

Appendix D
Cultural Resources
Assessment



**CULTURAL RESOURCES
ASSESSMENT REPORT**

City of Seal Beach Housing Element and
Zoning Code Updates Project

April 18, 2025

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Cultural Resources Assessment Report



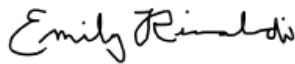
Cultural Resources Assessment Report

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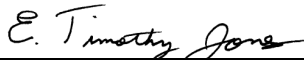


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Executive Summary

Stantec Consulting Services Inc. (Stantec) prepared this Cultural Resources Assessment Report on behalf of the City of Seal Beach (City) for the City of Seal Beach Housing Element and Zoning Code Updates Project (Project). The Project identifies eight Housing Opportunity Sites throughout the City that have the potential for providing additional housing to meet the City's Regional Housing Needs Allocation (RHNA). Additionally, the Project includes the Main Street Program area. The sites are broken into two categories: (a) underutilized sites that do not require zoning code changes and (b) sites where zoning modifications are proposed because the current capacity of these underutilized sites is not sufficient to fully accommodate the RHNA in all income categories.

The Project is subject to compliance with the California Environmental Quality Act (CEQA), which requires the lead agency to assess whether a discretionary project would impact historical resources inclusive of historic built environment resources, precontact and historic archaeological resources, and tribal cultural resources. The City is the CEQA lead agency for the Project. In accordance with relevant state guidelines for cultural resources, this report identifies and documents potential cultural resources on or near the Housing Opportunity Sites and Main Street Program and assesses the Project's potential to result in a substantial adverse change to the significance of an archaeological or historical resource pursuant to Title 14 California Code of Regulations (CCR) §15064.5.

For this Cultural Resources Assessment Report, the Project area is defined as the eight Housing Opportunity Sites dispersed throughout Seal Beach as well as the Main Street Specific Plan area. To identify any listed or previously surveyed cultural resources on the Housing Opportunity Sites and Main Street Program, a records search was conducted at the South Central Coastal Information Center (SCCIC) of the California Historical Resources Information System (CHRIS). The records search identified three precontact archaeological sites at, or in the vicinity of, one of the proposed Housing Opportunity Sites: P-30-000143, P-30-000246, and P-30-001546. These sites contain dietary shell, ground stone, and flaked stone artifacts. Two of these sites have reported Native American skeletal remains. Additionally, a Sacred Lands File search conducted at the Native American Heritage Commission yielded a "positive" result. The City is currently undertaking outreach and consultation with local Native American tribes to assess the Project's potential impacts to tribal cultural resources.

The threshold for determining significant impacts on historical resources in the CEQA Guidelines is whether the proposed project would cause a substantial adverse change, which is defined as demolition, destruction, relocation, or alteration, of the resource or its immediate vicinity such that the historical resource is materially impaired. The Project has the potential to have direct, indirect, and/or cumulative impacts on historical resources and archaeological cultural resources. Project impacts to built-environment historical resources may be potentially significant. Implementation of the recommended mitigation measures discussed in this report by the lead agency would reduce the impact to historical resources. With implementation of recommended mitigation measures, the Project's impacts to built-environment historical resources would be **less than significant**. Project impacts to archaeological



cultural resources and human remains may also be potentially significant, and mitigation is proposed to reduce this impact to **less than significant**.

Preparer Qualifications

Stantec personnel who meet the Secretary of the Interior's Professional Qualification Standards in architectural history, history, and/or archaeology as defined in 36 CFR Part 61 prepared this report. Stantec staff who prepared this report consist of Emily Rinaldi-Williams, E. Timothy Jones, and Althea Wunderler-Selby. Ms. Rinaldi is a Stantec Senior Architectural Historian who received a Master of Science degree in Historic Preservation from Columbia University and has more than nine years of cultural resources management experience. Ms. Rinaldi-Williams qualifies as an Architectural Historian and Historian under the Secretary of the Interior's Professional Qualification Standards. E. Timothy Jones is a Stantec Principal Archaeologist who received a Master of Arts degree in Cultural Resources Management from Sonoma State University. He is a Registered Professional Archaeologist with 23 years of cultural resources management experience and qualifies as an Archeologist under the Secretary of the Interior's Professional Qualification Standards. Ms. Wunderler-Selby is a Stantec Architectural Historian who holds a Bachelor of Arts degree in History from the University of Rhode Island and a Master of Science degree in Historic Preservation from the University of Oregon. She has five years of cultural resources management experience and qualifies as an Architectural Historian and Historian under the Secretary of the Interior's Professional Qualification Standards.



