

4.3 Cultural Resources

The information and analysis presented in this section of the EIR are based on the cultural resources (archaeological and paleontological) assessment for the DTSP Update conducted and prepared by Archaeological Resource Management Corporation (ARMC) and documented in a report titled “Report of Cultural Resources Records Search for Downtown Specific Plan, City of Huntington Beach, O.C., Ca, dated January 30, 2009.” The assessment consisted of a records and literature search at the South Central Coastal Information Center (SCCIC) and California State University Fullerton, followed by archival research at ARMC using in-house files and documents supplied by the City. The investigator and author of the report, Carol R. Demcak, is a certified member of the Register of Professional Archaeologists (RPA). She has over 30 years of experience in southern California archaeology. The records search at SCCIC took place on January 21, 2009. ARMC used a one-quarter mile radius for carrying out the research.

The information and analysis in this section is also based upon the Historic and Cultural Resources Element of the City of Huntington Beach General Plan.

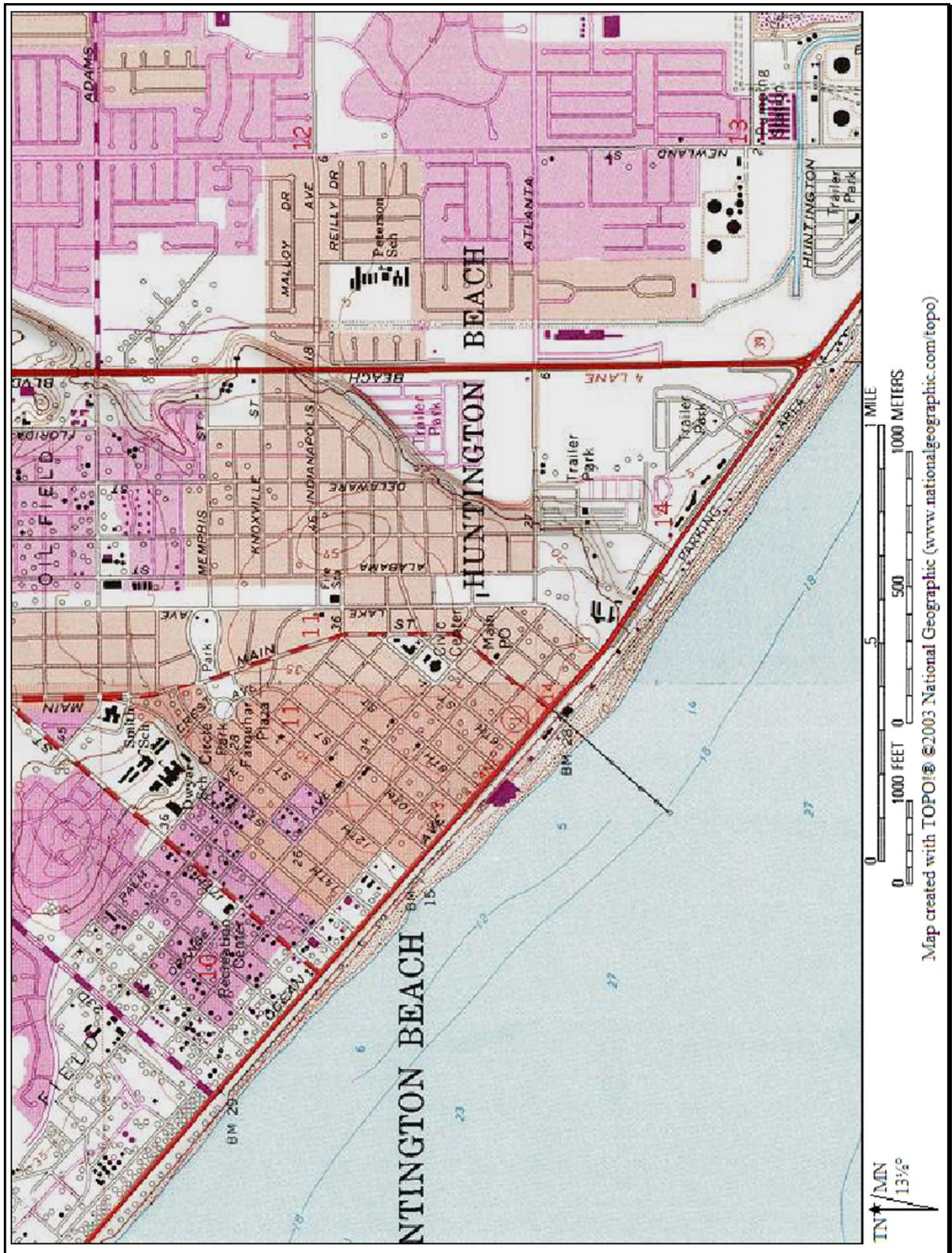
The study is provided in the Technical Appendices to this EIR (Appendix D). These assessments are herein incorporated by reference.

