



June 26, 2020

Hayden Beckman, Senior Planner
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

Subject: Cultural Resources Study for The Seacliff of Huntington Beach Inspired Living Project in Huntington Beach, Orange County, California (LSA Project No. HBC1901.02)

Dear Mr. Beckman:

LSA conducted a cultural resources study (study) for The Seacliff of Huntington Beach Inspired Living Project (project) in Huntington Beach, Orange County, California. This letter presents the results of the study, which was conducted to: (1) identify archaeological deposits that may meet the California Environmental Quality Act (CEQA) definition of a historical resource (California Public Resources Code [PRC] §21084.1) or a unique archaeological resource (PRC §21083.2) and that may be impacted by the proposed project; (2) assess the potential for human remains; and (3) recommend procedures for avoiding or mitigating impacts to such deposits, if warranted. The study consisted of background research and a field survey.

PROJECT LOCATION AND DESCRIPTION

The project site location is depicted on Figure 1 (provided in Attachment B; references in Attachment A) as designated on the United States Geological Survey (USGS) *Newport Beach, California* and *Seal Beach, California* 7.5-minute topographic quadrangle maps in Section 2 of Township 6 South, Range 11 West, San Bernardino Baseline and Meridian (USGS 1981a and 1981b). The nearest natural water source to the project site prior to development was a marsh, located 0.65 mile south-southeast of the project site (NETR 2020). At its closest point, the Pacific Ocean is 1.3 miles southwest of the project site, which is shown on Figure 2 (provided in Attachment B).

The proposed project would construct a three-story licensed assisted living and memory care facility with 226 guest rooms on an approximately 6.57-acre portion of the approximately 11.29-acre site of the existing Seacliff Office Park. Demolition of one of the five existing office buildings, as well as the removal of a man-made water feature and the demolition of a former silo, would be required for development of the assisted living and memory care facility. The maximum depth of excavation for this project is expected to reach a depth of 15 feet (personal communication, Sapetto Real Estate Solutions, Inc., April 2020).

BACKGROUND RESEARCH

Record Search

A record search of the project site, including a 0.25-mile radius, was conducted on May 25, 2020, by staff at the South Central Coastal Information Center (SCCIC) of the California Historical Resources Information System at California State University, Fullerton (SCCIC Records Search File No. 21295.7382; provided in Attachment C). The SCCIC, an affiliate of the California Office of Historic Preservation (OHP), is the official repository of cultural resources records and reports for Orange County. The record search included a review of all recorded historic-period and precontact cultural

resources within a 0.25-mile radius of the project site, as well as a review of known cultural resources surveys and excavation reports. The record search also included a review of the following State and federal inventories:

- Directory of Properties in the Historic Property Data File (OHP 2012). The directory includes the listings of the National Register of Historic Places, National Historic Landmarks, the California Register of Historical Resources (California Register), California Historical Landmarks, and California Points of Historical Interest
- California Historical Landmarks (OHP 1996)
- California Points of Historical Interest (OHP 1992)
- *Five Views: An Ethnic Historic Site Survey for California* (OHP 1988)
- California Inventory of Historic Resources (OHP 1976)

Record Search Results

Three previous cultural resources studies have included the project site. These studies have consisted of a survey (1), a research design (1), and a cultural resources element of a City General Plan (1). Eight additional cultural resource studies have included a portion of the 0.25-mile radius surrounding the project site. The eight studies have consisted of surveys (4), archaeological excavation (1), monitoring (1), literature search (1), and an environment document section (1). As a result of previous cultural resources studies, no cultural resources have been recorded within the project site. One cultural resource has been recorded within 0.25-mile of the project site; this resource is a historic-period building (P-30-157750; the Huntington Beach High School Auditorium and Bell Tower).

Aerial Photographs and Historic Maps

Additional background research included a review of historic-period USGS maps and aerial photographs to assess the potential for subsurface historic-period archaeological deposits at the project site (NETR 2020). The earliest available aerial photograph of the project site dates to 1953 and shows that buildings on the project site were constructed prior to 1953. However, historic topographic maps indicate there may have been buildings at the location as early as 1932. The buildings shown in the 1953 aerial remained on the project site until at least 1972 and were demolished for construction of the current office complex, which was built between 1972 and 1994.

FIELD SURVEY

A cultural resources survey was conducted on June 1, 2020, by LSA archaeologist Aaron McCann. The focus of the survey was mainly the open field in the northeast corner of the project site. The area was intensively surveyed by walking approximately 10-meter north-to-south transects. Landscaped areas and other areas with open ground within the project site were also inspected for cultural resources. Survey photos are provided in Attachment D.

Field Survey Results

Overall ground visibility at the project site was low. The landscaped areas were a mix of shrubs, flowering plants, and grass. These areas offered only up to approximately 25 percent visibility.

The open field in the northeast corner of the project site was a mix of low-lying grass and weeds, modern trash, and wood mulch. There were clear patches of dirt in the open field that provided 100 percent ground visibility, but these areas consisted of compact artificial fill. No precontact or historic-period cultural resources were observed during the survey.

SUMMARY AND RECOMMENDATIONS

This cultural resources study, which consisted of background research and a field survey, identified no cultural resources within the project site. A Historic Resources Evaluation was previously prepared to evaluate the historic-period silos on the project site for inclusion on the California Register (Heck 2019). Per Heck (2019), the silos do not appear to qualify for listing in the California Register and are not “historical resources” as defined by CEQA because the structures lack sufficient integrity to convey their association with their period of significance (ca. 1930). Furthermore, the silos were constructed outside the period of significance for the historic context of Early Settlement and Agricultural Development (1849–1919) in Huntington Beach. As such, the silos do not need to be considered further in the CEQA process.