1 Project Overview

1.1 Project Description

The Seal Beach City Council adopted the City of Seal Beach's Housing Element Update on February 7, 2022. In response to the California Department of Housing and Community Development (HCD) comment, the City updated the Housing Element Update on August 24, 2023. The Housing Element Update was then updated again in March 2024 in response to comments received from HCD. The most up-to-date version of the Housing Element Update is from August 2024. The City prepared the Housing Element Update to comply with the legal mandate requiring each local government to identify adequate sites for housing to meet the existing and projected housing needs for varying income-levels in the community. It is intended to provide the City with a comprehensive strategy for promoting the production of safe, decent, and affordable housing and affirmatively furthering fair housing during the housing cycle. The City's latest Regional Housing Needs Assessment (RHNA) allocation calls for 1,243 new housing units, including 459 new units for residents in the low- and very low-income categories. The Project involves implementation of the Housing Element and Zoning Code Update, including establishment of the new zoning designation and rezoning of sites resulting from Project implementation which would result in increased densification of residential uses.

The Housing Element Update identifies Housing Opportunity Sites throughout the City, as shown on Figure 2, that have the potential for providing additional housing to meet the City's RHNA allocation. The sites are broken into two categories: (a) underutilized sites that do not require zoning code changes and (b) sites where zoning modifications are proposed. The Housing Element Update identifies eight Housing Opportunity Sites, two of which are underutilized sites that do not require rezoning and the remaining six sites are proposed for zoning modifications.

In addition to the Housing Opportunity Sites, the Housing Element Update includes a proposal of the Main Street Program. The Housing Element Update's Main Street Program does not identify specific Housing Opportunity Sites but would modify the existing Main Street Specific Plan to allow for residential units to be developed at select properties located within the Main Street Specific Plan area.

In addition to the Housing Opportunity Sites and the Main Street Program, the site location of the residential component of the Old Ranch Country Club (ORCC) Specific Plan Project is reviewed at a programmatic level; however, the information provided herein is for informational purposes only and a standalone Environmental Impact Report (EIR) is being prepared for the ORCC Specific Plan Project.

For a full project description, see the *City of Seal Beach Housing Element and Zoning Code Updates Project Draft Environmental Impact Report* (Stantec 2024).

1.2 Project Location

The Project area currently comprises eight Housing Opportunity Sites dispersed throughout the City of Seal Beach and totaling approximately 83.45 acres. However, the majority of the Housing Opportunity



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Sites would only allow for development within portions of the overall Housing Opportunity Site due to existing development, and therefore, the total developable acres for the Housing Opportunity Sites would total 35.05 acres. Additionally, the Project area includes the Main Street Specific Plan area. The Main Street Program falls within the boundaries of the existing 21-acre Main Street Specific Plan area located within the City and the development potential for the Main Street Program is not based on potential developable acreage but rather the number of units that could be developed at select locations within the Main Street Specific Plan area.

