 91, <https://www.aaroads.com/california/ca-091.html>, accessed September 25, 2021.

Faigin, Daniel P.

2021a State Route 14, <https://www.cahighways.org/ROUTE014.html>, accessed September, 2021.

2021b State Route 35, <https://www.cahighways.org/ROUTE035.html>, accessed September, 2021.

First American Title Company

2021 Chain of Title Guarantee Report for APN 7014-003-018, Artesia, Los Angeles County, California. Copy on file at Applied EarthWorks, Inc., Hemet, California.

Google Earth

2021 11734 Arkansas Street, Artesia, California, accessed September 15, 2021.

HistoricAerials.com

2021 Historic aerial photographs for 1928, [www.historicaerials.com](http://www.historicaerials.com), accessed September and October 2021.

Los Angeles County Assessor

2021 Los Angeles County Assessor Parcel Records for APN 7014-003-018. Los Angeles County Assessor online portal.

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code

Page 6 of 8

Resource Name or #: APN 7014-003-018

Stamps, James L.

1965 *The Historical Volume and Reference Works, Los Angeles County*, Vol. IV, covering Artesia, Bellflower, Bell Gardens, Compton, Dairy Valley, Downey, Lynwood, Montebello, Norwalk, Paramount, South Gate. Historical Publishers, Arlington, California.

University of California, Santa Barbara

2021 Aerial photographs 1928, [http://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](http://mil.library.ucsb.edu/ap_indexes/FrameFinder/), accessed June–September 2021.

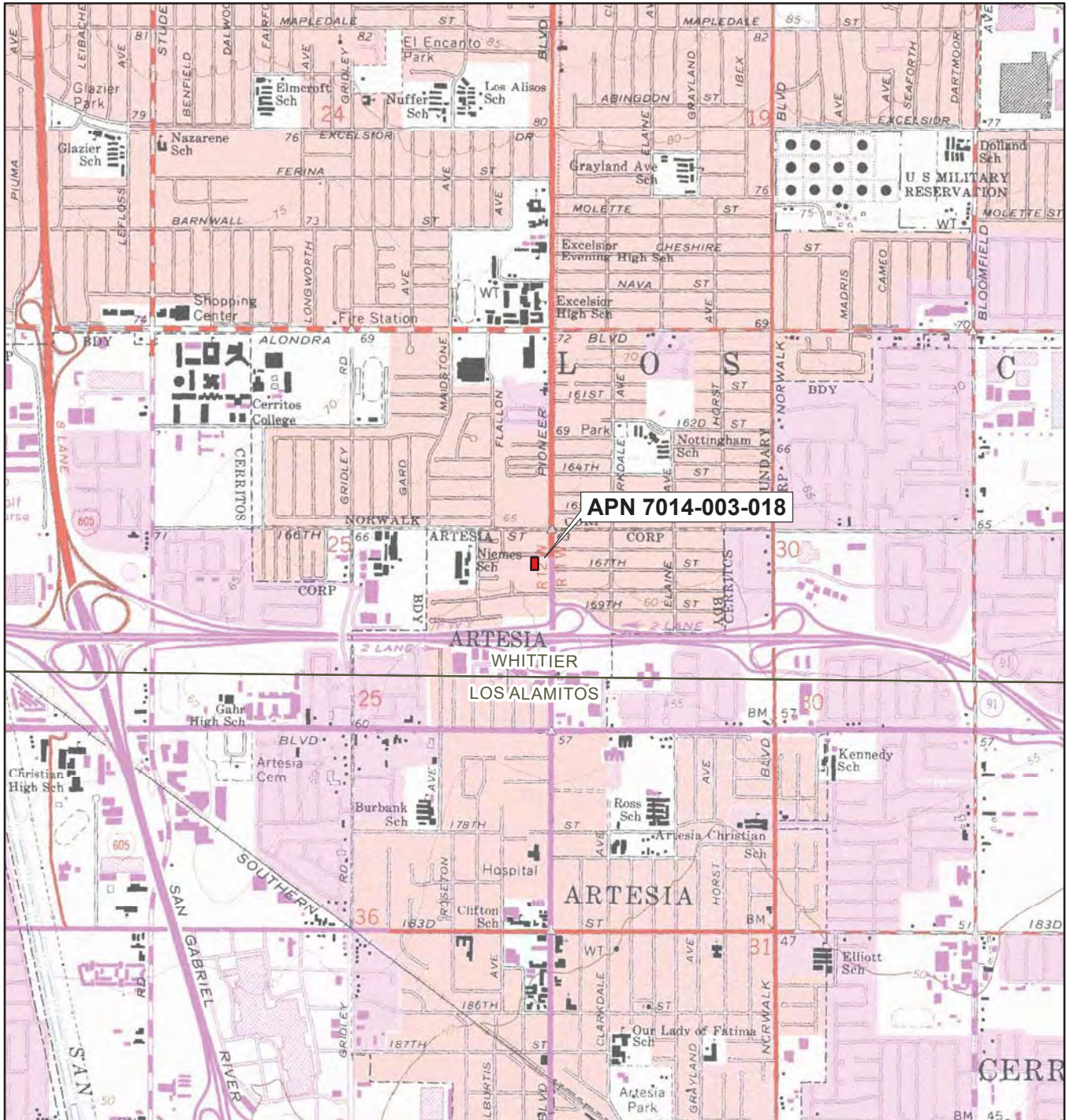
United States Geological Survey (USGS)

1896 *Downey, California*. 15-minute series (1:62,500 scale). U.S. Geological Survey, Washington, D.C.

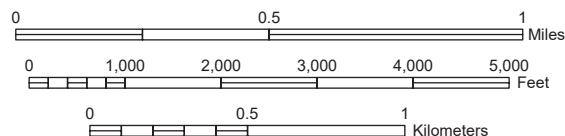
**B13. Remarks:** None.

**\*B14. Evaluator:** Susan M. Wood

**Date of Evaluation:** September 2021



Scale: 1:24,000







State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 6

Resource Name or # APN 7014-003-019

**P1. Other Identifier:** 11732 Arkansas Street, Artesia

**\*P2. Location:** a. County: Los Angeles

☐ Not for Publication ☒ Unrestricted

b. USGS 7.5' Quad: Whittier, CA Date: 1965, PR 1981 T 3S, R12W ; ¼ of ¼ of Section 25 SB B.M.

c. Address: 11732 Arkansas Street, Artesia, CA 90701

d. UTM: NAD 83, Zone 11S; 399815 mE / 3749301 mN

e. Other Locational Data:

**\*P3a. Description:** This one-story 572-square-foot single-family modest vernacular cottage with Craftsman influences was constructed in 1920 on a flat 0.18-acre parcel. Today, the building serves as an office for a pool plastering company on this parcel that is currently zoned as Industrial, contractor storage. This painted stucco, wood framed building on a concrete slab foundation features a moderate pitch, side gabled roof clad in composite shingles, exposed rafter eave overhang, and a porch-covered entry supported by two columns with battered sides. The primary façade (north elevation) of this modest cottage features a plain, painted, wooden door with a modern, metal safety handle, and two vinyl replacement sliding windows flank the entry. A concrete walkway extends between the sidewalk and the entry porch, and is flanked by two small, lawn areas. A wooden gate spans between the eastern elevation of the primary façade and the concrete block wall that separates the site from the adjacent commercial parcel to the east and extends around three sides of the parcel. A wide, concrete driveway along the western elevation of the building extends from the street to the rear, storage yard. A rolling, metal gate secures the storage yard from street access. The west is an unadorned span of painted stucco. The south (rear) and east elevations were inaccessible to photograph. A storage building in place by 2012 sits at the southern parcel boundary, separated from the cottage by an open concrete storage yard. The building appears to be in good condition.

**\*P3b. Resource Attributes:** HP2 Single family property

**\*P4. Resources Present:** ☒ Building ☐ Structure ☒ Object ☐ Site ☐ District ☐ Element of District ☐ Other:

**\*P5a. Photograph or Drawing:**



**P5b. Description of Photo:** primary (north) and west façades facing southeast

**\*P6. Date Constructed/Age and Sources:**  
☐ Prehistoric ☒ Historic ☐ Both

**\*P7. Owner and Address:** Alfredo Zavale Gonzalez  
11732 Arkansas Street  
Artesia, CA 90701

**\*P8. Recorded By:** Susan Wood  
Applied EarthWorks, Inc.  
3550 E. Florida Ave., Suite H  
Hemet, CA 92544-4937

**\*P9. Date Recorded:** September 8, 2021

**\*P10. Survey Type:** ☒ Intensive  
☐ Reconnaissance ☐ Other

**Describe:**

**\*P11. Report Citation:** Wood, Susan

2021 *Phase I Cultural Resource Assessment for the Arkansas Street Specific Plan Project, City of Artesia, Los Angeles County, California.* Applied EarthWorks, Inc., Hemet, California. Prepared for City Ventures, Irvine, California.

**\*Attachments:** ☐ NONE ☒ Location Map ☒ Sketch Map ☐ Continuation Sheet  
☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record  
☐ Photograph Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Other (list):



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code

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Resource Name or #: APN 7014-003-019

**B1. Historic Name:** n/a

**B2. Common Name:** n/a

**B3. Original Use:** residence

**B4. Present Use:** commercial office

**\*B5. Architectural Style:** Vernacular cottage with Craftsman influences

**\*B6. Construction History (construction date, alterations, and dates of alterations):** According to the Los Angeles County Assessor's office, this building was constructed in 1920, but has an effective date of 1950 (Los Angeles County Assessor 2021). Historic aerials do show the structure in place continually from 1928 (date of earliest available aerial) through today (HistoricAerials.com 2021; University of California, Santa Barbara 2021). A visual inspection of the building indicates that the original structure may have been constructed of wood siding, and that sometime later, a layer of stucco plastering was applied and original windows have been replaced with vinyl.

**\*B7. Moved?:** ☒ No ☐ Yes ☐ Unknown      Date:      Original Location:

**\*B8. Related Features:**

**B9. a. Architect:** unknown

**b. Builder:** unknown

**\*B10. Significance:** Theme: City of Artesia Development

Period of Significance: N/A

Property Type: Commercial

Applicable Criteria: N/A

Pioneer Boulevard and Artesia Boulevard, just south, were part of the early primary road grid, appearing unnamed on an 1896 U.S. Geological Survey map (USGS 1896). By 1928, developers and settlers had constructed a graded dirt road and a dirt track road in Artesia—today's Arkansas Street, that intersects with Pioneer Boulevard, and Alburdis Avenue, respectively (HistoricAerials.com 2021; University of California, Santa Barbara 2021). Both Pioneer Boulevard and Artesia Boulevard were signed as state highways in 1934. Pioneer Boulevard in this area was signed as State Route (SR) 35, and Artesia Boulevard was signed as SR 14 (Faigin 2021a, 2021b). Together, the existing road system along with expanded rail service through the area, facilitated increased regional settlement and the expansion of the local agricultural industry in Artesia (Stamps 1965:35–40).