4.3.1 Environmental Setting

1. Geographical Setting

The project is located within the downtown area of the City of Huntington Beach, Orange County, California. The DTSP area overlaps two USGS topographic maps, Seal Beach and Newport Beach. On the Seal Beach quadrangle the DTSP area occupies portions of Townships 5 and 6 South, Range 11W, and Sections 11 and 14. On the Newport Beach quadrangle the project area occupies a portion of Township 6S, Range 11W, and Section 11 (Exhibit 4.3-1).

The DTSP project area covers 336 acres in the traditional and historic heart of the City. Generally, the DTSP area extends from the intersection of Goldenwest Street with Pacific Coast Highway and curves along the coastline, including the Huntington Beach Pier, down to Beach Boulevard. The inland boundary of the DTSP area follows the prolongation of Sunrise Drive from Beach Boulevard to Pacific View Avenue where the boundary curves along Huntington Street and Atlanta Avenue. From Atlanta Avenue, the boundary flows along Orange Avenue and continues up Lake Street to Palm Avenue where it connects over to Main Street and along Pecan Avenue to 6th Street. From 6th Street and Walnut Avenue to Goldenwest Street and Walnut Avenue, parcels within the first block adjacent to Pacific Coast Highway are included in the DTSP area. All boundary lines follow the centerline of the affected street.



Taken from Seal Beach (1965; PR 1981) and Newport Beach (1965; PR 1981) USGS 7.5' Quadrangles.

Exhibit 4.3-1 - USGS Map

2. Cultural Setting

The cultural setting for the project area was reviewed and researched out of consideration for the area's prehistory, ethno history, and historical overview. "Ethno history" is defined as a branch of anthropology that deals with the development of cultures, as through the analysis of archaeological findings. With regard to area-wide prehistory as cited in ARMC's report, Wallace (1955) and Warren (1968) have both proposed syntheses of the local cultural sequence (refer to ARMC's Report of Cultural Resources in Appendix D (Volume II) of this Draft EIR). These summaries continue to be useful in defining the prehistoric period in southern California. The two researchers propose that aboriginal populations remained hunters and gatherers before Spanish contact.

Ethnographically, the study area was occupied by the Gabrielino, or Tongva people, whose territory was said to extend from Topanga Creek in the north to Aliso Creek in the south, and included all of the Los Angeles Basin and most of Orange County, including what is now Huntington Beach (Bean and Smith 1978, ARMC Report of Cultural Resources). Relatively little is known about the culture of the Gabrielino, although they were thought to be one of the wealthiest and most powerful groups south of the Tehachapi (Kroeber 1925, ARMC's Report of Cultural Resources). As of 1900, however, due to disease and assimilation, there were relatively few remaining Gabrielino.

A detailed description of the prehistory, ethno history, and historical overview is provided in the Report of Cultural Resources prepared by ARMC presented in Appendix D (Volume II) of this Draft EIR.

3. History of Huntington Beach

Note: This information is excerpted from the ARMC Report of Cultural Resources and is based upon accounts by MacLeod and Milkovich (1988), Milkovich (1986), Sherwood (1996), and the City of Huntington Beach (n.d.), unless otherwise attributed (refer to Appendix D for a complete copy of the ARMC Report of Cultural Resources).