The project site has a history of disturbance from previous construction, and no cultural resources have been identified within the project site. The project site is located near a natural marsh (less than 0.75 mile), which would have been utilized by Native Americans during precontact times. Additionally, the project site has been historically utilized since at least prior to 1932. However, boring logs from the preliminary geotechnical investigation for the project site indicate that no archaeologically sensitive deposits lay below existing pavement and/or artificial fill. The boring logs show that sediments under existing pavement and/or artificial fill consist of Old Paralic Deposits, Undivided, which date between 11,700 to 781,000 years ago (GeoSoils, Inc. 2018). Based on these findings, there are no sediments within the project site that would contain archaeological materials; any findings during excavation would be paleontological in nature. As such, LSA recommends no additional cultural resources studies for the project site. Archaeological monitoring during ground-disturbing excavation activities are not recommended.

If human remains are encountered, the regulatory process outlined in California Health and Safety Code Section 7050.5 must be followed, which involves coordination with the Native American Heritage Commission and a Native American Most Likely Descendant.

If you have any questions concerning the content or the intent of this letter, please contact me at kerrie.collison@lsa.net or (805) 782-0745.

Sincerely,
LSA Associates, Inc.



Kerrie Collison, RPA
Associate/Senior Cultural Resources Manager

Attachments: A: References
B: Project Figures
C: Record Search Results
D: Survey Photos

ATTACHMENT A

REFERENCES

California Office of Historic Preservation (OHP)

- 1976 California Inventory of Historic Resources. California Department of Parks and Recreation, Sacramento.
- 1988 *Five Views: An Ethnic Historic Site Survey for California*. California Department of Parks and Recreation, Sacramento.
- 1992 California Points of Historical Interest. California Department of Parks and Recreation, Sacramento.
- 1996 California Historical Landmarks. California Department of Parks and Recreation, Sacramento.
- 2012 Directory of Properties in the Historic Property Data File. California Department of Parks and Recreation, Sacramento. April 5.

GeoSoils, Inc.

- 2018 *Preliminary Geotechnical Investigation: Proposed Senior Care Facility, Seacliff Office Park Redevelopment, 2100-2134 Main Street, Huntington Beach, California 92648, APN 023-010-19*. Prepared November 14, 2018 for SBLP Huntington Beach, LLC. On file, LSA Associates, Inc., Irvine, California.

Heck, Eugene

- 2019 *Seacliff Silos, City of Huntington Beach, California* (LSA Project Number SBL1901). On file, LSA Associates, Inc., Irvine, California.

National Environmental Title Research (NETR)

- 2020 Historic Aerials. Website: <http://www.historicaerials.com> (accessed May 27, 2020).

United States Geological Survey (USGS)

- 1981a *Newport Beach, California 7.5-minute topographic quadrangle*. Prepared in 1965. Photorevised in 1981. USGS, Denver, Colorado.
- 1981b *Seal Beach, California 7.5-minute topographic quadrangle*. Prepared in 1965. Photorevised in 1981. USGS, Denver, Colorado.