The post–World War II Southern California population boom and associated suburban expansion increasingly pushed into Artesia's dairy and agriculture areas, including the area around this parcel. This trend forced a decline in agriculture and the dairy industry and an increase in mixed-use development areas that included new, commercial businesses and remaining agricultural properties. In 1968, SR 91 was completed through Artesia, less than 0.25 miles south of this parcel, and approximately 0.75 miles north of Artesia's business district, further connecting Artesia to the urban centers of Los Angeles, Riverside, and Orange counties (AA Roads 2021). Artesia's centralized location and easy access facilitated increased population growth and urbanization, including the area around the subject parcel, which today includes residential properties as well as numerous commercial and industrial buildings that range in age from the 1920s through the 1950s and contain still-operating business concerns.

**Significance Evaluation:** The historical significance of 11732 Arkansas Street (APN 7014-003-019) was evaluated by applying the procedure and criteria for the California Register of Historic Resources (CRHR) and the Cultural and Historic Resources Sub-Element of the City of Artesia General Plan and the local landmark process of the Artesia Municipal Code.

**Criterion 1:** A 1928 aerial shows the residence was surrounded by a mix of agricultural and commercial concerns that settlers had established near today's Pioneer Boulevard (HistoricAerials.com 2021). At the time of construction,

This space reserved for official comments.

**Sketch Map**  
(See Attached)



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code

Page 3 of 6

Resource Name or #: APN 7014-003-019

Pioneer Boulevard was already a primary road that connected to both the Southern Pacific Railroad to the north, in Norwalk, and to the trading hub in downtown Artesia, where Huntington's Pacific Electric Railway crossed the road. The residence was constructed during this important period of early growth in the region stimulated by improvements in local transportation and trading networks. However, properties such as this were ubiquitous up and down Pioneer Boulevard, and this residence did not play an integral role in or have a direct connection with historical events at the local, state, or national level. As a result, 11732 Arkansas Street (APN 7014-003-019) is not significant under Criterion 1.

**Criterion 2:** 11732 Arkansas Street (APN 7014-003-019) does not appear to have any direct association with lives of significant persons in our past. Research has yielded no information to suggest that any persons of historic significance are associated with the construction or continued use of the site. Therefore, 11732 Arkansas Street (APN 7014-003-019) is not significant under Criterion 2.

**Criterion 3:** 11732 Arkansas Street (APN 7014-003-019) is an unassuming, vernacular, farm cottage. The residence features modest Craftsman elements, including a moderate pitch, side gabled roof, exposed rafter eave overhang, and a porch-covered entry supported by two columns with battered sides. However, due to extensive modification, it is no longer a good example of a modest farm cottage with Craftsman elements. The structure does not possess high artistic value. The building designer and builder are unknown, so the building does not represent the work of a master. As a result, the structure at 11732 Arkansas Street (APN 7014-003-019) is not significant under Criterion 3.

**Criterion 4:** This criterion is typically reserved for archaeological resources, ruins, or rare built environment resources of which little is already known, that are considered to be the sole sources of historical data about design, engineering, or construction methods. The building at 11732 Arkansas Street (APN 7014-003-019) was built within the standard construction methods of the era, and it is not likely to yield new information on the growth and development of the City of Artesia. Therefore, the structure at 11732 Arkansas Street (APN 7014-003-019) is not significant under Criterion 4.

**City of Artesia:** 11732 Arkansas Street (APN 7014-003-019) is not located within the boundaries of the City of Artesia Historical District Zone. Additionally, our research shows that 11732 Arkansas Street (APN 7014-003-019) did not play a significant role in the formation of the City of Artesia. Therefore, we recommend that 11732 Arkansas Street (APN 7014-003-019) is not significant at the local level as outlined in the Cultural and Historic Resources Sub-Element of the City of Artesia General Plan and the local landmark process of the Artesia Municipal Code.

**Integrity Evaluation:** Because 11732 Arkansas Street (APN 7014-003-019) does not qualify as a significant resource under any of the four CRHR criteria or at the local level under the City of Artesia guidelines, assessment of integrity is not necessary. Due to a lack of significance, the site is recommended ineligible for inclusion in the CRHR or as a City of Artesia locally designated landmark.

**B11. Additional Resource Attributes (list attributes and codes):**

**\*B12. References:**

AA Roads

2021 California 91, <https://www.aaroads.com/california/ca-091.html>, accessed September 25, 2021.

Faigin, Daniel P.

2021a State Route 14, <https://www.cahighways.org/ROUTE014.html>, accessed September, 2021.

2021b State Route 14, <https://www.cahighways.org/ROUTE035.html>, accessed September, 2021.

First American Title Company

2021 Chain of Title Guarantee Report for APN 7014-003-019, Artesia, Los Angeles County, California. On file, Applied EarthWorks, Inc., Hemet, California.

Google Earth

2021 11732 Arkansas Street, Artesia, California, accessed September 15, 2021.

HistoricAerials.com

2021 Historic aerial photographs dated 1928, accessed June-September 2021.

Los Angeles County Assessor

2021 Parcel Inquiry for APN#7014-003-019. Los Angeles County Assessor Parcel Records.

Stamps, James L.

1965 *The Historical Volume and Reference Works, Los Angeles County*, Vol. IV, covering Artesia, Bellflower, Bell Gardens, Compton, Dairy Valley, Downey, Lynwood, Montebello, Norwalk, Paramount, South Gate. Historical Publishers, Arlington, California.

University of California, Santa Barbara

2021 Historic aerial photographs dated 1928. Electronic document  
[http://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](http://mil.library.ucsb.edu/ap_indexes/FrameFinder/). Accessed June-September 2021.

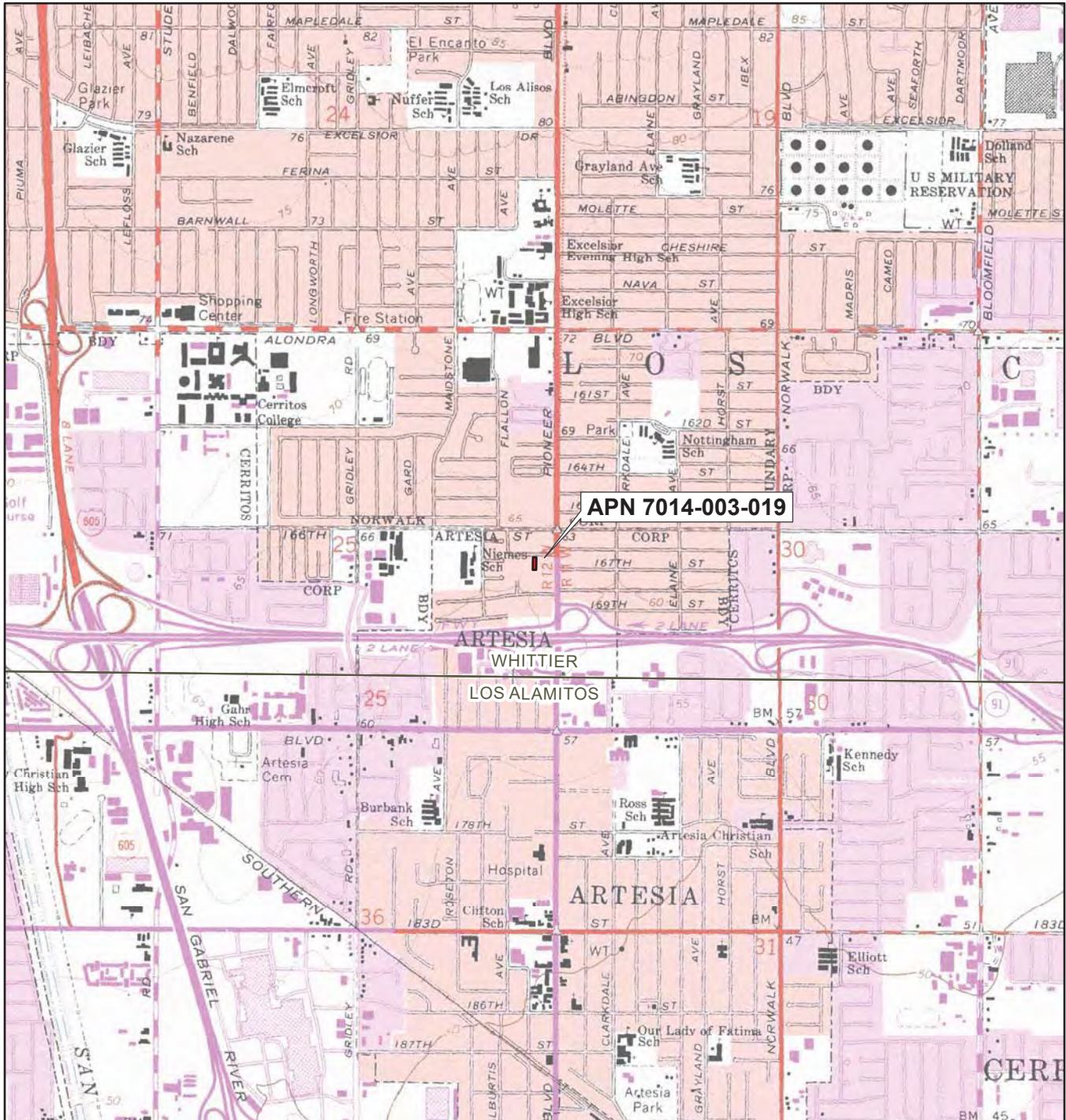
USGS (United States Geological Survey)

1896 *Downey, California*. 15-Minute Series (1:62,500 scale). U.S. Geological Survey, Washington, D.C.