In 1834 Manuel Nieto's heirs received title to Las Bolsas, one of five ranchos created out of the original Nieto land grant, "La Zanja," between the Santa Ana River and the San Gabriel River. Rancho Las Bolsas, comprising 21 square miles, was awarded to Catarina Ruiz, widow of a Nieto heir. The parcel included what is now Huntington Beach, Westminster, Garden Grove, and Fountain Valley (Friis 1965:23). Abel Stearns acquired the Rancho through public auction in 1861 (Baily 1981) and used it for cattle pasturage. Under some financial difficulty and seeking additional investors, Stearns formed the Stearns Ranchos Company in 1867. Except for Huntington Mesa, the Stearns property was marshland. Its willow, sycamore, and blackberry thickets became home to many squatters, including a minister named Isaac Hickey, who lived there and preached the Gospel. Because of Hickey and other revivalist ministers, the area became known as "Gospel Swamp."

Col. Robert J. Northam, Manager of the Stearns Ranchos Company, bought seven parcels on the mesa where he cultivated barley and alfalfa for sale to nearby ranchers. When the cattle industry suffered drought and other setbacks, the Rancho land was further broken up and sold. Farms developed where cattle had grazed. Agriculture was well established in the area by the 1860s, and the

1870s saw the southeastern delta referred to as “Little Egypt” due to its fertility. Crops included celery, which grew very well on the peat bogs underlying the city; peppers, corn, potatoes, and asparagus were also grown with much success.

The first rail transportation to the Huntington Beach area was provided by the Smeltzer Branch of the Santa Ana-Newport Railroad. It was constructed in 1897 and passed along the coast from Newport Beach to the bluff, which was later developed as Huntington Beach. A railroad extension to Westminster was halted some five miles from the coast by nearly impassable peat bogs.

Early historic settlers in the Huntington Beach area discovered large quantities of shell below a prominent bluff and collected it as a supplement to their poultry feed. The area became known as “Shell Beach.” In 1901 a group of investors, which included Philip Stanton, John N. Anderson, and S.H. Finley, proposed to develop the top of the bluff at Shell Beach and gave their venture the name of “Pacific City.” They lacked the resources to properly carry out their development plan and subsequently sold out in 1902 to a group of Los Angeles business interests who later included Henry E. Huntington. Huntington saw an opportunity to expand his Pacific Electric Railway into coastal Orange County and thereby provide a rail linkage to Long Beach. On July 4, 1904, the first of Huntington’s Red Cars rolled into the town whose name was changed to Huntington Beach to honor him.

With the coming of reliable rail transportation to the area, urban development proceeded at a slow but steady pace, and in February 1909 Huntington Beach was incorporated. The first elected Trustees included Charles W. Warner, David O. Stewart, Matthew E. Helme, Charles M. Howard, and Ed Manning. The first building ordinance was passed in 1911, and formal records of the City’s growth date from that period.

The period 1909-1924 saw considerable development in the downtown area, including the building of a commercial district, schools, and a Carnegie library. Other early development included the gift of a City parcel to the Methodist Resort Association (MRA) on which a camp called “Arbamar” was developed. The site was used for numerous meetings, including the annual MRA camp meeting, and accommodated other diverse groups, such as the Grand Army of the Republic (GAR) and the Socialist Party.

Tourism was an early focus of City developers. When the Huntington Beach Company assumed control over municipal development, planners had a long wooden pier and an adjoining pavilion constructed in 1903. It was designed for fishing and strolling. Huntington Beach Municipal Pier, listed on the National Register of Historic Places and the California Register of Historic Resources and dedicated in 1914, has sustained considerable damage from various natural events, including high surf, hurricane, and earthquake. The pier has been extensively rebuilt over the years, most recently in the 1990s.

Around 1914 an *Encyclopedia Americana* salesman purchased a total of 420 lots, located on hillsides and canyons, from the Huntington Beach Company and offered a free lot to purchasers of a Student’s Reference set of encyclopedias. These lots were considered unsuitable for housing because of deep gullies but proved to be a veritable goldmine when in 1920 oil was discovered under them. The first

well near Goldenwest and Clay Street was a modest one, but the second proved to be a real gusher, producing 2,000 barrels per day. The oil boom necessitated much new construction for the workers and their families. A tent city grew up on the Methodist Association camp site, small cottages sprang up on tiny 25-foot lots, second floors of commercial buildings were converted to housing rather than storage, and garages and barns were converted into rental units.