ATTACHMENT B

PROJECT FIGURES

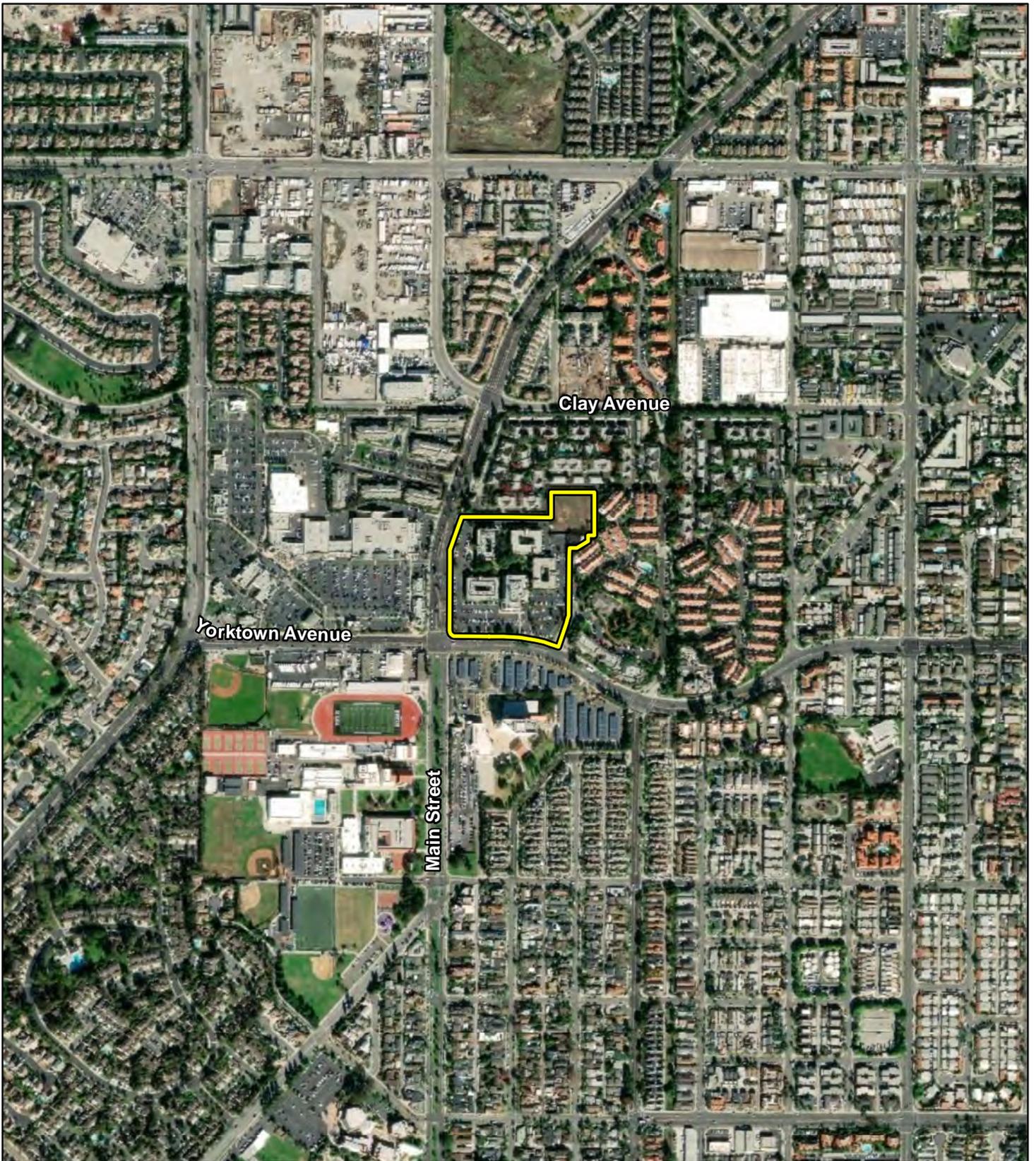


FIGURE 2

LSA

LEGEND

 Project Location



0 375 750
FEET

SOURCE: Maxar, 2018

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*The Seaciff of Huntington Beach
Inspired Living Project
Project Site*

ATTACHMENT C

RECORD SEARCH RESULTS

South Central Coastal Information Center

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

sccic@fullerton.edu

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

5/25/2020

Records Search File No.: 21295.7382

Kerrie Collison, RPA
LSA
285 South Street, Suite P
San Luis Obispo, CA 93401

Re: Records Search Results for The Seacliff of Huntington Beach Inspired Living Project (HBC1901.02)

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Seal Beach and Newport Beach, CA USGS 7.5' quadrangles. Due to the COVID-19 emergency, we have temporarily implemented new records search protocols. With the exception of some reports that have not yet been scanned, we are operationally digital for Los Angeles, Orange, and Ventura Counties. See attached document for your reference on what data is available in this format. The following reflects the results of the records search for the project area and a ¼-mile radius:

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

Resources within project area: 0	None
Resources within ¼-mile radius: 1	SEE ATTACHED LIST
Reports within project area: 3	OR-1, OR-4313, OR-2033
Reports within ¼-mile radius: 8	SEE ATTACHED LIST

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

Los Angeles Historic-Cultural Monuments

enclosed not requested nothing listed

Historical Maps:

enclosed not requested nothing listed

Ethnographic Information:

not available at SCCIC

Historical Literature:

not available at SCCIC

GLO and/or Rancho Plat Maps:

not available at SCCIC

Caltrans Bridge Survey:

not available at SCCIC; please go to

<http://www.dot.ca.gov/hq/structur/strmaint/historic.htm>

Shipwreck Inventory:

not available at SCCIC; please go to

http://shipwrecks.slc.ca.gov/ShipwrecksDatabase/Shipwrecks_Database.asp

Soil Survey Maps: (see below)

not available at SCCIC; please go to

<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

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

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

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

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

Thank you for using the California Historical Resources Information System,



Digitally signed by

Michelle Galaz

Date: 2020.05.25 15:17:36

-07'00'

Michelle Galaz
Assistant Coordinator

Enclosures:

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

(X) GIS Shapefiles – 12 shapes

(X) Resource Database Printout (list) – 1 page

(X) Resource Database Printout (details) –1 page

(X) Report Database Printout (list) – 2 pages

(X) Report Database Printout (details) – 13 pages

Emergency Protocols for LA, Orange, and Ventura County BULK or SINGLE PROJECT Records Searches IF YOU HAVE A GIS PERSON ON STAFF ONLY!!

These instructions are for qualified consultants with a valid Access and Use Agreement.

WE ARE ONLY PROVIDING DATA THAT IS ALREADY DIGITAL AT THIS TIME.

Some of you have a fully digital operation and have GIS staff on board who can process a fully digital deliverable from the Information Center. IF you can accept shape file data and do not require a custom map made for you by the SCCIC, and you are willing to sort the data we provide to you then these instructions are for you. Read further to be sure. You may have only one project at this time or some of you have a lot of different search locations that can be processed all at once. This may save you a lot of time getting results back and if we process your jobs in bulk, and you may enjoy significant cost savings as well.

Bulk processing will work for you if you have a GIS person on staff who can sort bulk data for you and make you any necessary project maps. This type of job can have as many job locations as you want but the point is that we will do them in bulk – at the same time - not one at a time. We send all the bulk data back to you and you sort it. This will work if you need searches in LA, Orange, or Ventura AND if they all have the same search radius and if all the other search criteria is the same– no exceptions. This will not work for San Bernardino County because we are not fully digital for San Bernardino County. You must submit all your shape files for each location at the same time and this will count as one search. If you have some that need a different radius, or different search criteria, then you should submit that job separately with its own set of instructions.

INSTRUCTIONS FOR BULK PROCESSING:

Please send in your requests via email using the data request form along with the associated shape files and pdf maps of the project area(s) at 1-24k scale. PDFs must be able to be printed out on 8.5X 11 paper. We check your shape file data against the pdf maps. This is where we find discrepancies between your shape files and your maps. This is required.

Please use this data request form and make sure you fill it out properly.

<http://web.sonoma.edu/nwic/docs/CHRISDataRequestForm.pdf>

DELIVERABLES:

1. A copy of the Built Environment Resources Directory or BERD for Los Angeles, Orange, Ventura, or San Bernardino County can now be found at the OHP Website for you to do your own research. This replaces the old Historic Properties Directory or HPD. We will not be searching this for you at this time but you can search it while you are waiting for our results to save time.
2. You will only get shapefiles back, which means that you will have to make your own maps for each project location.