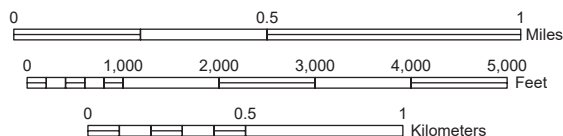
**B13. Remarks:** None

**\*B14. Evaluator:** Susan M. Wood

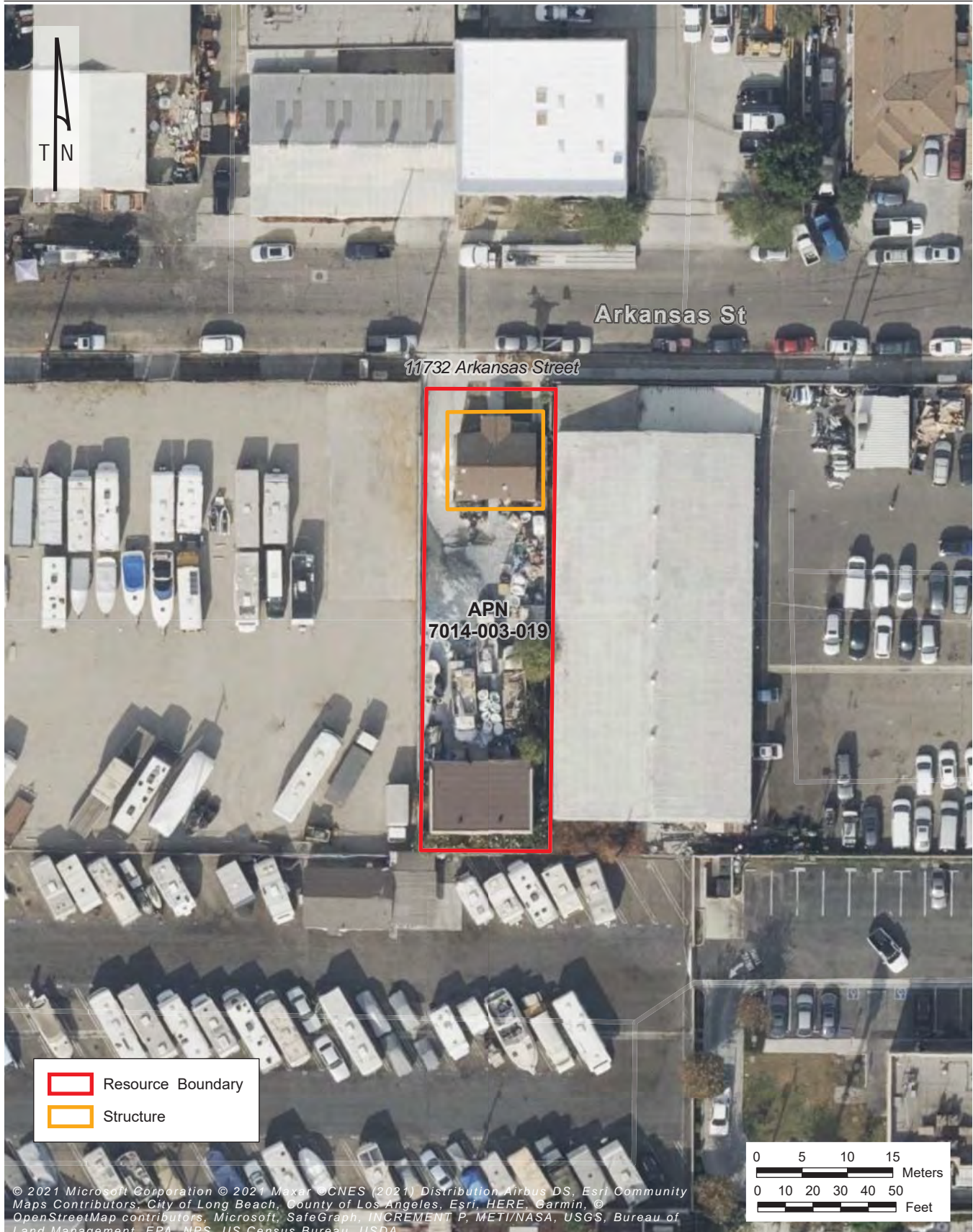
**Date of Evaluation:** September 2021



Scale: 1:24,000







State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 8

Resource Name or # APN 7014-003-024

**P1. Other Identifier:** 11708 Arkansas Street, Artesia

**\*P2. Location: a. County:** Los Angeles

☐ Not for Publication ☒ Unrestricted

**b. USGS 7.5' Quad:** Whittier, CA **Date:** 1965, PR 1981 T 3S, R12W ; ¼ of ¼ of Section 25 SB B.M.

**c. Address:** 11732 Arkansas Street, Artesia, CA 90701

**d. UTM:** NAD , Zone 11S; 399740 mE / 37492985 mN

**e. Other Locational Data:**

**\*P3a. Description:** This 5,355-square-foot one-story Modern Commercial Vernacular commercial building constructed in 1970 on a flat, 0.25-acre parcel features concrete construction, and a rectangular plan with a flat, composition roof. Clad in stucco and flagstone veneer, the primary (north) elevation is positioned at the north end of parcel 7014-003-024, and fronts Arkansas Street with no setback from the sidewalk. An off-center, slightly recessed entry area includes a metal door flanked by three, identical louvered windows. A horizontal band of three, flush, metal-framed windows punctuate either end of the primary elevation just below the top of the flagstone cladding. The entry door and all windows on the primary elevation are covered by decorative, black metal safety screens. There are two cargo bays on the rear (south) and west elevations. A small open area located between the rear of the building and the parcel boundary is utilized as storage area by the current occupant, Pioneer RV Storage. Today, the east elevation is open to the adjacent four parcels (7014-003-20 though -023) that serve as part of the Pioneer RV Storage yard. At the time this commercial building was constructed in 1970, the parcels on either side contained residential structures (HistoricAerials.com 1972). Currently, the building is empty and unused by the occupant/owner

**\*P3b. Resource Attributes:** HP6 Commercial Building

**\*P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other:

**\*P5a. Photograph or Drawing:**



**P5b. Description of Photo:** Photo 1: Façade of building, facing south

**\*P6. Date Constructed/Age and Sources:**  
☐ Prehistoric ☒ Historic ☐ Both

**\*P7. Owner and Address:**  
Pioneer Realty Development, LLC  
5856 Corporate Way,  
Cypress, CA 90638

**\*P8. Recorded By:** Susan Wood  
Applied EarthWorks, Inc.  
3550 E. Florida Ave., Suite H  
Hemet, CA 92544-4937

**\*P9. Date Recorded:** September 8, 2021

**\*P10. Survey Type:** ☒ Intensive  
☐ Reconnaissance ☐ Other

**Describe:**

**\*P11. Report Citation:** Wood, Susan

2021 *Phase I Cultural Resource Assessment for the Arkansas Street Specific Plan Project, City of Artesia, Los Angeles County, California.* Applied EarthWorks, Inc., Hemet, California. Prepared for City Ventures, Irvine, California.

**\*Attachments:** ☐ NONE ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet  
☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record  
☐ Photograph Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Other (list):



☒ Continuation

☐ Update

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Resource Name or #: APN 7014-003-024

- P3a. Description (continued):** The east elevation is an unadorned stucco wall with one horizontal band of three, flush, metal-framed windows identical to those on the primary facade, punctuating the plane at mid-height at the north end of the building (Photos 2 and 3).



**Photo 2: East elevation, looking north.**



**Photo 3: Band of windows at north end of east elevation, looking west.**



The south elevation (rear), like the east elevation, is an unadorned, stucco wall. A single cargo bays punctuates the rectangular plane. The open, parking area to the rear of the building that extends to the southern parcel boundary serves as part of the Pioneer RV Storage yard (Photo 4).



**Photo 4: South elevation (rear), looking north**

The west elevation of the building is positioned near the western parcel edge, with a narrow driveway and block wall separating this commercial structure from the adjacent residential property. This elevation is also a long, unadorned rectangular, stucco plane. A metal, pedestrian entrance door, band of three, metal windows (identical to those on the primary and eastern façade), and a metal cargo bay are located towards the north end of the elevation, closest to the street. A single, metal pedestrian doorway is located towards the rear of the elevation (Photo 5).



**Photo 5: West elevation, looking northeast.**

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code

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Resource Name or #: APN 7014-003-024

**B1. Historic Name:** n/a

**B2. Common Name:** n/a

**B3. Original Use:** Unknown commercial  
parcel are utilized by Pioneer RV Storage

**B4. Present Use:** building is unoccupied, but open areas of the

**\*B5. Architectural Style:** Modern Commercial Vernacular

**\*B6. Construction History (construction date, alterations, and dates of alterations):** Constructed in 1970 (Los Angeles County Assessor 2021). No apparent additions or alterations were noted during the visual inspection or documented in available archival records. 1956.

**\*B7. Moved?:** ☒ No ☐ Yes ☐ Unknown  
Date: Original Location:

**\*B8. Related Features:** n/a

**B9. a. Architect:** unknown

**b. Builder:** unknown

**\*B10. Significance:** Theme: City of Artesia Development

Period of Significance: N/A

Property Type: Commercial

Applicable Criteria: N/A

Pioneer Boulevard and Artesia Boulevard, just south, were part of the early primary road grid, appearing unnamed on an 1896 U.S. Geological Survey map (USGS 1896). By 1928, developers and settlers had constructed a graded dirt road and a dirt track road in Artesia—today's Arkansas Street, that intersects with Pioneer Boulevard, and Alburts Avenue, respectively (HistoricAerials.com 2021; University of California, Santa Barbara 2021). Both Pioneer Boulevard and Artesia Boulevard were signed as state highways in 1934. Pioneer Boulevard in this area was signed as State Route (SR) 35, and Artesia Boulevard was signed as SR 14 (Faigin 2021a, 2021b). Together, the existing road system along with expanded rail service through the area, facilitated increased regional settlement and the expansion of the local agricultural industry in Artesia (Stamps 1965:35–40).

The post–World War II Southern California population boom and associated suburban expansion increasingly pushed into Artesia's dairy and agriculture areas, including the area around this parcel. This trend forced a decline in agriculture and the dairy industry and an increase in mixed-use development areas that included new, commercial businesses and remaining agricultural properties. In 1968, SR 91 was completed through Artesia, less than 0.25 miles south of this parcel, and approximately 0.75 miles north of Artesia's business district, further connecting Artesia to the urban centers of Los Angeles, Riverside, and Orange counties (AA Roads 2021). Artesia's centralized location and easy access facilitated increased population growth and urbanization, including the area around the subject parcel, which today includes residential properties as well as numerous commercial and industrial buildings that range in age from the 1920s through the 1950s and contain still-operating business concerns.

**Significance Evaluation:** The historical significance of 11708 Arkansas Street (APN 7014-003-024) was evaluated by applying the procedure and criteria for the California Register of Historic Resources (CRHR) and the Cultural and Historic Resources Sub-Element of the City of Artesia General Plan and the local landmark process of the Artesia Municipal Code.

**Criterion 1:** This commercial building was constructed in 1970, just after the completion of the freeway, California Route 91 (SR 91), through the area. The freeway was less than .25-miles south of the Project area, and further connected Artesia to the urban centers of Los Angeles, Riverside and Orange counties. The post–World War II

This space reserved for official comments.

**Sketch Map**  
(See Attached)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code

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Resource Name or #: APN 7014-003-024

Southern California population boom and associated suburban expansion had already progressively pushed into Artesia's dairy and agricultural regions. In the Project area, now close to the freeway system, commercial and industrial enterprises increasingly pushed out the remaining single-family, farms and associated residential buildings. No archival evidence could be located that confirmed the exact type of commercial enterprise the building was constructed to contain. Today the building is owned by Pioneer RV Storage, but sits unused as part of the business. Although an entrepreneur constructed this building during an important period of increased commercial and industrial urbanization in Artesia, the Project area was peripheral to the commercial development of the region. The building is one of many surviving vernacular commercial buildings of its type in Artesia, and Southern California. Alone, there is no specific event or industry it is associated with that is historically significant at the local, state, or national level. As a result, 11708 Arkansas Street (APN 7014-003-024) is not significant under Criterion 1.

**Criterion 2:** 11708 Arkansas Street (APN 7014-003-024) does not appear to have any direct association with lives of significant persons in our past. Research has yielded no information to suggest that any persons of historic significance are associated with the construction or continued use of the site. Therefore, 11708 Arkansas Street (APN 7014-003-024) is not significant under Criterion 2.

**Criterion 3:** 11708 Arkansas Street (APN 7014-003-024) is a modest, Modern Vernacular, Commercial building that features rectangular massing, minimal adornment of flagstone veneer cladding on the bottom portion of the primary elevation, a flat roof, a slightly recessed entry area, and a horizontal band of flush, metal-framed windows that punctuate either end of the primary elevation. The building is a good example of this style; however, it is one of many surviving vernacular commercial buildings of its type in Artesia, and Southern California. The structure does not possess high artistic value. The building designer and builder are unknown, so the building does not represent the work of a master. As a result, the structure at 11708 Arkansas Street (APN 7014-003-024) is not significant under Criterion 3.