Earlier large homes had been built at the coast proper, but in the 1920s residential development expanded inland between 17th and 23rd Streets. Expansion of the oil field adjacent to this development led to drilling within the neighborhood in 1926 and the removal of some 300 affected homes to other locations, some as far away as Fullerton. A third oil strike in 1933 was very influential worldwide in that controlled directional drilling was carried out for the first time. Unlike earlier drilling on the vertical or near-vertical, a well could be approached on a slant in any desired direction. That same year there were 90 working wells. The bobbing pumps became a symbol of the Huntington Beach area for some time and were used as background for films, including *Giant*. A final oil strike in 1953 occurred near the old commercial area and resulted in the removal of another, more modest residential area.

Pacific Coast Highway was completed in 1926, and auto transportation provided additional access to the City. Huntington Beach became a popular stop for travelers on their way to Mexico. By the mid-1930s the City had acquired the beach strip from the municipal pier south to Beach Boulevard after its earlier acquisition of the strip from the pier to 9th Street. Although surfing was introduced in 1925 by Duke Kahanamoku, Huntington Beach did not become a popular surfing spot until the 1950s. The first surf shop, Gordie's Surf Boards, opened its doors in 1953. As the sport developed, surf shops dominated the downtown commercial area, as they continue to do.

Huntington Beach experienced a housing boom in the late 1950s and increased in size from its original 3.57 square miles to 25 square miles. The 1960s saw the development of Huntington Harbour and the arrival of Douglas Aircraft, later expanded to McDonnell Douglas Aircraft Space Systems Center. Currently, the Boeing Company, it continues to be a major employer in Huntington Beach.

Residential, commercial, and industrial development has continued to the present day. Numerous housing tracts and other facilities have been built, many of them at the location of old oil fields. Most of the unsightly derricks and other pieces of oil production equipment have now been removed or have been camouflaged by plantings to make them more presentable.

Now in its centennial year, Huntington Beach has gained a reputation over time as a world-class surfing location and has hosted numerous surfing competitions, such as the Ocean Pacific Surfing Championships. The USA Surf Team adopted the City as its official home in 2005. Having been granted three official trademarks from the U.S. Patent and Trademark Office (Weisberg 2008), Huntington Beach confidently bills itself "Surf City USA."

4. Records Search Methods and Results

ARMC conducted a records and literature search of the files of the South Central Coastal Information Center (SCCIC) on January 21, 2009. Contemporary USGS topographic maps were examined to ascertain which archaeological studies had been carried out within the DTSP boundaries or within a quarter-mile radius of the boundaries. ARMC also checked the historic maps for evidence of early historic development in the project area. Citations within this text are noted directly from the ARMC Report of Cultural Resources (Appendix D, Volume II).

The research revealed that six archaeological studies have been carried out within or adjacent to the project boundaries on the Seal Beach quadrangle (1965; PR 1981). No prehistoric sites were recorded during these studies. One of the reports (OR 1862) was a historic property survey and evaluation of the Huntington Beach Municipal Pier (Bonner 1988) in which the author recommends nomination of the structure to the National Register of Historic Places (NRHP).

Seven archaeological studies have been conducted within or adjacent to the project boundaries on the Newport Beach 7.5' quadrangle (1965; PR 1981). Three archaeological sites have been recorded within or adjacent to the project area. Two are prehistoric sites: CA-ORA-149 and CA-ORA-276. One is a historic site: CA-ORA-1654H.

CA-ORA-149 was recorded initially (McKinney 1964) as a shell and lithic scatter measuring approximately 200'×100' on oil company land. Observed artifacts included waste flakes (chert, basalt, obsidian, and quartz), a stone knife, a few projectile points, and a slate incised pendant. It was described as a probable Late Period site (Canaliño). A site update (Ahlering 1972) listed its areal extent as 60×60 meters (m) and gave a more precise site location. An update by Douglas (1980) expanded the area to 1000×100 m of unknown depth and noted various impacts to the site, including the construction of Huntington Street and the Pacific Mobile Home Park. Dillon (1997a) provided another update in which he describes the site as badly disturbed and in which he provided extensive maps and photos of its condition. He gave an estimate of 7,000 square meters (m²) for the area of intact midden. The survey was carried out in connection with the Shea/Vickers PCH and First Street Project (Dillon 1997b).