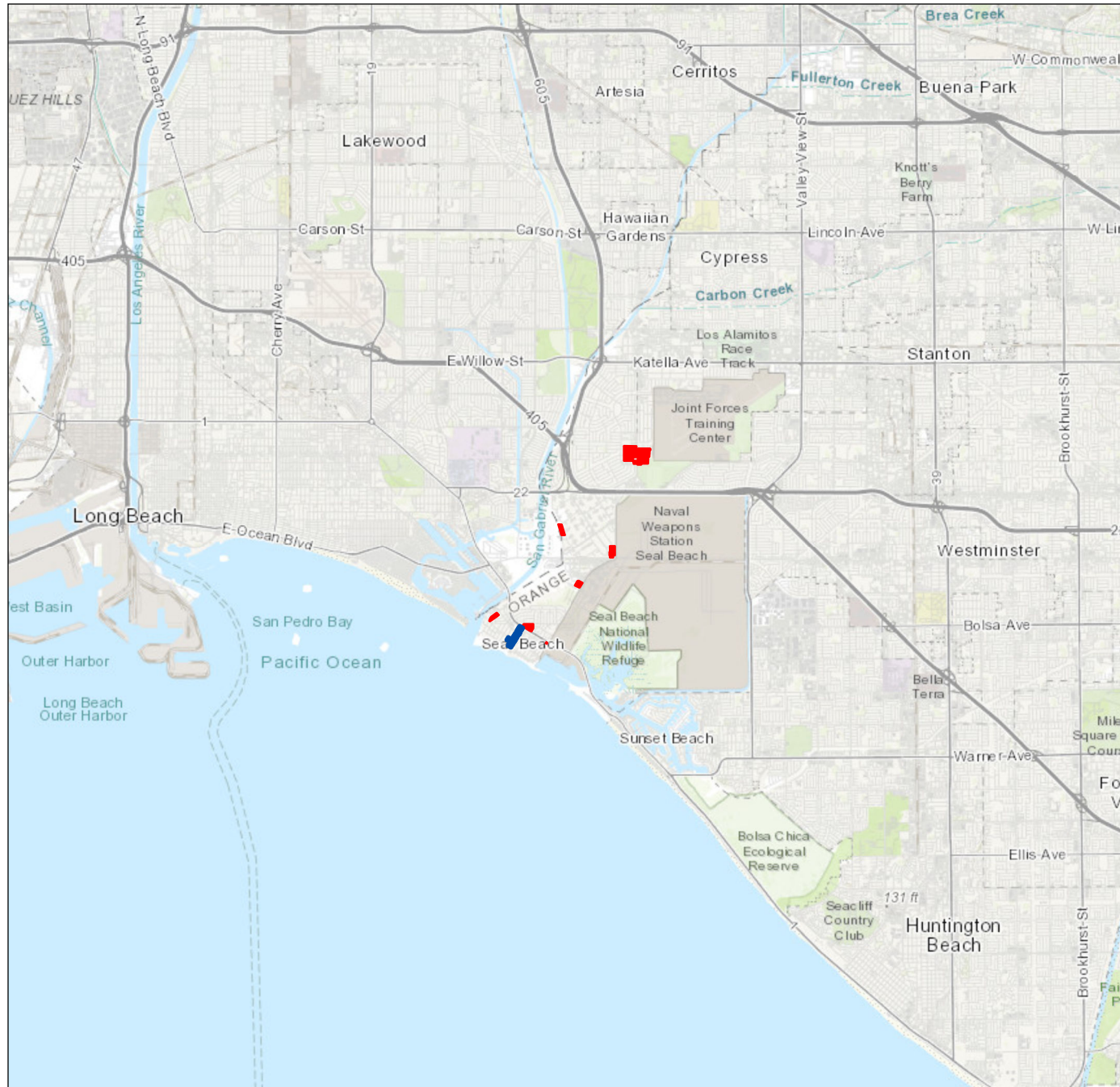
The City is located at the northwestern edge of Orange County (County), California. It borders the City of Long Beach and Los Angeles County to the northwest, the Orange County Cities of Los Alamitos to the north, Westminster to the east, Huntington Beach to the southeast, and the Pacific Ocean to the southwest. The City has a land area of approximately 13 square miles (Figure 1). The locations of the eight identified sites are shown in Figure 2 and listed in Table 1.

Table 1. Housing Opportunity Sites

Site No.	Site Name	Location	Assessor Parcel Number(s)
1	1780 Pacific Coast Hwy	1780 Pacific Coast Hwy	199-061-01
2	Leisure World	13681 El Dorado Dr	095-691-04
3	Accurate Storage	1011 Seal Beach Blvd	095-791-18
4	The Shops at Rossmoor	12343 Seal Beach Blvd	086-492-51
5	Old Ranch Town Center	East side of Seal Beach Blvd between Plymouth Dr and St. Cloud Dr	130-861-14, -15, -16, -17, -18, -19, -20, -21, -22, -23, -24, -25, -26, -27
6	Seal Beach Plaza	West side of Seal Beach Blvd between Westminster Blvd and St. Andrews Dr	095-641-44, -49, -55, -56, -57
7	Seal Beach Center	901 Pacific Coast Hwy, 1111 Pacific Coast Hwy	043-260-02, -05
8	99 Marina Drive	99 Marina Dr	199-011-10