3. You will get a bulk processed bibliographies for resources and reports as selected; you will not get individual bibliographies for each project location.
4. You will get pdfs of resources and reports if you request them, provided that they are in digital formats. We will not be scanning records or reports at this time.
5. You will get one invoice for the bulk data processing. We can't bill this as individual jobs on separate invoices for you. If there are multiple project names, we are willing to reference all the job names on the invoice if needed. If there a lot of job id's we may ask you to send them in an email so that we can copy and paste it into the invoice details. If you need to bill your clients for the data, you can refer to our fee schedule on the OHP website under the CHRIS tab and apply the fees accordingly.
6. We will be billing you at the staff rate of \$150 per hour and you will be charged for all resources and report locations according to the "custom map charges". This is in lieu of the \$12 per GIS shape file data fee that we normally charge for GIS files and this will only apply during the Covid 19 emergency. You will also be billed 0.15 per pdf page, or 0.25 per excel line as is usual.
7. Your packet will be mailed to you on a CD or via Dropbox if you have an account. We use 7-zip to password protect the files so you will need both. We email you the password.

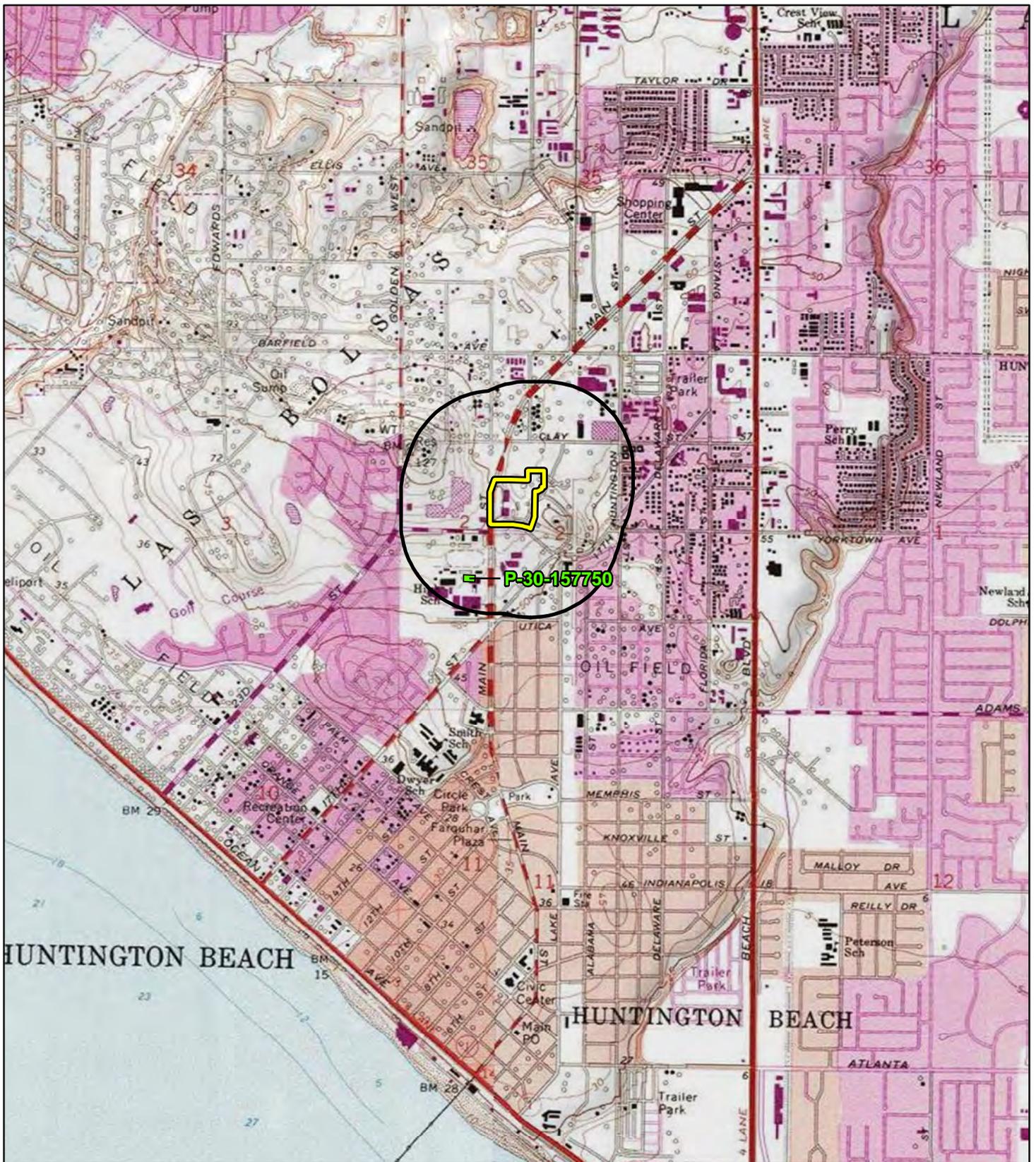
I may not have been able to cover every possible contingency in this set of instructions and will update it if necessary. You can email me with questions at sccic@fullerton.edu