A final revision of the site survey record for CA-ORA-149 was created by de Barros (2001). The author noted additional disturbance to the site and estimated the area of relatively intact midden as 5,500 square meters. Depths of the deposits were described as 10 to 30 centimeters (cm) for the shallow deposits and 80 cm for the stratified midden deposits in the southern portion of the site. Additional information regarding the site was furnished by de Barros (2009, pers. comm., ARMC Report of Cultural Resources). He reported that CA-ORA-149 no longer exists. The site had been subjected to a program of testing (de Barros et al., 2002), data recovery (de Barros et al., 2005), and monitoring during construction for the Pacific Center Project (Huntington Beach Urban Center

Project). Human burials were discovered during the monitoring phase and have been re-interred on the site at another location. A confidential reburial appendix is in process².

The second prehistoric site, CA-ORA-276, was recorded (McKinney 1969) 25 years after it was destroyed. Mrs. Perry Huddle, 911 Huntington Street, Huntington Beach, turned over to McKinney a collection of artifacts that had come from the site; the collection was subsequently donated to the Bowers Museum. Artifacts included a schist slab metate, a sandstone basin metate, a fragmentary pestle, a large basalt mano, and two projectile points. The assemblage suggested an early Millingstone Horizon site.

The historic site, ORA-1654H, was recorded by de Barros (2001, ARMC Cultural Resources Report) as a historic dump, roughly 200'×70' in size with an estimated 2- to 4-inch thickness. Its contents included glass, ceramic, and metal artifacts, as well as building debris. Its age was estimated as the 1870s and 1880s through the early 1950s, based on diagnostic artifacts observed in the deposit. The site was tested (de Barros et al., 2002), and data recovery was carried out³ and archaeological monitoring was conducted during construction of the Pacific City Project (Huntington Beach Urban Center Project). The site no longer exists⁴.

A review of the listings of the National Register of Historic Places (NRHP) revealed that four significant historic resources are located within the project boundaries. They include the following: 1) Huntington Beach Municipal Pier (30-157755), Main Street; 2) Helme House Furnishing Company (30-157483), 513-519 Walnut Avenue; and 3) Helme-Worthy Store and Residence, 126 6th Street (30-157448). These three properties carry the NHRP Code 1S, separate listing. A fourth property, Garner House (30-157762), 114 Pacific Coast Highway, is listed as NRHP eligible, Code 2S. All four sites are also listed on the California Register of Historic Resources (CRHR).

No listings for State Historical Landmarks (SHL) or Points of Historical Interest (PHI) could be located within a quarter-mile radius of the project boundaries.

The City's General Plan document, Historical and Cultural Resources Element, Table HCR-2, provides a list of Local Landmarks as of 1991. Some of the landmarks listed in 1991 no longer exist and have been removed from the list, based upon information provided by the City. Of the existing listed landmarks, 24 are located within the DTSP boundaries (Table 4.3.1). Where National Register status codes, building designations, and dates in the General Plan listing differed from the official NRHP listing, the official NRHP designation was utilized. Where General Plan listing provided more complete description (e.g., architectural type), that information was retained. See Table 4.3.3 for NRHP Status Codes and their descriptions.

² de Barros, 2009, personal communication

³ de Barros et al., 2005

⁴ de Barros, 2009, pers. comm.