**Criterion 4:** This criterion is typically reserved for archaeological resources, ruins, or rare built environment resources of which little is already known, that are considered to be the sole sources of historical data about design, engineering, or construction methods. The building at 11708 Arkansas Street (APN 7014-003-024) was built within the standard construction methods of the era, and it is not likely to yield new information on the growth and development of the City of Artesia, or about commercial development in Southern California. Therefore, the structure at 11708 Arkansas Street (APN 7014-003-024) is not significant under Criterion 4.

**City of Artesia:** 11708 Arkansas Street (APN 7014-003-024) is not located within the boundaries of the City of Artesia Historical District Zone. Additionally, our research shows that 11708 Arkansas Street (APN 7014-003-024) did not play a significant role in the formation of the City of Artesia. Therefore, we recommend that 11708 Arkansas Street (APN 7014-003-024) is not significant at the local level as outlined in the Cultural and Historic Resources Sub-Element of the City of Artesia General Plan and the local landmark process of the Artesia Municipal Code.

**Integrity Evaluation:** Because 11708 Arkansas Street (APN 7014-003-024) does not qualify as a significant resource under any of the four CRHR criteria or at the local level under the City of Artesia guidelines, assessment of integrity is not necessary. Due to a lack of significance, the site is recommended ineligible for inclusion in the CRHR or as a City of Artesia locally designated landmark.

**B11. Additional Resource Attributes (list attributes and codes):**

**\*B12. References:**

AA Roads

2021 California 91, <https://www.aaroads.com/california/ca-091.html>, accessed September 25, 2021.

Faigin, Daniel P.

2021a State Route 14, <https://www.cahighways.org/ROUTE014.html>, accessed September, 2021.

2021b State Route 35, <https://www.cahighways.org/ROUTE035.html>, accessed September, 2021.

First American Title Company

2021 Chain of Title Guarantee Report for APN 7014-003-024, Artesia, Los Angeles County, California. On file, Applied EarthWorks, Inc., Hemet, California.

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code

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Resource Name or #: APN 7014-003-024

Google Earth

2021 11708 Arkansas Street, Artesia, California, accessed September 15, 2021.

HistoricAerials.com

2021 Historic aerial photographs dated 1928 and 1972, [www.historicaerials.com](http://www.historicaerials.com), accessed June-September 2021.

Los Angeles County Assessor

2021 Los Angeles County Assessor Parcel Records. Parcel Inquiry for APN 7014-003-024. On file, Applied EarthWorks, Inc., Hemet, California.

Stamps, James L.

1965 *The Historical Volume and Reference Works, Los Angeles County*, Vol. IV, covering Artesia, Bellflower, Bell Gardens, Compton, Dairy Valley, Downey, Lynwood, Montebello, Norwalk, Paramount, South Gate. Historical Publishers, Arlington, California.

University of California, Santa Barbara

2021 Historic aerial photographs dated 1928. Electronic document  
[http://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](http://mil.library.ucsb.edu/ap_indexes/FrameFinder/). Accessed June-September 2021.

USGS (United States Geological Survey)

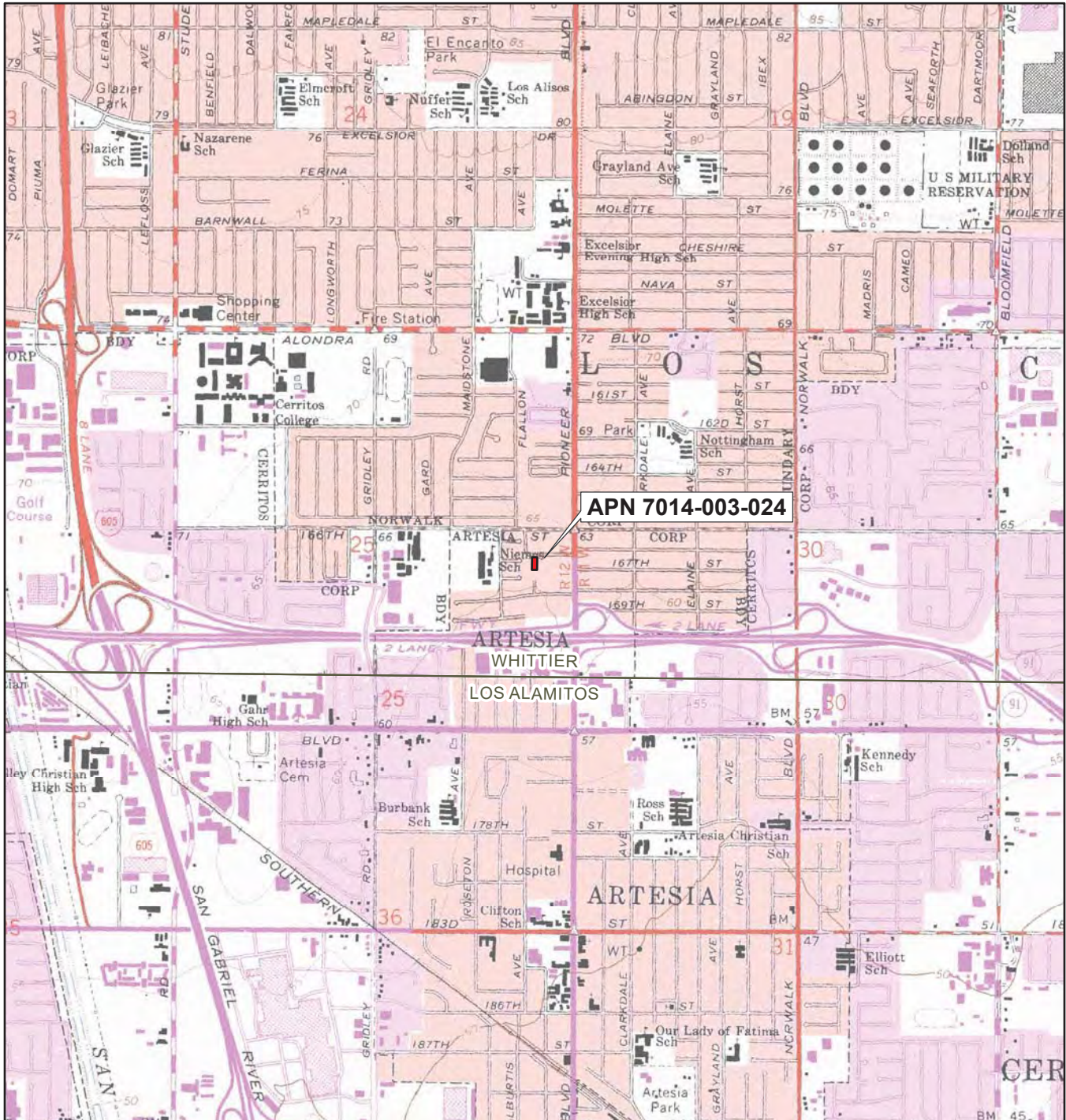
1896 *Downey, California*. 15-Minute (1-62,500 scale) Series. U.S. Geological Survey, Washington, D.C.

**B13. Remarks:** None.

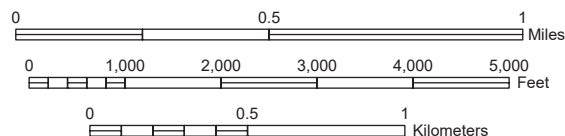
**\*B14. Evaluator:** Susan M. Wood

**Date of Evaluation:** September 2021





Scale: 1:24,000









State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 8

Resource Name or # APN 7014-003-025

**P1. Other Identifier:** 11700 Arkansas Street, Artesia

**\*P2. Location:** a. County: Los Angeles ☐ Not for Publication ☒ Unrestricted  
b. USGS 7.5' Quad: Whittier, CA Date: 1965, PR 1981 T 3S, R12W ; ¼ of ¼ of Section 25 SB B.M.  
c. Address: 11732 Arkansas Street, Artesia, CA 90701  
d. UTM: NAD 83, Zone 11S; 399720 mE / 3749298 mN  
e. Other Locational Data:

**\*P3a. Description:** This one-story 2,772-square-foot single-family residence was constructed in 1960 on a flat .022-acre parcel. The Minimal Traditional style residence exhibits Contemporary features that include a broad brick chimney and a recessed entrance that obscures the view of the front door from the street. This stucco-clad wood-framed building on a concrete slab foundation features a cross-hipped roof clad in composite shingles and is separated from the street by a narrow lawn bisected by a chain link fence. A short flagstone planter runs the length of the primary façade (north elevation) to the west of the entry. A concrete driveway separates the east elevation of the house from a concrete block wall that runs along the east parcel boundary to the detached single-car garage at the southeast parcel boundary. The overall massing of the residence is generally rectangular. The original primarily square 1,100-square-foot portion of the residence fronts Arkansas Street. By 1972, an approximately 1,672-square-foot L-shaped end-gabled addition was attached to the western end of the rear (south) elevation, creating a courtyard at the center of the eastern elevation (HistoricAerials.com 2021). The primary façade is fenestrated by three original, wood-framed single hung windows. A small octagonal vinyl decorative window is adjacent to the entryway. A small prefabricated structure sits between the southwest corner of the residence and the western parcel boundary. Today, the residence serves as a caretaker cottage for Pioneer RV Storage which abuts the house on two sides. The residence appears to be in good condition.

**\*P3b. Resource Attributes:** HP2 Single family property

**\*P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other:

**\*P5a. Photograph or Drawing:**



**P5b. Description of Photo:** Photo 1:  
Primary façade, facing southwest

**\*P6. Date Constructed/Age and Sources:**  
☐ Prehistoric ☒ Historic ☐ Both

**\*P7. Owner and Address:**  
Pioneer Realty Development, LLC  
5856 Corporate Way  
Cypress, CA 90638

**\*P8. Recorded By:** Susan Wood  
Applied EarthWorks, Inc.  
3550 E. Florida Ave., Suite H  
Hemet, CA 92544-4937

**\*P9. Date Recorded:** September 8, 2021

**\*P10. Survey Type:** ☒ Intensive  
☐ Reconnaissance ☐ Other

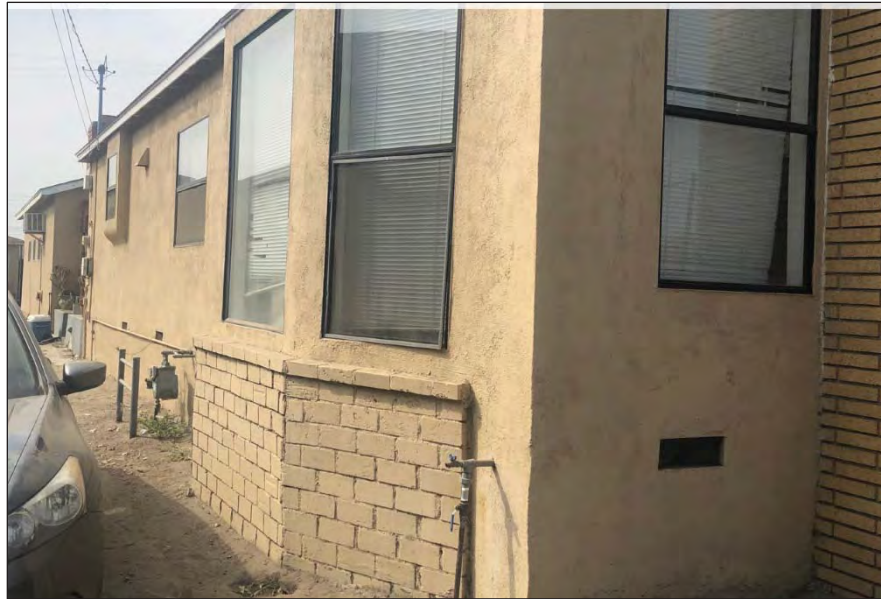
**Describe:**

**\*P11. Report Citation:** Wood, Susan

2021 *Phase I Cultural Resource Assessment for the Arkansas Street Specific Plan Project, City of Artesia, Los Angeles County, California.* Applied EarthWorks, Inc., Hemet, California. Prepared for City Ventures, Irvine, California.