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- Sites
- Optional Site for Future Development



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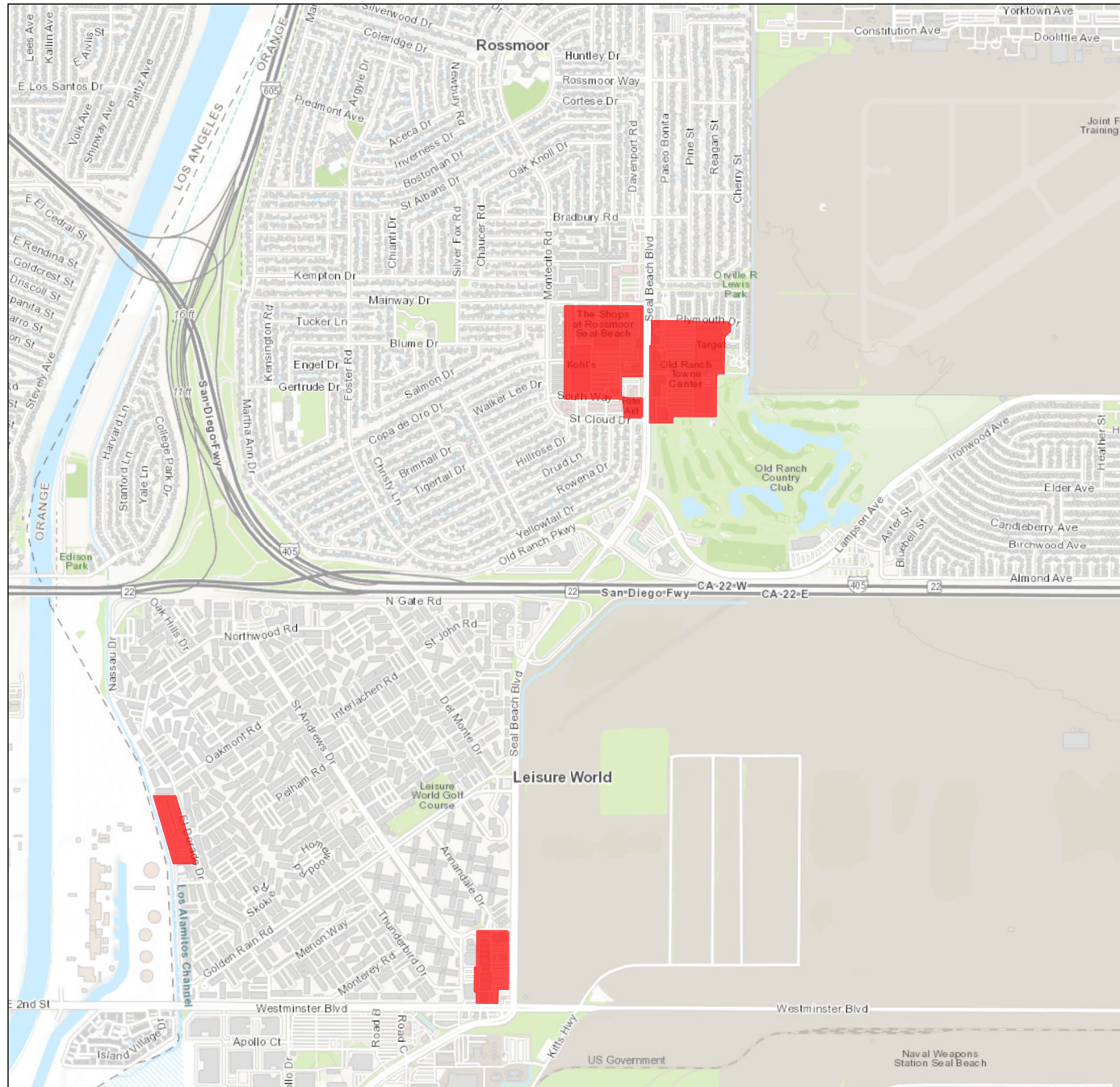
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2. Data Sources: City of Seal Beach 2024.
3. Background: World Topographic Map: City of Long Beach, County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS
World Ocean Base: Esri, GEBCO, Garmin, NaturalVue
World Ocean Reference: Esri, GEBCO, Garmin, NGS