Thank you,

Stacy St. James

South Central Coastal Information Center

Los Angeles, Orange, Ventura, and San Bernardino Counties



LSA

LEGEND

-  Project Location
-  Project Location 1/4 mile Buffer
-  Resource Locations



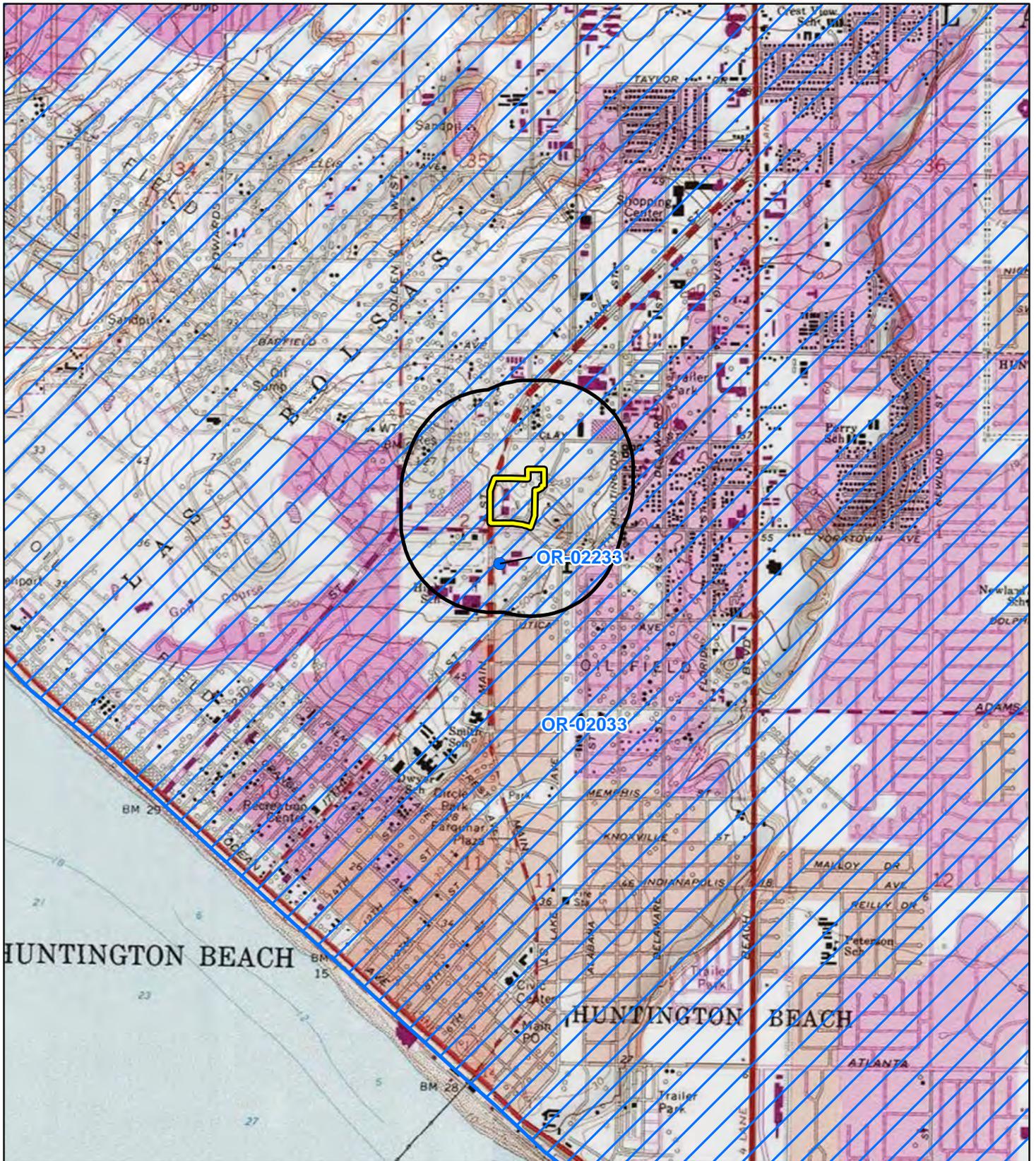
SOURCE: USGS 7.5' Quad - Newport Beach (1981) and Seal Beach (1981), CA

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The Seacliff of Huntington Beach
 Inspired Living Project
 Records Search Results - Resources

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-157750		Resource Name - Huntington Beach High School Auditorium & Bell Tower; Other - zip 92648	Building	Historic	HP12; HP15	1986 (B. Milkovich, Thirtieth St Architects); 2005 (J. McKenna, McKenna et al.)	OR-03168