**\*Attachments:** ☐ NONE ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet  
☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record  
☐ Photograph Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Other (list):

**P3a. Description (continued):** The east elevation is divided into two planes. The original structure that contains a bay window with three single hung wood-framed windows and decorative brick cladding underneath, and two single hung windows, forms the northernmost plane. The east elevation of the addition forms the southernmost plane and is separated from the original structure by an opening to an inner courtyard. This wall is fenestrated by three metal, sliding windows (Photo 2).



**Photo 2: West elevation looking northeast.**

The south elevation (rear) is separated from the western parcel boundary by an approximately 350 square-foot, modular room constructed in approximately 1977 (Los Angeles County Assessor 2021). The south end of the residence is an unadorned stucco wall. Behind these structures in an open storage area surrounded by a chain link fence (Photo 3).



**Photo 3: South elevation, looking northwest.**



The west elevation runs adjacent to Alburdis Avenue. A landscaped area surrounded by a chain link fence separates the building from the street. The original portion of the elevation to the north is fenestrated by two, wood-framed single hung windows. The addition at the south end of the elevation is fenestrated by two, metal sliding windows (Photo 4). A short, concrete block wall separates the landscaped area and the storage yard at the rear of the residence, and runs along Alburdis Avenue to the parcel boundary (Photo 5).



**Photo 4: West elevation looking northeast.**



**Photo 5: Block wall along south end of west elevation looking east**

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code

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Resource Name or #: APN 7014-003-025

**B1. Historic Name:** n/a

**B2. Common Name:** n/a

**B3. Original Use:** residence

**B4. Present Use:** residence

**\*B5. Architectural Style:** Minimal Traditional with Contemporary features

**\*B6. Construction History (construction date, alterations, and dates of alterations):** The Los Angeles County Assessor records the residence was constructed in 1952 with an effective year of 1960 (Los Angeles County Assessor 2021). A 1952 aerial does show a structure located towards the center of the parcel. However, this structure appears to be gone by 1956 (University of California, Santa Barbara 2021). Historic aerials do not show the residence on site until 1963 (HistoricAerials.com 2021). The approximately 1,672 square-foot addition was in place by 1972 (HistoricAerials.com 2021).

**\*B7. Moved?:** ☒ No ☐ Yes ☐ Unknown      Date:      Original Location:

**\*B8. Related Features:**

**B9. a. Architect:** unknown

**b. Builder:** unknown

**\*B10. Significance:** Theme: City of Artesia Development

Period of Significance: N/A

Property Type: Commercial

Applicable Criteria: N/A

Pioneer Boulevard and Artesia Boulevard, just south, were part of the early primary road grid, appearing unnamed on an 1896 U.S. Geological Survey map (USGS 1896). By 1928, developers and settlers had constructed a graded dirt road and a dirt track road in Artesia—today's Arkansas Street, that intersects with Pioneer Boulevard, and Alburdis Avenue, respectively (HistoricAerials.com 2021; University of California, Santa Barbara 2021). Both Pioneer Boulevard and Artesia Boulevard were signed as state highways in 1934. Pioneer Boulevard, in this area, was signed as State Route 35, and Artesia Boulevard was signed as State Route (SR) 14 (Faigin 2021a, 2021b). Together, the existing road system along with expanded rail service through the area, facilitated increased regional settlement and the expansion of the local agricultural industry in Artesia (Stamps 1965:35–40).

The post–World War II Southern California population boom and associated suburban expansion increasingly pushed into Artesia's dairy and agriculture areas, including the area around this parcel. This trend forced a decline in agriculture and the dairy industry and an increase in mixed-use development areas that included new commercial businesses and remaining agricultural properties. In 1968, SR 91 was completed through Artesia, less than 0.25 miles south of the this parcel, and approximately 0.75 miles north of Artesia's business district, further connecting Artesia to the urban centers of Los Angeles, Riverside, and Orange counties (AA Roads 2021). Artesia's centralized location and easy access facilitated increased population growth and urbanization, including the area around the subject parcel, which today includes residential properties as well as numerous commercial and industrial buildings that range in age from the 1920s through the 1950s and contain still-operating business concerns.

**Significance Evaluation:** The historical significance of 11700 Arkansas Street (APN 7014-003-025) was evaluated by applying the procedure and criteria for the California Register of Historic Resources (CRHR) and the Cultural and Historic Resources Sub-Element of the City of Artesia General Plan and the local landmark process of the Artesia Municipal Code.

**Criterion 1:** A 1963 aerial shows the residence situated in a still-open section of land on the western end of the Project area (HistoricAerials.com 2021). However, a new, residential development was adjacent to the site, to the west

This space reserved for official comments.

**Sketch Map**  
(See Attached)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code

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Resource Name or #: APN 7014-003-025

and south. The residence was constructed during a period of growth and transition in the area. The Post-World War II Southern California population boom and associated suburban expansion had already progressively pushed into Artesia's dairy and agricultural regions. In the Project area, commercial and industrial enterprises increasingly pushed out the remaining single-family, farms and associated residential buildings. However, real estate developers were constructing large, residential developments throughout the region, and at the time of construction, the Project area was surrounded on three sides by new, housing tracts. While the residence was built during this important, Post-World War II transitional phase for previous agricultural areas, like Artesia, this residence did not play an integral role in or have a direct connection with historical events at the local, state, or national level. As a result, 11700 Arkansas Street (APN 7014-003-025) is not significant under Criterion 1.

**Criterion 2:** 11700 Arkansas Street (APN 7014-003-025) does not appear to have any direct association with lives of significant persons in our past. Research has yielded no information to suggest that any persons of historic significance are associated with the construction or continued use of the site. Therefore, 11700 Arkansas Street (APN 7014-003-025) is not significant under Criterion 2.

**Criterion 3:** 11700 Arkansas Street (APN 7014-003-024) is a modest, Minimal Traditional style residence that exhibits Contemporary features that include a broad, brick chimney, and a recessed entrance with the view of the front door obscured from the street. The overall massing of the current residence is generally rectangular. The original, primarily square 1,100 square-foot section of the residence fronts Arkansas Street. By 1972, an approximately 1,672 square-foot L-shaped, end-gabled addition was attached to the western end of the rear (south) elevation, creating a courtyard at the center of the eastern elevation. Today, with the alterations and additions to the house, it is not an intact example of the style, as designed. The structure does not possess high artistic value. The building designer and builder are unknown, so the building does not represent the work of a master. As a result, the structure at 11700 Arkansas Street (APN 7014-003-025) is not significant under Criterion 3.

**Criterion 4:** This criterion is typically reserved for archaeological resources, ruins, or rare built environment resources of which little is already known, that are considered to be the sole sources of historical data about design, engineering, or construction methods. The building at 11700 Arkansas Street (APN 7014-003-025) was built within the standard construction methods of the era, and it is not likely to yield new information on the growth and development of the City of Artesia. Therefore, the structure at 11700 Arkansas Street (APN 7014-003-025) is not significant under Criterion 4.

**City of Artesia:** 11700 Arkansas Street (APN 7014-003-025) is not located within the boundaries of the City of Artesia Historical District Zone. Additionally, our research shows that 11700 Arkansas Street (APN 7014-003-025) did not play a significant role in the formation of the City of Artesia. Therefore, we recommend that 11700 Arkansas Street (APN 7014-003-025) is not significant at the local level as outlined in the Cultural and Historic Resources Sub-Element of the City of Artesia General Plan and the local landmark process of the Artesia Municipal Code.

**Integrity Evaluation:** Because 11700 Arkansas Street (APN 7014-003-025) does not qualify as a significant resource under any of the four CRHR criteria or at the local level under the City of Artesia guidelines, assessment of integrity is not necessary. Due to a lack of significance, the site is recommended ineligible for inclusion in the CRHR or as a City of Artesia locally designated landmark.

**B11. Additional Resource Attributes (list attributes and codes):**

**\*B12. References:**

AA Roads

2021 California 91, <https://www.aaroads.com/california/ca-091.html>, accessed September 25, 2021.

Faigin, Daniel P.

2021a State Route 14, <https://www.cahighways.org/ROUTE014.html>, accessed September, 2021.

2021b State Route 35, <https://www.cahighways.org/ROUTE035.html>, accessed September, 2021.

First American Title Company

2021 Chain of Title Guarantee Report for APN 7014-003-025, Artesia, Los Angeles County, California. On file, Applied EarthWorks, Inc., Hemet, California.

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code

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Resource Name or #: APN 7014-003-025

Google Earth

2021 11700 Arkansas Street, Artesia, California, accessed September 15, 2021.

HistoricAerials.com

2021 Historic aerial photographs dated, 1928, 1963, and 1972, accessed June-September 2021.

Los Angeles County Assessor

2021 Los Angeles County Assessor Parcel Records. Parcel Inquiry for APN 7014-003-025.

Stamps, James L.

1965 *The Historical Volume and Reference Works, Los Angeles County*, Vol. IV, covering Artesia, Bellflower, Bell Gardens, Compton, Dairy Valley, Downey, Lynwood, Montebello, Norwalk, Paramount, South Gate. Historical Publishers, Arlington, California.

University of California, Santa Barbara

2021 Historic aerial photographs dated 1928 and 1956, [http://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](http://mil.library.ucsb.edu/ap_indexes/FrameFinder/), accessed June-September 2021.