Project Location City of Seal Beach, California	Prepared by KDLP on 2024-10-17 IR by TJ on 2024-10-17
Client/Project	204266500
City of Seal Beach Housing Element and Zoning Code Updates Project	
Figure No.	1
Title	Project Location and Vicinity

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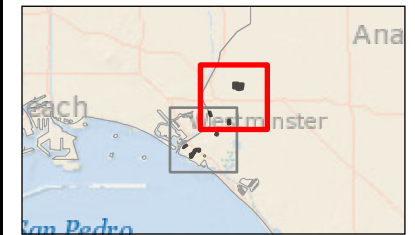
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3. Background: World Ocean Reference: NOAA OCS, Esri, Garmin
World Topographic Map: City of Long Beach, County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA
World Ocean Base: Esri, Garmin, NaturalVue



Project Location
City of Seal Beach,
California

Prepared by KDLP on 2024-10-17
IR by TJ on 2024-10-17

Client/Project 204266500

City of Seal Beach
Housing Element and Zoning Code Updates Project

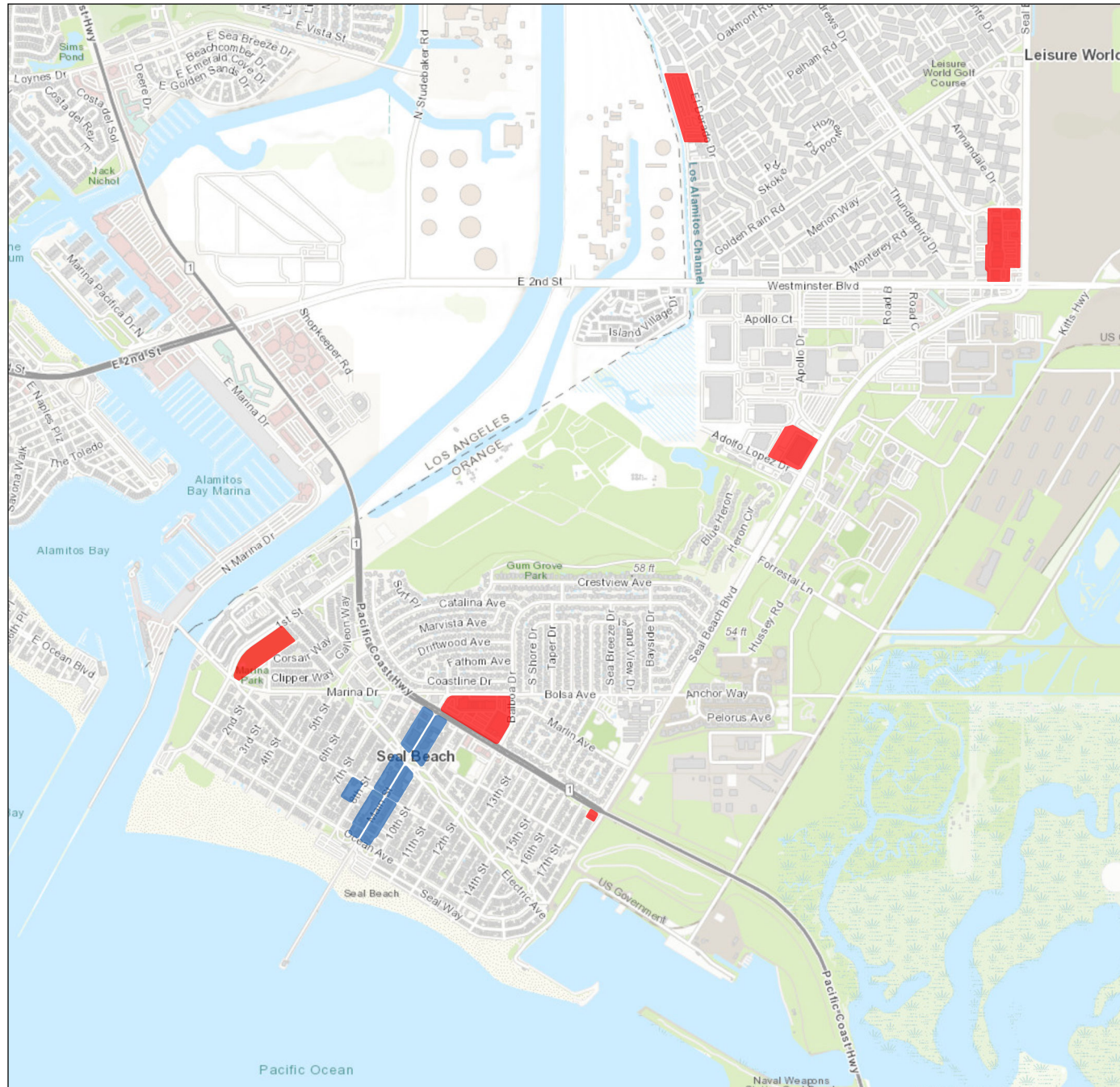
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Title