LSA

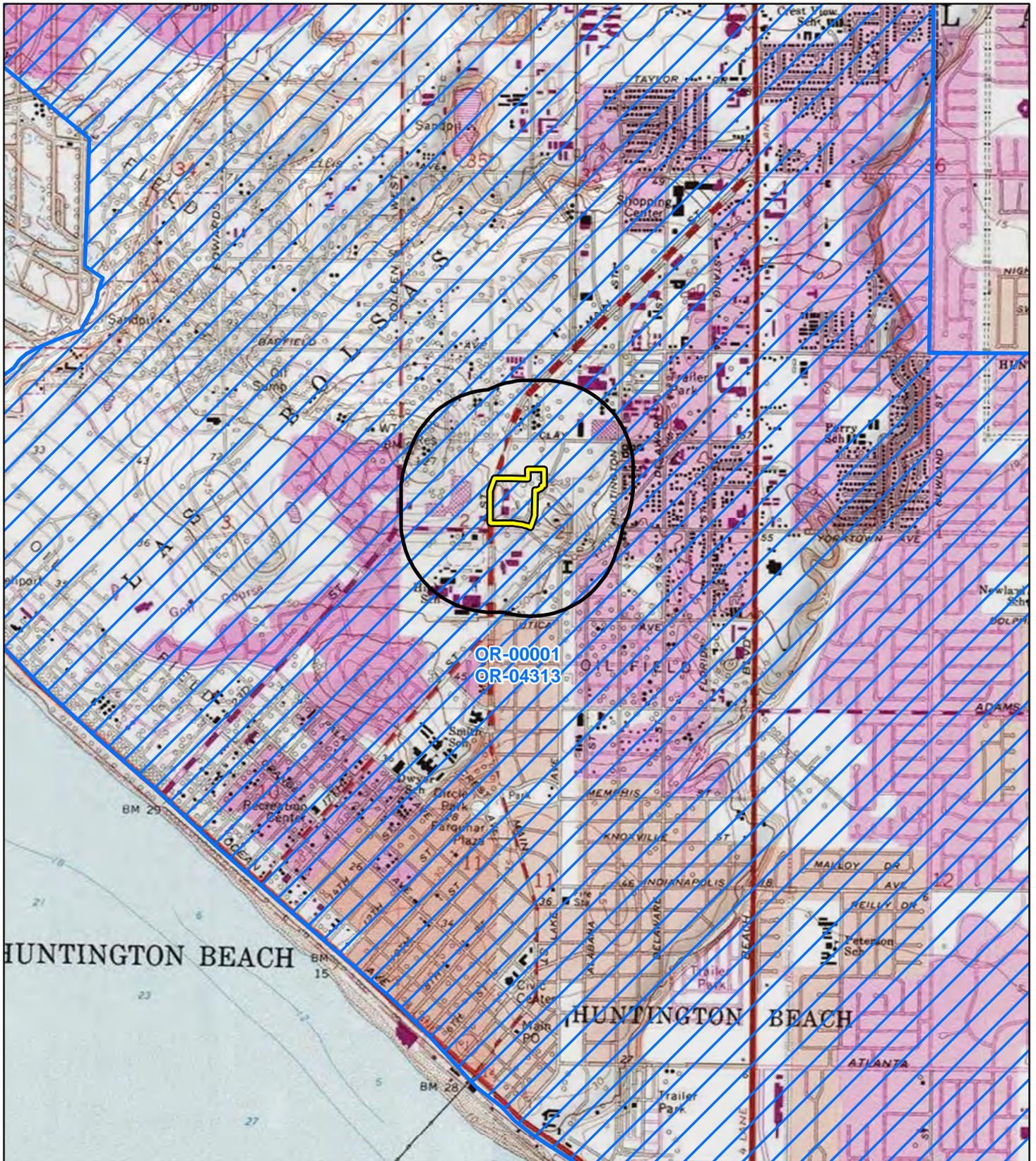
LEGEND

-  Project Location
-  Project Location 1/4 mile Buffer
-  Report Locations



SOURCE: USGS 7.5' Quad - Newport Beach (1981) and Seal Beach (1981), CA

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LSA

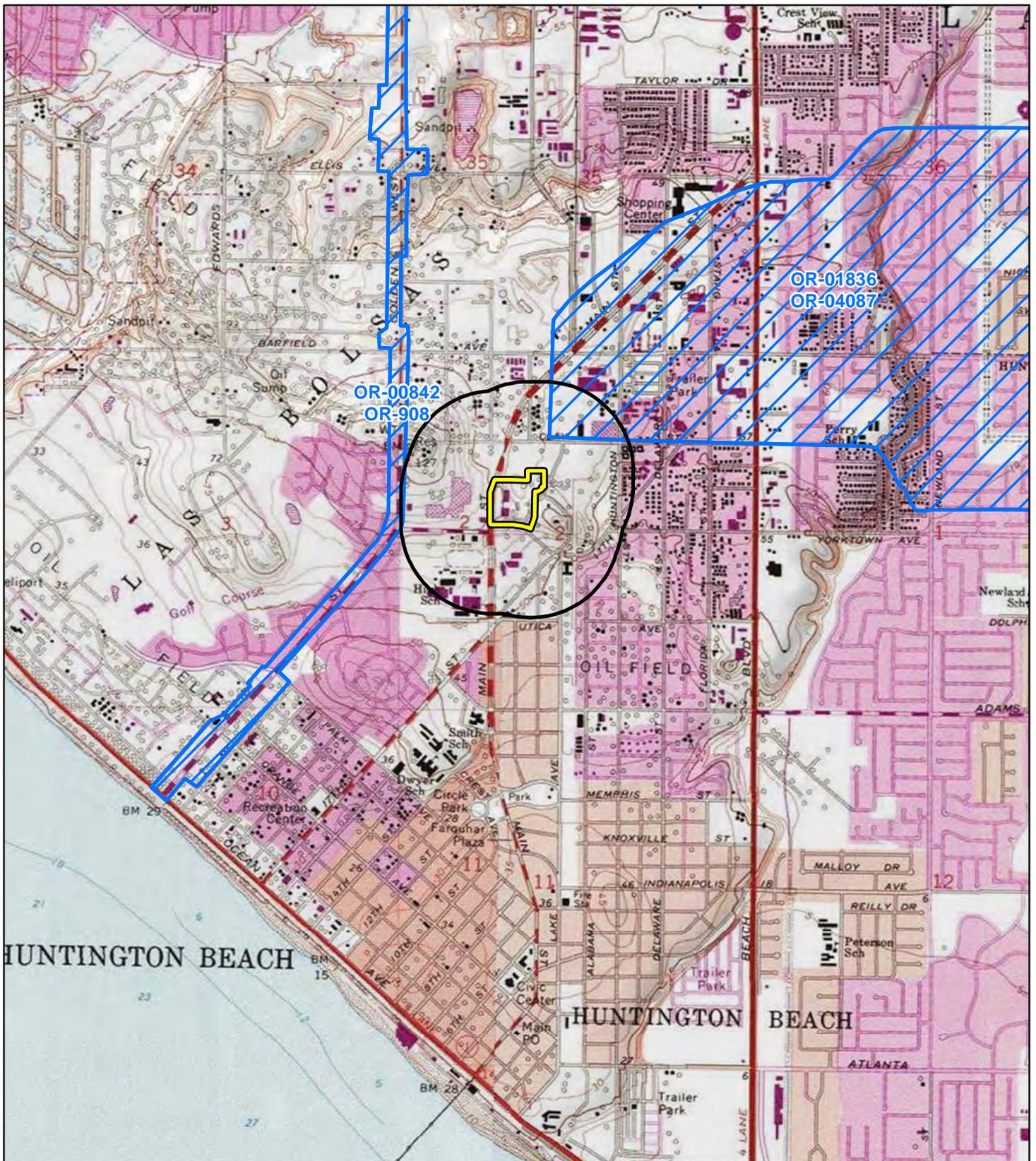
LEGEND

-  Project Location
-  Project Location 1/4 mile Buffer
-  Report Locations



SOURCE: USGS 7.5' Quad - Newport Beach (1981) and Seal Beach (1981), CA

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LSA

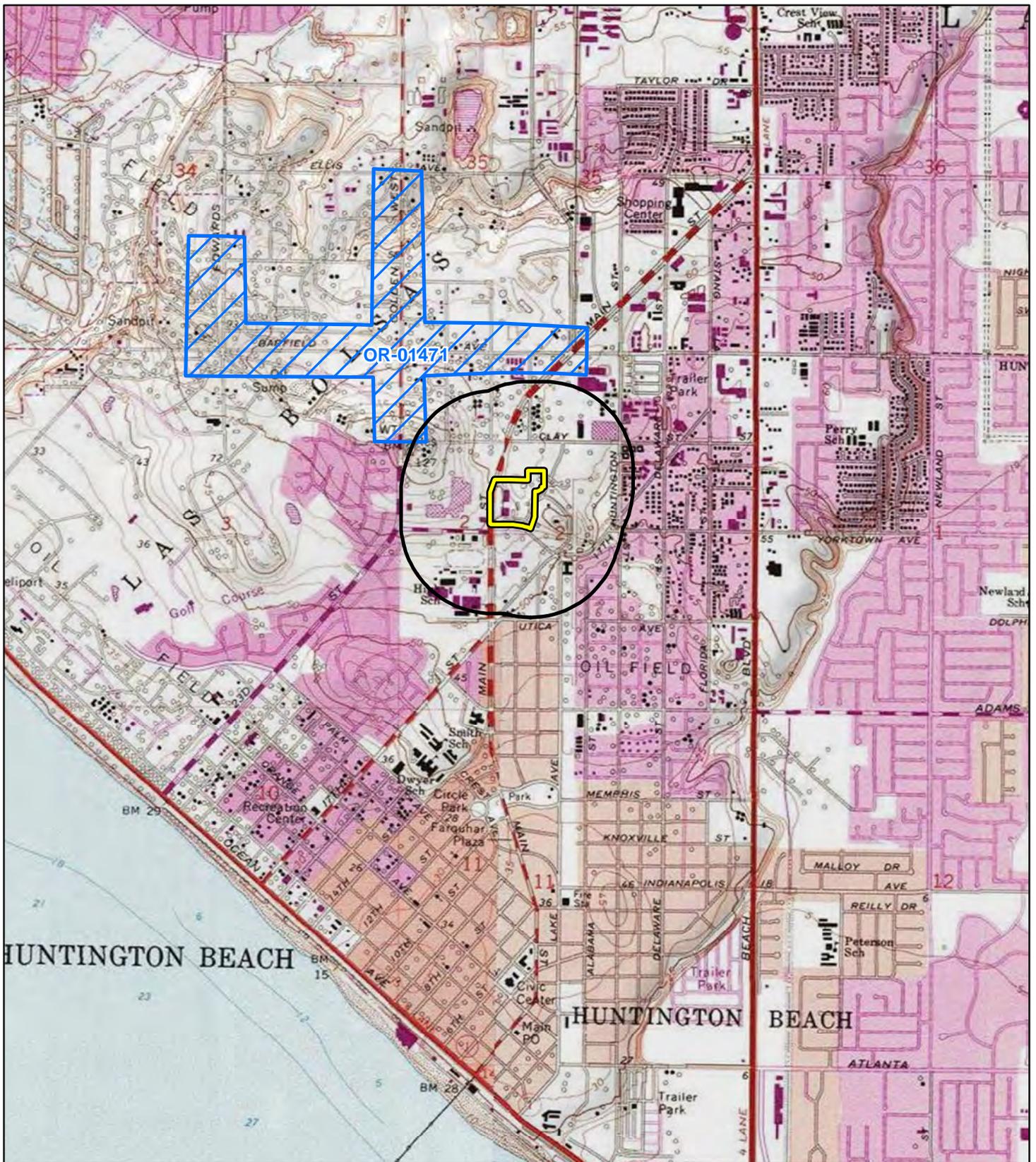
LEGEND

-  Project Location
-  Project Location 1/4 mile Buffer
-  Report Locations



SOURCE: USGS 7.5' Quad - Newport Beach (1981) and Seal Beach (1981), CA

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LSA

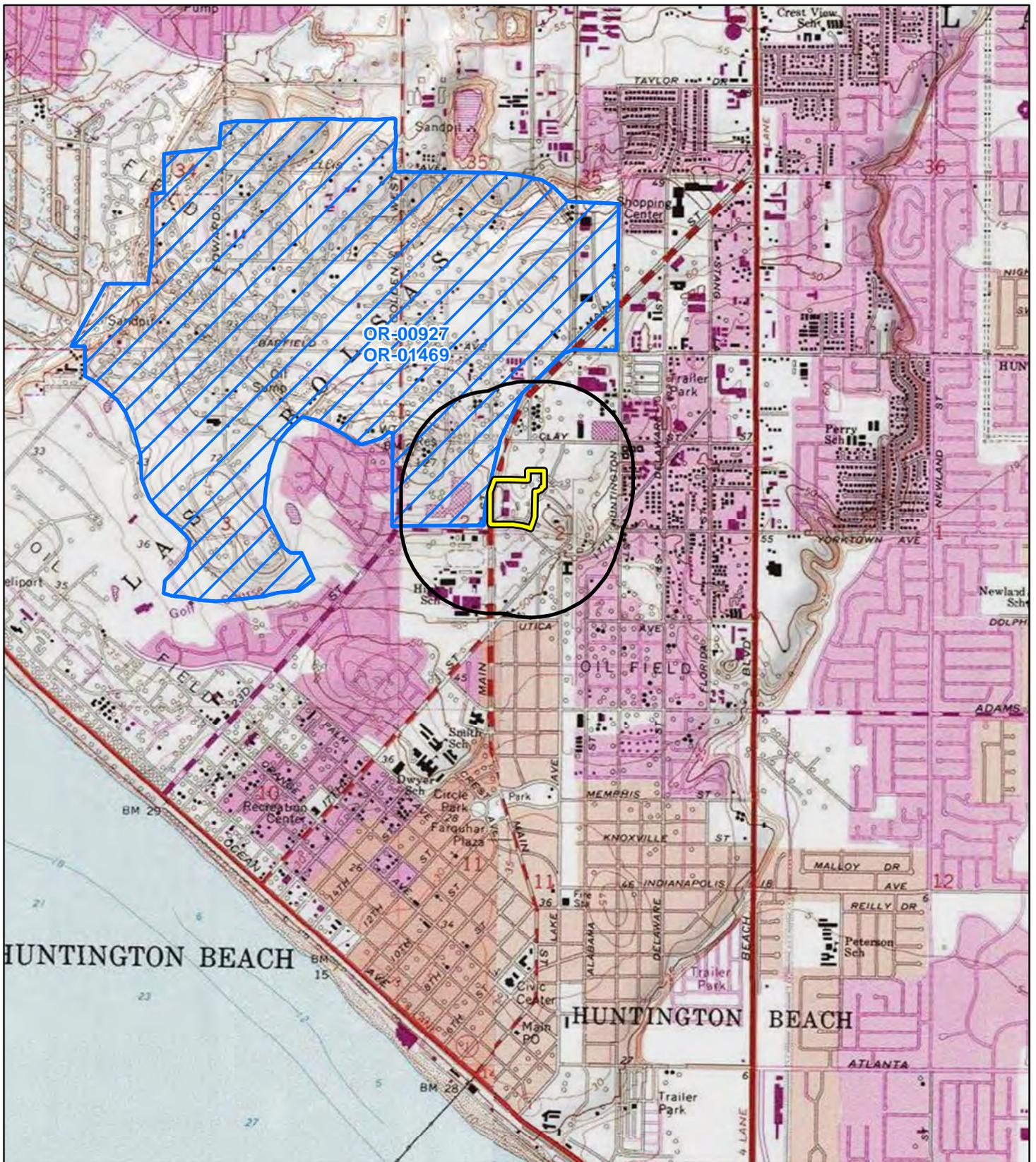
LEGEND

-  Project Location
-  Project Location 1/4 mile Buffer
-  Report Locations



SOURCE: USGS 7.5' Quad - Newport Beach (1981) and Seal Beach (1981), CA

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LSA

LEGEND

-  Project Location
-  Project Location 1/4 mile Buffer
-  Report Locations



SOURCE: USGS 7.5' Quad - Newport Beach (1981) and Seal Beach (1981), CA

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Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-00001		1973	Ahlering, Michael L.	