USGS (United States Geological Survey)

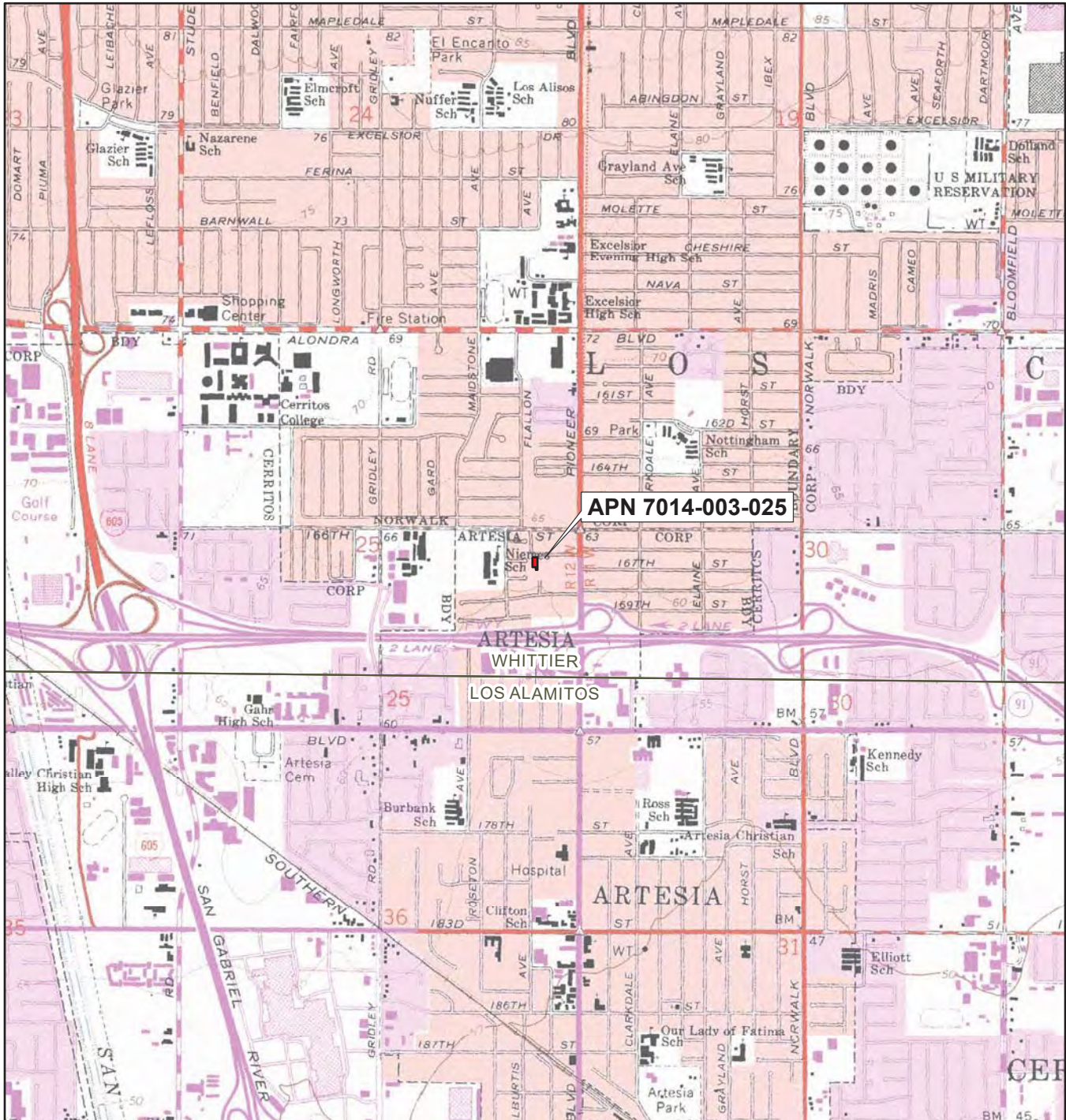
1896 *Downey, California*. 15-Minute (1:62,500 scale) Series. U.S. Geological Survey, Washington, D.C.

**B13. Remarks:** None.

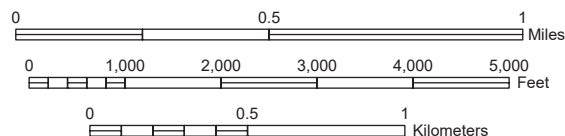
**\*B14. Evaluator:** Susan M. Wood

**Date of Evaluation:** September 2021





Scale: 1:24,000







State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

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Resource Name or # APN 7014-003-028

**P1. Other Identifier:** 16703 Pioneer Boulevard, Artesia

**\*P2. Location: a. County:** Los Angeles

☐ Not for Publication ☒ Unrestricted

b. **USGS 7.5' Quad:** Whittier, CA **Date:** 1965, PR 1981 T 3S, R12W ; ¼ of ¼ of Section 25 SB B.M.

c. **Address:** 16703 Pioneer Boulevard, Artesia, CA 90701

d. **UTM:** NAD 83, Zone 11S; 399802 mE / 3749219 mN

e. **Other Locational Data:**

**\*P3a. Description:** This one-story 600-square-foot single-family modest Ranch style cottage was constructed in 1954 on a 1.64-acre parcel. Today, the building serves as a caretaker cottage on a large, 63,804-square foot parcel currently zoned for Industrial use that contains Pioneer RV's largest storage yard within the Project area. This painted stucco, wood framed building on a concrete slab foundation features a low-pitch, side gabled roof clad in composite shingles, a slight, boxed eave overhang, and gable vents. The primary façade (south elevation) of this modest cottage features a painted, wooden paneled door inset with a 9-light window top panel, and two vinyl replacement sliding windows. The slight eave overhang provides the only protection over the entrance. A painted, wooden pergola with a corrugated metal cover is attached to the east elevation and is surrounded by a short, painted wood picket fence to create a private yard space for the resident caretaker. The east elevation contains a single, vinyl door that enters out into the patio area and one, single hung vinyl window. The north elevation backs up to a fence along the northern parcel boundary and was not accessible to photograph. The residence appears to be in fair condition.

**\*P3b. Resource Attributes:** HP2 Single family property

**\*P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other:

**\*P5a. Photograph or Drawing:**



**P5b. Description of Photo:** Photo 1:  
Primary (south) and east façades,  
facing northeast

**\*P6. Date Constructed/Age and Sources:**  
☐ Prehistoric ☒ Historic ☐ Both

**\*P7. Owner and Address:**  
Pioneer Realty Development, LLC  
5856 Corporate Way  
Cypress, CA 90638

**\*P8. Recorded By:** Susan Wood  
Applied EarthWorks, Inc.  
3550 E. Florida Ave., Suite H  
Hemet, CA 92544-4937

**\*P9. Date Recorded:** September 8, 2021

**\*P10. Survey Type:** ☒ Intensive  
☐ Reconnaissance ☐ Other

**Describe:**

**\*P11. Report Citation:** Wood, Susan

2021 *Phase I Cultural Resource Assessment for the Arkansas Street Specific Plan Project, City of Artesia, Los Angeles County, California.* Applied EarthWorks, Inc., Hemet, California. Prepared for City Ventures, Irvine, California.

**\*Attachments:** ☐ NONE ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet  
☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record  
☐ Photograph Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Other (list):



☒ Continuation

☐ Update

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Resource Name or #: APN 7014-003-028

**P3a. Description (continued):** The west elevation east elevation is fenestrated by two, vinyl sliding windows (Photo 2).



**Photo 2: West elevation looking north**

This caretaker's cottage sits at the northern, center edge of the parcel overlooking the large, RV storage lot (Photo 3).



**Photo 3: Overview of the cottage, looking west from the gate at the east edge of the parcel.**

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code

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Resource Name or #: APN 7014-003-028

**B1. Historic Name:** n/a

**B2. Common Name:** n/a

**B3. Original Use:** residence

**B4. Present Use:** caretaker's cottage

**\*B5. Architectural Style:** Modest Ranch style cottage

**\*B6. Construction History (construction date, alterations, and dates of alterations):** The cottage was constructed in 1954 (Los Angeles County Assessor 2021). A visual inspection indicates that all of the windows have been replaced with vinyl.

**\*B7. Moved?:** ☒ No ☐ Yes ☐ Unknown      Date:      Original Location:

**\*B8. Related Features:**

**B9. a. Architect:** unknown

**b. Builder:** unknown

**\*B10. Significance:** Theme: City of Artesia Development

Period of Significance: N/A

Property Type: Commercial

Applicable Criteria: N/A

Pioneer Boulevard and Artesia Boulevard, just south, were part of the early primary road grid, appearing unnamed on an 1896 U.S. Geological Survey map (USGS 1896). By 1928, developers and settlers had constructed a graded dirt road and a dirt track road in Artesia—today's Arkansas Street, that intersects with Pioneer Boulevard, and Alburtil Avenue, respectively (HistoricAerials.com 2021; University of California, Santa Barbara 2021). Both Pioneer Boulevard and Artesia Boulevard were signed as state highways in 1934. Pioneer Boulevard in this area was signed as State Route (SR) 35, and Artesia Boulevard was signed as SR 14 (Faigin 2021a, 2021b). Together, the existing road system along with expanded rail service through the area, facilitated increased regional settlement and the expansion of the local agricultural industry in Artesia (Stamps 1965:35–40).

The post–World War II Southern California population boom and associated suburban expansion increasingly pushed into Artesia's dairy and agriculture areas, including the area around this parcel. This trend forced a decline in agriculture and the dairy industry and an increase in mixed-use development areas that included new, commercial businesses and remaining agricultural properties. In 1968, SR 91 was completed through Artesia, less than 0.25 miles south of this parcel, and approximately 0.75 miles north of Artesia's business district, further connecting Artesia to the urban centers of Los Angeles, Riverside, and Orange counties (AA Roads 2021). Artesia's centralized location and easy access facilitated increased population growth and urbanization, including the area around the subject parcel, which today includes residential properties as well as numerous commercial and industrial buildings that range in age from the 1920s through the 1950s and contain still-operating business concerns.

**Significance Evaluation:** The historical significance of 16703 Pioneer Boulevard (APN 7014-003-028) was evaluated by applying the procedure and criteria for the California Register of Historic Resources (CRHR) and the Cultural and Historic Resources Sub-Element of the City of Artesia General Plan and the local landmark process of the Artesia Municipal Code.

**Criterion 1:** A 1956 aerial shows the residence situated in a still-open area of land both to the south and to the east (University of California, Santa Barbara 2021). A Los Angeles County Regional Planning Commission Land Use map covering 1940-1968 shows this particular parcel as agricultural land, cultivating grapes (1940-1968). However, a new, residential development was adjacent to the Project area, to the east on the other side of Pioneer Boulevard. The residence was constructed during a period of growth and transition in the area. The Post-World War II Southern California population boom and associated suburban expansion had already progressively pushed into Artesia's dairy

This space reserved for official comments.

**Sketch Map**  
(See Attached)



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code

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Resource Name or #: APN 7014-003-028

and agricultural regions. In the Project area, commercial and industrial enterprises increasingly pushed out the remaining single-family, farms and associated residential buildings. However, there were still open, agricultural areas primarily to the west of the Project Area (University of California, Santa Barbara 2021; Los Angeles County Regional Planning Commission 1940-1960). While the residence was built during this important, Post-World War II transitional phase for Artesia, this residence did not play an integral role in or have a direct connection with historical events at the local, state, or national level. As a result, 16703 Pioneer Boulevard (APN 7014-003-028) is not significant under Criterion 1.

**Criterion 2:** 16703 Pioneer Boulevard (APN 7014-003-028) does not appear to have any direct association with lives of significant persons in our past. Research has yielded no information to suggest that any persons of historic significance are associated with the construction or continued use of the site. Therefore, 16703 Pioneer Boulevard (APN 7014-003-028) is not significant under Criterion 2.

**Criterion 3:** 16703 Pioneer Boulevard (APN 7014-003-028) is a modest, Ranch Style cottage that features a low-pitch, side gabled roof, a slight, boxed eave overhang, and gable vents. Today, with the alterations it is not an intact example of this ubiquitous, modest style ranch cottage from the mid twentieth century. The structure does not possess high artistic value. The building designer and builder are unknown, so the building does not represent the work of a master. As a result, the structure at 16703 Pioneer Boulevard (APN 7014-003-028) is not significant under Criterion 3.