4 - Environmental Setting, Impacts, and Mitigation Measures

Table 4.3.1 Local Landmarks within Downtown Specific Plan Boundaries			
Address	Name	Date	NHRP Status Code
115 Main	Olson Building	1916	3D
122 Main	Pacific City, City Hall	1903	3D
205 Main	H. B. News	1904	3D
207 Main	Princess Theatre	1910	3D
525 Main	Main Street Library	1951	
610 Main	Terry's Garage	1933	3D
316 Olive	U.S. Post Office	1936	3B
411 Olive	Dr. Howe Office, H.B. Emergency. Hosp.	1936	3D
114 P.C.H.	Garner House	1905	2S
319 P.C.H.	H.B. Pier	1914	1S
414-416 P.C.H.	H.B. Co. Telephone Exchange		3D
21110 P.C.H.	Waterfront Hilton	1990	
412-414 Walnut	Dr. Shank Commercial	1920s	3B
513-519 Walnut	Helme House Furnishing Co.	1904	1S
310 3 rd	House	1885	3S
204 5 th	Shank Residence	1908	3B
218-220 5 th	City Hall/Jail	1916	3B
311 5 th	Zigzag Modern	1933	5S2
317 5 th	Craftsman Bungalow	1912	5S2
321 5 th	Colonial Revival	1905	7N
126 6 th	Helme-Worthy Store/Residence	1880	1S
401 6 th	First Baptist Church	1906	7N
111-115 7 th	Surfview Apts./Spanish Colonial	1922	5S2
211 9 th	Victoria Eastlake	1905	7N

An additional 12 Local Landmarks are located within a quarter-mile radius of the DTSP boundaries (Table 4.3.2). See Table 4.3.3 for NHRP codes.

Table 4.3.2 Local Landmarks within Quarter-Mile Radius of Downtown Specific Plan Boundaries			
Address	Name	Date	NHRP Status Code
301 California	Craftsman House	1910	
801 California	Brown House/Tower	1927	
216 Crest	Mayor McCallen House	1930	5S2
505 Lake	Higgins House	1910	5S2
401/403 7 th	Craftsman Apts.	1912	5S2
402 7 th	Craftsman Apts.	1917	5S2
428 7 th	Neo-Classical House	1905	7N
301 8 th	First Church of Christ	1928	5S2
421 8 th	Evangeline Hotel/Colonial Inn	1905	3S
321 10 th	St. Mary's by the Sea Catholic Church	1923	3S
403 10 th	Judge (Charles) Warner House	1907	5S2
420 10 th	Women's Club	1900	3S

NHRP Status Code	Description
1S	separate listing
2S	determined eligible as separate listing
3B	appears eligible as a separate listing and as a contributor to a fully documented district
3D	appears eligible as a contributor to a fully documented district
3S	appears eligible for listing as a separate property
5S2	eligible for local listing only – likely to become eligible under Local Ordinance
7N	needs to be re-evaluated

ARMC examined the historic topographic maps for evidence of early historic development for the project area. Both historic topographic maps for 1896 (Las Bolsas 15'; Santa Ana 15') USGS quadrangle show Rancho Los Bolsas as a place name but no other development in the study area. The Santa Ana 15' (1901) USGS quadrangle shows the Smeltzer Branch of the Southern Pacific Railroad, Beach Boulevard, and an unknown street (possibly Atlanta) intersecting with Beach Boulevard. Las Bolsas 15' (1941) shows Huntington Beach Pier, a dense urban grid (City of Huntington Beach) flanking Highway 101, a massive oil field, and Goldenwest Street in place.

4.3.2 Significance Criteria

Impacts to cultural resources are considered significant when one of the following occurs:

- The project would cause a substantial adverse change in the significance of a historical resource (as defined per §15064.5 of the CEQA Guidelines); or
- The project would cause a substantial adverse change in the significance of an archeological resource; or
- The project would directly or indirectly destroy a unique paleontological resource or site or a unique geological feature; or
- The project would disturb any human remains, including those interred outside formal cemeteries.

In regards to historical resources, as indicated above, four significant historic resources are located within the DTSP area boundaries. All four sites are also listed on the California Register of Historic Resources (CRHR). The state administers historic preservation programs through the Office of Historic Preservation in the Department of Parks and Recreation. The California Register, adopted in 1992, is the “authoritative guide to be used by State and local agencies, private groups, and citizens

to identify the state's historical resources and indicate which properties are to be protected, to the extent prudent and feasible, from substantial adverse change.”⁵

California Register of Historical Resources

The California Register criteria are based on National Register criteria. California properties that meet these criteria may be listed in the California Register. For a property to be eligible for inclusion on the California Register, one of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; and
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource's period of significance to “obtain a scholarly perspective on the events or individuals associated with the resource.” Fifty years is used as a general estimate of time needed to develop the perspective to understand the resource's significance (CCR §4852 [d][2]).