Report of a Scientific Resources Survey and Inventory: Conducted for the City of Huntington Beach, California	Archaeological Research, Inc.	30-000078, 30-000082, 30-000084, 30-000085, 30-000086, 30-000087, 30-000088, 30-000142, 30-000145, 30-000149, 30-000183, 30-000185, 30-000276, 30-000288, 30-000289, 30-000290, 30-000291, 30-000292, 30-000293, 30-000302, 30-000346, 30-000356, 30-000358, 30-000359, 30-000363, 30-000365
OR-00842		1986	Bissell, Ronald M.	Historical Properties Survey Report, Goldenwest Street Between Warner Avenue and the Pacific Coast Highway, Huntington Beach, Orange County, California	RMW Paleo Associates, Inc.	30-000142
OR-00908		1987	Bissell, Ronald M.	Adendum To: Historical Properties Survey Report, Goldenwest Street Between Warner Ave. and the Pacific Coast Highway, Huntington Beach, Orange County, California, Dated 14 September 1986	RMW Paleo Associates, Inc.	30-000142
OR-00927		1989	Bissell, Ronald M.	Revised Version: Cultural Resources Reconnaissance of the Holly-seacliff Property, 760 Acres in Huntington Beach, Orange County, California	RMW Paleo Associates, Inc.	30-000088, 30-000364, 30-000365, 30-000366, 30-001192
OR-01469		1991	Anonymous	Archaeological Investigations on the Shell and Lithic Scatters Holly Seacliff Project Area Huntington Beach, California	Scientific Resource Surveys, Inc.	30-000088, 30-000364, 30-000365, 30-000366
OR-01471		1989	SRS	Water Mains Archaeological Monitoring Reservoir Hill Assessment District City of Huntington Beach Orange County, California	Scientific Resource Surveys, Inc.	