**Criterion 4:** This criterion is typically reserved for archaeological resources, ruins, or rare built environment resources of which little is already known, that are considered to be the sole sources of historical data about design, engineering, or construction methods. The building at 16703 Pioneer Boulevard (APN 7014-003-028) was built within the standard construction methods of the era, and it is not likely to yield new information on the growth and development of the City of Artesia. Therefore, the structure at 16703 Pioneer Boulevard (APN 7014-003-028) is not significant under Criterion 4.

**City of Artesia:** 16703 Pioneer Boulevard (APN 7014-003-028) is not located within the boundaries of the City of Artesia Historical District Zone. Additionally, our research shows that 16703 Pioneer Boulevard (APN 7014-003-028) did not play a significant role in the formation of the City of Artesia. Therefore, we recommend that 16703 Pioneer Boulevard (APN 7014-003-028) is not significant at the local level as outlined in the Cultural and Historic Resources Sub-Element of the City of Artesia General Plan and the local landmark process of the Artesia Municipal Code.

**Integrity Evaluation:** Because 16703 Pioneer Boulevard (APN 7014-003-028) does not qualify as a significant resource under any of the four CRHR criteria or at the local level under the City of Artesia guidelines, assessment of integrity is not necessary. Due to a lack of significance, the site is recommended ineligible for inclusion in the CRHR or as a City of Artesia locally designated landmark.

**B11. Additional Resource Attributes (list attributes and codes):**

**\*B12. References:**

AA Roads

2021 California 91, <https://www.aaroads.com/california/ca-091.html>, accessed September 25, 2021.

Faigin, Daniel P.

2021a State Route 14, <https://www.cahighways.org/ROUTE014.html>, accessed September, 2021.

2021b State Route 35, <https://www.cahighways.org/ROUTE035.html>, accessed September, 2021.

First American Title Company

2021 Chain of Title Guarantee Report for APN 7014-003-028, Artesia, Los Angeles County, California. On file, Applied EarthWorks, Inc., Hemet, California.

Google Earth

2021 16703 Pioneer Boulevard, Artesia, California, accessed September 15, 2021.

HistoricAerials.com

2021 Historic aerial photographs dated 1928, [www.historicaerials.com](http://www.historicaerials.com), accessed June-September 2021.

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code

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Resource Name or #: APN 7014-003-028

Los Angeles County Assessor

2021 Los Angeles County Assessor Parcel Records. PIMS Parcel Inquiry for APN#7014-003-028. On file, Applied EarthWorks, Inc., Hemet, California.

Los Angeles County Regional Planning Commission

1940–1968 *Artesia (N 1/2)*. Los Angeles County Regional Planning Commission, Land Use Slides on Maps, LACoPRC Artesia 05. Maps, Huntington Digital Library, San Marino, California, accessed August 26, 2021.

Stamps, James L.

1965 *The Historical Volume and Reference Works, Los Angeles County*, Vol. IV, covering Artesia, Bellflower, Bell Gardens, Compton, Dairy Valley, Downey, Lynwood, Montebello, Norwalk, Paramount, South Gate. Historical Publishers, Arlington, California.

University of California, Santa Barbara

2021 Historic aerial photographs dated 1928, 1947, 1956, and 1960, [http://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](http://mil.library.ucsb.edu/ap_indexes/FrameFinder/), accessed June–September 2021.

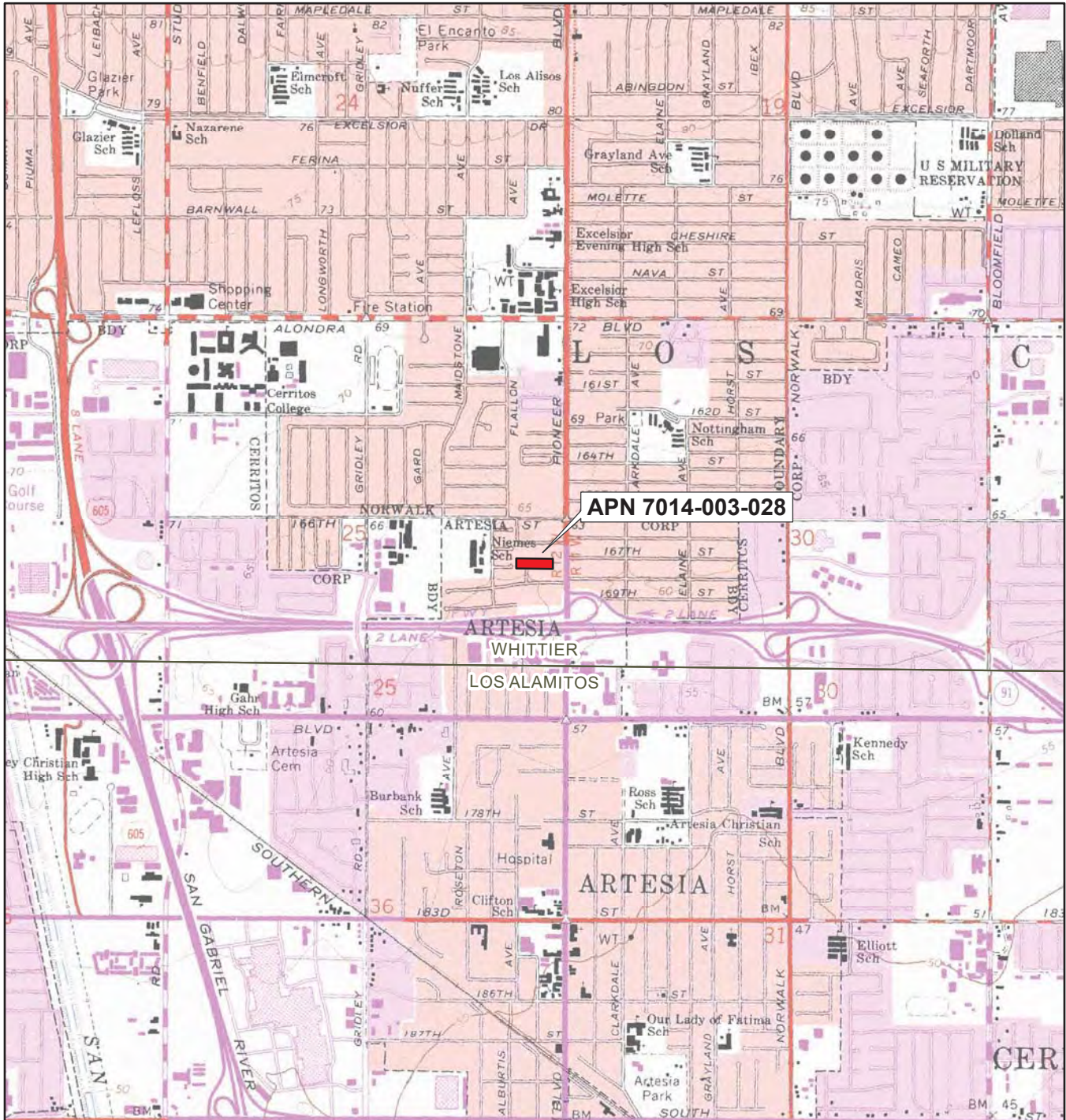
USGS (United States Geological Survey)

1896 *Downey, California*. 15-Minute (1-62,500 scale) Series. U.S. Geological Survey, Washington, D.C.

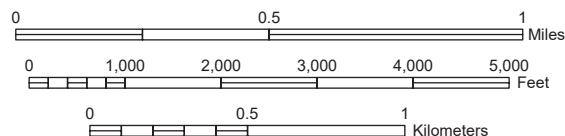
**B13. Remarks:** None

**\*B14. Evaluator:** Susan M. Wood

**Date of Evaluation:** September 2021



Scale: 1:24,000









State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

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Resource Name or # Alburdis Avenue

P1. Other Identifier: n/a

\*P2. Location: a. County: Los Angeles

☐ Not for Publication ☒ Unrestricted

b. USGS 7.5' Quad: Whittier, CA Date: 1965, PR 1981 T 3S, R12W ; ¼ of ¼ of Section 25 SB B.M.

c. Address: Alburdis Avenue, Artesia, CA 90701

d. UTM: NAD 83, Zone 11S ; 399706 mE / 3749261 mN

399702 mE / 3749409 mN

e. Other Locational Data:

\*P3a. Description: Alburdis Avenue (approximately 0.1-mile) extends from 166th Street to where it dead ends at the northwest corner of APN 7014-003-028. The width of the asphalt-paved two-lane road measures approximately 35 feet between 166th Street and where it intersects with Arkansas Avenue and is flanked by concrete sidewalks. Past this point, Alburdis Avenue extends south as an alley, ending at the entrance to the Pioneer RV storage yard (APN 70140993-028). This short stretch of Alburdis Avenue that functions as an alley, is approximately 29 feet wide, asphalt paved, and lined on both sides by a combination of concrete block wall and chain link fencing.

\*P3b. Resource Attributes: HP37 Highway/Trail

\*P4. Resources Present: ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other:

\*P5a. Photograph or Drawing:



P5b. Description of Photo: Photo 1:  
Alburdis Avenue at intersection with  
Arkansas Street, looking north

\*P6. Date Constructed/Age and Sources:  
☐ Prehistoric ☒ Historic ☐ Both

\*P7. Owner and Address:  
City of Artesia Public Works Dept  
Artesia, CA 90701

\*P8. Recorded By: Susan Wood  
Applied EarthWorks, Inc.  
3550 E. Florida Ave., Suite H  
Hemet, CA 92544-4937

\*P9. Date Recorded: September 8, 2021

\*P10. Survey Type: ☒ Intensive  
☐ Reconnaissance ☐ Other

Describe:

\*P11. Report Citation: Wood, Susan

2021 *Phase I Cultural Resource Assessment for the Arkansas Street Specific Plan Project, City of Artesia, Los Angeles County, California*. Applied EarthWorks, Inc., Hemet, California. Prepared for City Ventures, Irvine, California.

\*Attachments: ☐ NONE ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet  
☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record  
☐ Photograph Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record  
☐ Other (list):

**P3a. Description (continued):** The southern portion of Alburdis Avenue, past the intersection with Arkansas Street, functions more as an alley that leads to the gated entrance of Pioneer RV Storage (APN 7014-003-028) (Photo 2). The residence adjacent to the east side of the alley at 11700 Arkansas Street, functions as a caretaker's cottage for Pioneer RV Storage (Photo 3).



Photo 2: Intersection of Alburdis Avenue and Arkansas Street looking south.