Project Location

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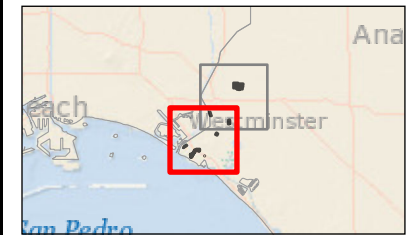
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Project Location
City of Seal Beach,
California

Prepared by KDLP on 2024-10-17
IR by TJ on 2024-10-17

Client/Project
City of Seal Beach
Housing Element and Zoning Code Updates Project

Figure No.
2 - 2

Title
Project Location

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2 Regulatory Context

Generally, a lead agency must consider a property a historical resource under the California Environmental Quality Act (CEQA)—inclusive of historic built resources and precontact/historic archaeological resources—if it is eligible for the California Register of Historical Resources (CRHR), which is modeled after the National Register of Historic Places (NRHP). A property is presumed to be historically significant if it is listed in a local register of historical resources or has been identified as historically significant in a historic resources survey (provided certain statutory criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant. A lead agency may also treat a resource as historical if it meets statutory requirements and substantial evidence supports the conclusion.

2.1 National Register of Historic Places

The National Historic Preservation Act of 1966, as amended, authorized the creation of the NRHP. The NRHP is "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment (Title 36 CFR Part 60.2)." For a property to be considered eligible for the NRHP, it must typically be at least 50 years old and meet one or more of four criteria for evaluation set forth in 36 Code of Federal Regulations Part 60.4:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master or that possess high artistic values or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history (Title 36 CFR Part 60.4).

A property must also be significant within a historic context under one or more of the criteria listed above. "National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation" states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are "those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is made clear (Title 36 CFR Part 60.4)." A historic property must therefore represent an important aspect of history or prehistory.

In addition to possessing significance, a property must possess integrity, defined by seven aspects:



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2 Regulatory Context

Location: the place where the historic property was constructed or the place where the historic event took place.

Design: the composition of elements that constitute the form, plan, space, structure, and style of a property.

Setting: the physical environment of a historic property that illustrates the character of the place.

Materials: the physical elements combined in a particular pattern or configuration.

Workmanship: the physical evidence of the crafts of a particular culture or people during any given period of history.

Feeling: the quality that a historic property has in evoking the aesthetic or historic sense of a past period of time.

Association: the direct link between a property and the event or person for which the property is significant (Andrus and Shrimpton undated).

2.2 California Register of Historical Resources

The CRHR was established in 1992 by Assembly Bill 2881. It is an authoritative guide used by state and local agencies, private groups, and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts (Andrus and Shrimpton undated). The criteria for eligibility of listing in the CRHR are based upon the NRHP criteria, and are identified as 1–4 instead of A–D. To be eligible for the CRHR, a property generally must be at least 50 years of age and must possess significance at the local, state, or national level, under one or more of these four criteria:

1. It is associated with 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; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important in the prehistory or history of the local area, California, or the nation.