The California Register also requires that a resource possess integrity, which is defined as the authenticity of an individual historical resource's physical identity evidenced by “the survival of characteristics that existed during the resource's period of significance.” To retain integrity, a resource should have its original location, design, setting, materials, workmanship, feeling, and association. The importance of these factors will depend on the particular criteria under which the resource is considered eligible for listing. Resources that are significant, meet the age guidelines, and possess integrity will generally be considered eligible for listing on the California Register.

If the owner of a historic resource objects to the nomination, the property is not listed in the California Register, but the State Commission may formally designate the resource as eligible for listing. Being listed in or eligible for the California Register does not protect the resource from demolition or alteration, but it does require an environmental review for projects that could have an effect on these resources.

⁵ Title 14, State Historical Resources Commission, Regulations for the Nomination of Historical Resources to the California Register of Historical Resources.

The CEQA Guidelines require that “a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources.”⁶

4.3.3 Impacts

The following impacts have been identified based upon the significance criteria for cultural resources:

- *Would the project cause a substantial adverse change in the significance of a historical resource (as defined per §15064.5 of the CEQA Guidelines)?*

Four significant historic resources are located within the project boundaries. The Huntington Beach Municipal Pier (30-157755), the Helme House Furnishing Company (30-157483), and Helme-Worthy Store and Residence (30-157448) are listed on the National Register of Historic Places (NHRP Code 1S). A fourth property, the Garner House (30-157762), is listed as National Register of Historic Places (NRHP) eligible, Code 2S. These four historic resources are also listed on the California Register of Historic Resources (CRHR).

In addition, 24 local landmarks occur within the DTSP boundaries. The Main Street Library is identified in the DTSP Update as a possible site for a cultural arts plaza/performing arts building. Because the library site is listed in the General Plan Historic and Cultural Resources Element as a local landmark, any potential alteration to the library building would need to be accomplished through established City policies for alteration and/or demolition of historical resources. While the proposed DTSP Update accommodates for the growth of the downtown area through revised development standards and land use controls, specific development proposals are not contemplated for the project, including development on the library site. However, in the event that future development is proposed on sites listed on the California Register of Historic Resources and/or in the General Plan Historic and Cultural Resources Element, further environmental review would be required in accordance with CEQA. Any work on these buildings must comply with the Secretary of the Interior’s Standards for the Treatment of Historic Properties to be exempted from CEQA. Implementation of the proposed DTSP as a whole and the associated development that could occur under the revised land use development standards would not preclude the possibility that previously unrecorded historic-period resources could be adversely affected by future development of the project site (e.g., demolition, relocation, or alteration of historic-period buildings or structures). Therefore, impacts on historical resources are considered potentially significant and unavoidable. In addition, Mitigation Measure MM 4.3-1 requires that any development proposal on a site listed or eligible for listing on any national or state historic register and/or listed in the General Plan Historic and Cultural Resources Element shall require a report from a qualified architectural historian regarding the significance of the site/structure. Based on the

⁶ Title 14 CCR §15064.5(a)(3)

results of the report, further mitigation, such as preservation, restoration, or salvaging of materials, shall be identified and implemented as recommended by a qualified architectural historian.

- *Would the project cause a substantial adverse change in the significance of an archeological resource?*

The SCCIC and in-house research concluded that two prehistoric sites (CA-ORA-149 and CA-ORA-276) and one recorded historic site (CA-ORA-1654H) have been recorded within the boundaries of the DTSP. All three of these recorded sites no longer exist, so no impacts to these past sites are anticipated.

As a result of the records and literature search and archival research, no significant cultural resources were found to be present on or immediately adjacent to the project area. Therefore, no further archaeological investigations are recommended by ARMC. Thus, no significant archaeological resources will be impacted by the proposed development, and there are no recommendations for additional archaeological studies on the project area prior to future development projects. If archaeological resources are encountered during construction, a qualified archaeologist should be called in to evaluate the resources and design and implement a recovery plan, where appropriate. As such, Mitigation Measure MM 4.3-2 shall be incorporated into future development projects within the DTSP area to ensure that impacts to archeological resources would be less than significant.