OR-01836		1998	Padon, Beth	Cultural Resource Review for Groundwater Replenishment System Program EIR/Tier I/EIS, Orange County Water District and County Sanitation Districts of Orange County	Discovery Works, Inc.	

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-02033		1987	Mason, Roger D.	Research Design for Evaluation of Coastal Archaeological Sites in Northern Orange County, California	Scientific Resource Surveys, Inc.	30-000078, 30-000082, 30-000083, 30-000084, 30-000085, 30-000086, 30-000088, 30-000143, 30-000145, 30-000183, 30-000256, 30-000257, 30-000258, 30-000259, 30-000260, 30-000261, 30-000262, 30-000263, 30-000264, 30-000288, 30-000290, 30-000291, 30-000292, 30-000294, 30-000302, 30-000322, 30-000365, 30-000366, 30-000368, 30-000555
OR-02233		2001	Duke, Curt	Cultural Resource Assessment for Modifications to Cingular Wireless Facility Cm 902-01, County of Orange, California	LSA Associates, Inc.	
OR-04087		1998	Salenius, Sylvia	Program EIR/Tier 1 EIS, Groundwater Replenishment System	Orange County Water District & Orange County Sanitation District	
OR-04313	City of Huntington Beach	2013	Unknown	Historic and Cultural Resources Element - Huntington Beach	City of Huntington Beach	

ATTACHMENT D

SURVEY PHOTOS

**Survey Photographs: The Seacliff of Huntington Beach Inspired Living Project
Huntington Beach, Orange County, California**



*Overview of open field in northeastern portion of project site.
View to southeast. June 1, 2020.*



*Planters at southwest corner of buildings.
View to northeast. June 1, 2020.*