Like the NRHP, properties eligible for the CRHR may include buildings, sites, structures, objects, and districts. The enabling legislation for the CRHR is less rigorous than the NRHP with regard to the issue of integrity, yet the expectation is that eligible properties should retain enough of their historic-period character or appearance to be recognizable as historical resources and to convey the reasons for their significance (California OHP undated).

Evaluations for the CRHR are based upon the evaluation instructions and classification system prescribed by the California Office of Historic Preservation (OHP) in its “Instructions for Recording



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Historical Resources,” which include Status Codes to classify potential historical resources. These Status Codes are used statewide in the preparation of historical resource surveys and evaluation reports. The specific Status Codes referred to in this report are:

- 2S2** Individually determined eligible for the NRHP by consensus through Section 106 process. Listed in the CRHR.
- 5S1** Individually listed or designated locally.
- 6Y** Determined ineligible for the NRHP by consensus through Section 106 process – Not evaluated for CRHR or local listing. Appears individually eligible for the NRHP through survey evaluation.
- 7P** State Point of Historical Interest that does not meet the CRHR criteria.

The CRHR may include properties identified during historic resource surveys. However, properties included must be based on surveys that meet these criteria:

1. The survey has been or will be included in the State Historic Resources Inventory;
2. The survey and the survey documentation were prepared in accordance with office (OHP) procedures and requirements;
3. The resource is evaluated and determined by the office (OHP) to have a significance rating of Category 1 to 5 on a DPR Form 523; and
4. If the survey is five or more years old at the time of its nomination for inclusion in the CRHR, the survey is updated to identify historical resources that have become eligible or ineligible due to changed circumstances or further documentation and those that have been demolished or altered in a manner that substantially diminishes the significance of the resource (Public Resources Code [PRC] Section 5024.1).

2.3 California Environmental Quality Act

The State CEQA Guidelines set the standard for determining whether a proposed project will result in a “substantial adverse change” in the significance of historical resources in Title 14 CCR Section 15064.5(b), which states:

“A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment (Title 14 CCR Section 15064.5[b]).”

Title 14 CCR Section 15064.5(b)(1) further clarifies “substantial adverse change” as:

“Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired (Title 14 CCR Section 15064.5[b][1]).”



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Title 14 CCR Section 15064.5(b)(2) in turn explains that a historical resource is “materially impaired” when a project:

“Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA (Title 14 CCR Section 15064.5[b][2]).”

As a result, the test for determining if a proposed project will have a significant impact on an identified historical resource is whether the project will alter the physical integrity of the historical resource in an adverse manner such that it would no longer be eligible for the NRHP, the CRHR, or other landmark programs.

This report considers direct, indirect, and cumulative impacts to historical resources using these definitions:

- Direct or primary impacts are caused by the project and occur at the same time and place (Title 14 CCR §15358 [a][1]).
- Indirect impacts, or secondary effects, are reasonably foreseeable and caused by a project but occur at a different time or place (Title 14 CCR §15358 [a][2]).
- Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts (14 CCR Section 15355).

If an impact on a historical or archaeological resource is significant, CEQA requires feasible measures to minimize the impact (14 CCR Section 15126.4 (a)(1)). Mitigation of significant impacts must lessen or eliminate the physical impact that the project would have on the resource. CEQA requires that all feasible mitigation be undertaken even if it does not mitigate impacts to less-than-significant levels (14 CCR Section 15126.4(a)(1)).

2.4 Assembly Bill 52 (AB 52)

Assembly Bill (AB) 52, which became law on January 1, 2015, provides for consultation with California Native American tribes during the CEQA process, and equates significant impacts to “tribal cultural resources” with significant environmental impacts. PRC Section 21074 states that “tribal cultural resources” are:

Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe and are one of the following:

- Included or determined to be eligible for inclusion in the CRHR.
- Included in a local register of historical resources as defined in subdivision (k) of PRC Section 5020.1.