- *Would the project directly or indirectly destroy a unique paleontological resource or site or a unique geological feature?*

No such sites were identified by the cultural resources research undertaken by ARMC. Therefore, there are no direct or indirect impacts on a unique paleontological resource or site or a unique geological feature. However, Mitigation Measure MM 4.3-2 shall be incorporated into future development projects within the DTSP area to ensure that impacts to paleontological/geological resources would be less than significant.

- *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

Human remains or burial areas have been found in the DTSP area in the Pacific City development on Pacific Coast Highway. Therefore, a mitigation measure is proposed if additional human remains are encountered in future development of the area and a protocol is established for such an occasion.

4.3.4 Mitigation Measures

The following mitigation measures are recommended for historical archeological and paleontological resources in the DTSP area:

- MM 4.3-1 If changes are proposed to properties or buildings listed in the City of Huntington Beach General Plan Historic and Cultural Resources Element and/or on any state or national historic register, the City shall require preparation of a report from a qualified architectural historian regarding the significance of the site/structure. Based on the results of the report, further mitigation, such as preservation, restoration, or salvaging of materials, shall be identified and implemented as recommended by a qualified architectural historian.
- MM 4.3-2 During construction activities, if archaeological and/or paleontological resources are encountered, the contractor shall be responsible for immediate notification and securing of the site area immediately. A qualified archaeologist and/or paleontologist approved by the City of Huntington Beach Planning Director shall be retained to establish procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of cultural resource finds. If major archaeological and/or paleontological resources are discovered that require long-term halting or redirecting of grading, a report shall be prepared identifying such findings to the City and the County of Orange. Discovered cultural resources shall be offered to the County of Orange or its designee on a first-refusal basis.
- MM 4.3-3 During construction activities, if human remains are discovered, work shall be halted and the contractor shall contact the City's designated representative on the project and the Orange County Coroner until a determination can be made as to the likelihood of additional human remains in the area. If the remains are thought to be Native American, the coroner shall notify the Native American Heritage Commission who will ensure that proper treatment and disposition of the remains occurs.

4.3.5 Level of Significance after Mitigation

With implementation of the recommended mitigation measures, potentially significant impacts to cultural resources will be reduced; however, potential impacts to historical resources are considered significant and unavoidable.

4.3.6 Significant and Unavoidable Impacts

Specific impacts from development proposals will be evaluated in the future as parcels are identified and the presence of cultural resources is determined. Implementation of mitigation measure MM 4.3-1 would require a qualified professional to conduct site-specific historical resource investigations for future developments within the project area that would demolish or otherwise physically affect buildings or structures 45 years old or older or affect their historic setting. Nonetheless, development within the project area could result in demolition or removal of significant historical resources, which would result in a significant impact. While implementation of site-specific mitigation measures, such as written and photographic documentation of significant historical resources, would reduce the

magnitude of this impact, the impact would remain significant due to the physical demolition of the property. Consequently, impacts to historical resources are considered potentially significant and unavoidable.

4.3.7 Cumulative Impacts

The cumulative analysis combines the historical and cultural resources identified in the DTSP with resources identified across the region and considers the effect of project-specific impacts to significant regional impacts on cultural resources. Because all cultural resources are unique and non-renewable, all adverse effects or negative impacts erode a dwindling resource base. While federal, state, and local laws seek to protect cultural resources, it is not always feasible to protect cultural resources when implementing projects. Therefore, the cumulative effects of development in the Orange County region are considered significant. Implementation of the mitigation measures would potentially lessen the impact from development on cultural resources by requiring professional expertise to weigh in on preservation or salvation of historical or cultural resources. However, because it is currently infeasible to determine if specific development proposals under the DTSP would result in demolition or removal of cultural resources, the DTSP Update's cumulative effects could be cumulatively considerable. Therefore, this would be considered a significant and unavoidable cumulative impact.