Photo 3: Looking south down Alburdis Avenue towards where it dead ends into Pioneer RV Storage entrance

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*NRHP Status Code

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Resource Name or #: Alburdis Avenue

**B1. Historic Name:** Alburdis Avenue

**B2. Common Name:** Alburdis Avenue

**B3. Original Use:** road

**B4. Present Use:** road

**\*B5. Architectural Style:** asphalt paved

**\*B6. Construction History (construction date, alterations, and dates of alterations):** A dirt road in the location of Alburdis Avenue today, is visible on historic aerials by 1928 (HistoricAerials.com 2021; University of California, Santa Barbara 2021). By 1945, Arkansas Street is paved, but Alburdis Avenue remained dirt (USGS 1945). By 1972 both streets had been paved (USGS 1974; HistoricAerials.com 1972)

**\*B7. Moved?:** ☒ No ☐ Yes ☐ Unknown      Date:      Original Location:

**\*B8. Related Features:**

**B9. a. Architect:** unknown

**b. Builder:** unknown

**\*B10. Significance:** Theme: City of Artesia Development

Period of Significance: N/A

Property Type: Commercial

Applicable Criteria: N/A

Pioneer Boulevard and Artesia Boulevard, just south, were part of the early primary road grid, appearing unnamed on an 1896 U.S. Geological Survey map (USGS 1896). By 1928, developers and settlers had constructed a graded dirt road and a dirt track road in Artesia—today's Arkansas Street, that intersects with Pioneer Boulevard, and Alburdis Avenue, respectively (HistoricAerials.com 2021; University of California, Santa Barbara 2021). Both Pioneer Boulevard and Artesia Boulevard were signed as state highways in 1934. Pioneer Boulevard in this area was signed as State Route (SR) 35, and Artesia Boulevard was signed as SR 14 (Faigin 2021a, 2021b). Together, the existing road system along with expanded rail service through the area, facilitated increased regional settlement and the expansion of the local agricultural industry in Artesia (Stamps 1965:35–40).

The post–World War II Southern California population boom and associated suburban expansion increasingly pushed into Artesia's dairy and agriculture areas, including the area around this portion of Alburdis Avenue. This trend forced a decline in agriculture and the dairy industry and an increase in mixed-use development areas that included new, commercial businesses and remaining agricultural properties. In 1968, SR 91 was completed through Artesia, less than 0.25 miles south of this portion of Alburdis Avenue, and approximately 0.75 miles north of Artesia's business district, further connecting Artesia to the urban centers of Los Angeles, Riverside, and Orange counties (AA Roads 2021). Artesia's centralized location and easy access facilitated increased population growth and urbanization, including the area around this section of Alburdis Avenue, which today includes residential properties as well as numerous commercial and industrial buildings that range in age from the 1920s through the 1950s and contain still-operating business concerns.

**Significance Evaluation:** The historical significance of Alburdis Avenue was evaluated by applying the procedure and criteria for the California Register of Historic Resources (CRHR) and the Cultural and Historic Resources Sub-Element of the City of Artesia General Plan and the local landmark process of the Artesia Municipal Code.

**Criterion 1:** A dirt road in the location and length of Alburdis Avenue is visible on historic aerials by 1928 (HistoricAerials.com 2021; University of California, Santa Barbara 2021). By 1945, Arkansas Street is paved, but Alburdis remained dirt (USGS 1945). By 1972, both streets had been paved (USGS 1965 [PR 1972]; HistoricAerials.com 2021). Alburdis Avenue was and is a minor connector road to properties along Arkansas Street

This space reserved for official comments.

**Sketch Map**  
(See Attached)



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Resource Name or #: Alburdis Avenue

from the major thoroughfares of 166<sup>th</sup> Street (former 6<sup>th</sup> Street) and Pioneer Boulevard (USGS 1945). There is no indication that Alburdis Avenue was integral to the development of Artesia, or the greater region. There are other north-south roads called Alburdis Avenue farther south, near the Artesia city center. However, historic aerials and maps show that this segment of Alburdis Avenue never extended farther south than it does today. Therefore, this is not an orphan segment of a longer road that formerly extended south through downtown Artesia. Alburdis Avenue did not play an integral role in or have a direct connection with historical events at the local, state, or national level. As a result, Alburdis Avenue is not significant under Criteria 1.

**Criterion 2:** Alburdis Avenue does not appear to have any direct association with lives of significant persons in our past. Research has yielded no information to suggest that any persons of historic significance are associated with the construction or continued use of the road. Therefore, Alburdis Avenue is not significant under Criterion 2.

**Criterion 3:** Alburdis Avenue does not embody the distinctive characteristics of a type, period, or method of construction as it has been modified multiple times over its history. It is not representative as the work of a master, nor does it possess high artistic values. Alburdis Avenue is an asphalt paved road that is indistinguishable from other examples of the property type. Alburdis Avenue is neither the first nor the most distinctive example of a road within the region, state, or the nation. Its design and construction do not represent a departure from standard practices for this property type. As a result, Alburdis Avenue is not significant under Criterion 3.

**Criterion 4:** This criterion is typically reserved for archaeological resources, ruins, or rare built environment resources of which little is already known, that are considered to be the sole sources of historical data about design, engineering, or construction methods. Alburdis Avenue does not appear to be significant for any potential to provide new information important to the study of the roadway construction or development of the City of Artesia. Therefore, Alburdis Avenue is not significant under Criterion 4.

**City of Artesia:** Alburdis Avenue, in the Project area, is not located within the boundaries of the City of Artesia Historical District Zone. Additionally, our research shows that Alburdis Avenue did not play a significant role in the formation of the City of Artesia. Therefore, we recommend that Alburdis Avenue is not significant at the local level as outlined in the Cultural and Historic Resources Sub-Element of the City of Artesia General Plan and the local landmark process of the Artesia Municipal Code.

**Integrity Evaluation:** Because Alburdis Avenue does not qualify as a significant resource under any of the four CRHR criteria or at the local level under the City of Artesia guidelines, assessment of integrity is not necessary. Due to a lack of significance, the road is recommended ineligible for inclusion in the CRHR or as a City of Artesia locally designated landmark.

**B11. Additional Resource Attributes (list attributes and codes):**

**\*B12. References:**

AA Roads

2021 California 91, <https://www.aaroads.com/california/ca-091.html>, accessed September 25, 2021.

Faigin, Daniel P.

2021a State Route 14, <https://www.cahighways.org/ROUTE014.html>, accessed September 2021.

2021b State Route 35, <https://www.cahighways.org/ROUTE035.html>, accessed September 2021.

HistoriAerial.com

2021 Historic aerial photographs dated 1928, 1972, <https://www.historicaerials.com/viewer>, accessed June and July 2021.

Stamps, James L.

1965 *The Historical Volume and Reference Works, Los Angeles County*, Vol. IV, covering Artesia, Bellflower, Bell Gardens, Compton, Dairy Valley, Downey, Lynwood, Montebello, Norwalk, Paramount, South Gate. Historical Publishers, Arlington, California.

University of California, Santa Barbara

2021 Historic aerial photographs dated 1928, [http://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](http://mil.library.ucsb.edu/ap_indexes/FrameFinder/), accessed August, September, and October, 2021



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Resource Name or #: Alburtis Avenue

USGS (United States Geological Survey)

1896 *Downey, California*. 15-Minute (1:62,500 scale) Series. U.S. Geological Survey, Washington, D.C.

1945 *Whittier, California*. 7.5-Minute (1:24,000 scale) Series. U.S. Geological Survey, Denver, Colorado.

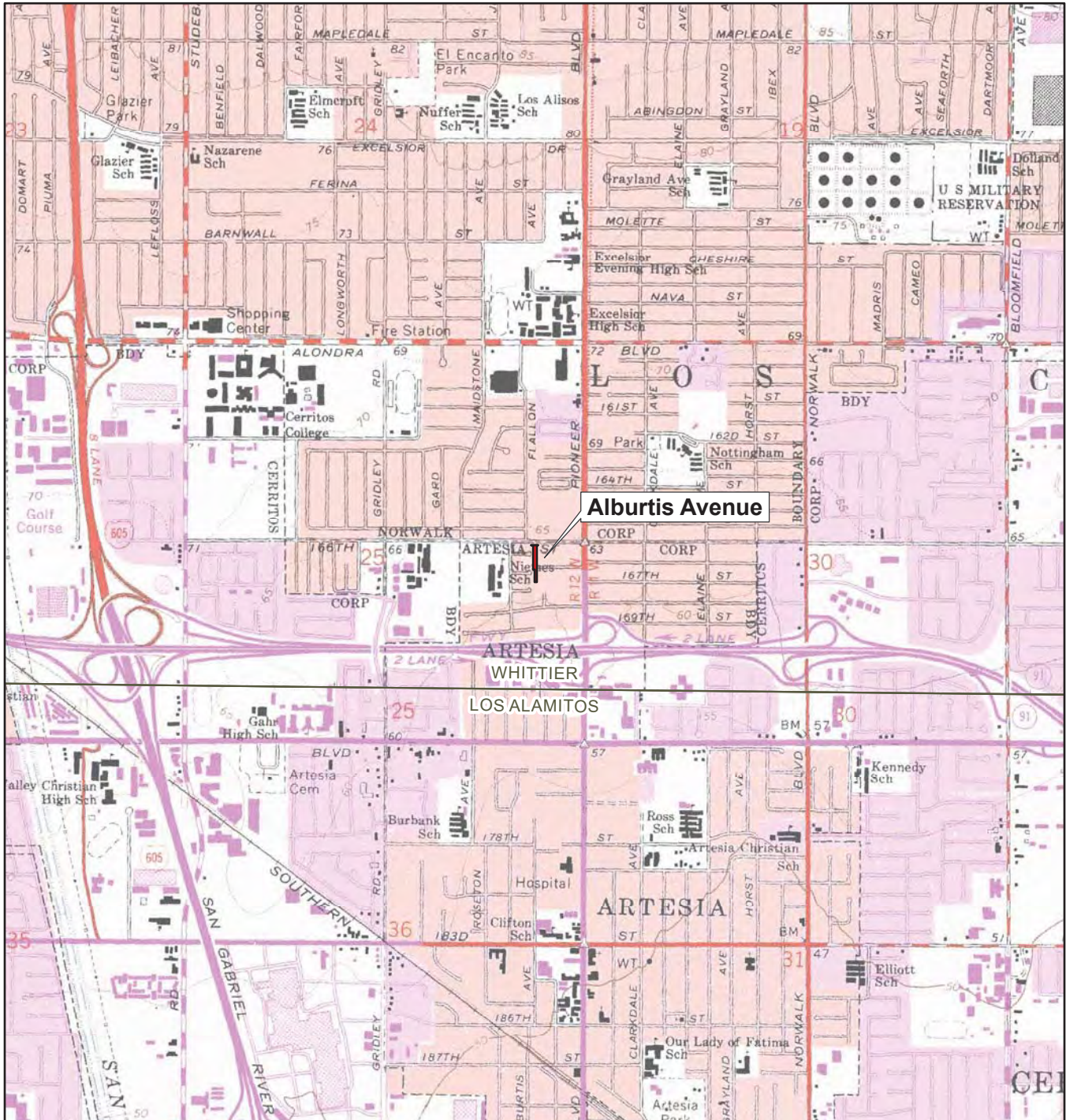
1965 *Whittier, California*, photorevised 1972. 7.5-Minute (1:24,000 scale) Series. U.S. Geological Survey, Washington, D.C.

1974 *Whittier, Calif.* 7.5-Minute (1:24,000 scale) Series. U.S. Geological Survey, Denver, Colorado.

**B13. Remarks:** None.

**\*B14. Evaluator:** Susan M. Wood

**Date of Evaluation:** September 2021



Scale: 1:24,000