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- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. In applying the criteria set forth in subdivision (c) of PRC Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

A “historical resource” (PRC Section 21084.1), a “unique archaeological resource” (PRC Section 21083.2(g)), or a “non-unique archaeological resource” (PRC Section 21083.2 (h)) may also be a tribal cultural resource if it is included or determined to be eligible for inclusion in the CRHR.

The consultation provisions of the law require that a public agency consult with local Native American tribes that have requested placement on that agency’s notification list for CEQA projects. Within 14 days of determining that a project application is complete, or a decision by a public agency to undertake a project, the lead agency must notify tribes of the opportunity to consult on the project, should a tribe have previously requested to be on the agency’s notification list. California Native American tribes must be recognized by the Native American Heritage Commission (NAHC) as traditionally and culturally affiliated with the project site and must have previously requested that the lead agency notify them of projects. Tribes have 30 days following notification of a project to request consultation with the lead agency.

The purpose of consultation is to inform the lead agency in its identification and determination of the significance of tribal cultural resources. If a project is determined to result in a significant impact on an identified tribal cultural resource, the consultation process must occur and conclude prior to adoption of a Negative Declaration or Mitigated Negative Declaration, or certification of an Environmental Impact Report (PRC Sections 21080.3.1, 21080.3.2, 21082.3).

2.5 California Health and Safety Code Section 7050.5

Section 7050.5 of the California Health and Safety Code (HSC) states that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the remains are discovered has determined whether or not the remains are subject to the coroner’s authority. If the human remains are of Native American origin, the coroner must notify the NAHC within 24 hours of this identification.

2.6 California Public Resources Code Section 5097.98

Section 5097.98 of the California PRC states that the NAHC, upon notification of the discovery of Native American human remains pursuant to HSC Section 7050.5, shall immediately notify those persons (i.e., the Most Likely Descendent or “MLD”) it believes to be descended from the deceased. With permission of the landowner or a designated representative, the MLD may inspect the remains and any associated cultural materials and make recommendations for treatment or disposition of the remains and associated grave goods. The MLD shall provide recommendations or preferences for treatment of the remains and associated cultural materials within 48 hours of being granted access to the site.



2.7 City of Seal Beach

The City of Seal Beach adopted Resolution No. 6584 on July 27, 2015, which established the Historic Preservation Committee. The Committee comprises five citizens, one from each of the five Voting Districts with an interest in preserving resources associated with the history and culture of Seal Beach. The City also adopted Resolution No. 6618 on January 25, 2016, that established guidelines, policies, and procedures for designating historic resources. Eight guidelines were adopted for designation, and only one needs to be met in order for the City to designate a historic resource.

The City's Residential Conservation Overlay District Ordinance (Ordinance No. 1598) defines locally significant historic structures as "those residential structures constructed prior to 1925" (Title 11 Part III Chapter 11.3.05.005). The Ordinance states:

"These locally-significant historic structures represent the city's unique historical, social and cultural foundations and should be preserved as living parts of community life and development in order to build a greater understanding of the city's past and give future generations the opportunity to appreciate, understand and enjoy the city's remaining historic heritage (Title 11 Part III Chapter 11.3.05.005)."

Unlike the NRHP and CRHR, the City's Residential Conservation Overlay District Ordinance has no criteria for designating properties as locally-significant historic structures and makes no mention of concepts such as physical integrity or period of significance.

The Seal Beach Historic Resources Foundation currently acts as a hub and repository for historic photographs and stories to preserve and celebrate the history of Seal Beach.



3 Environmental and Cultural Settings

3.1 Housing Opportunity Sites Description

The Project comprises eight Housing Opportunity Sites dispersed over the city's roughly 13 square miles. The sites range in size from 0.25 to 27 acres. Most are developed with commercial or mixed-use buildings that have a range of construction dates from the early twentieth century to the 2010s (Table 2). The sites are generally within highly developed, urban areas along major thoroughfares, including the Pacific Coast Highway and Seal Beach Boulevard. The topography is relatively flat and adjacent buildings are generally low scale, one to two stories tall.

Stantec compiled the following site descriptions via a desktop survey using Google Street View. Google Street View images generally range from 2021 to 2023.

Table 2. Estimated Year Built for Properties within Housing Opportunity Sites

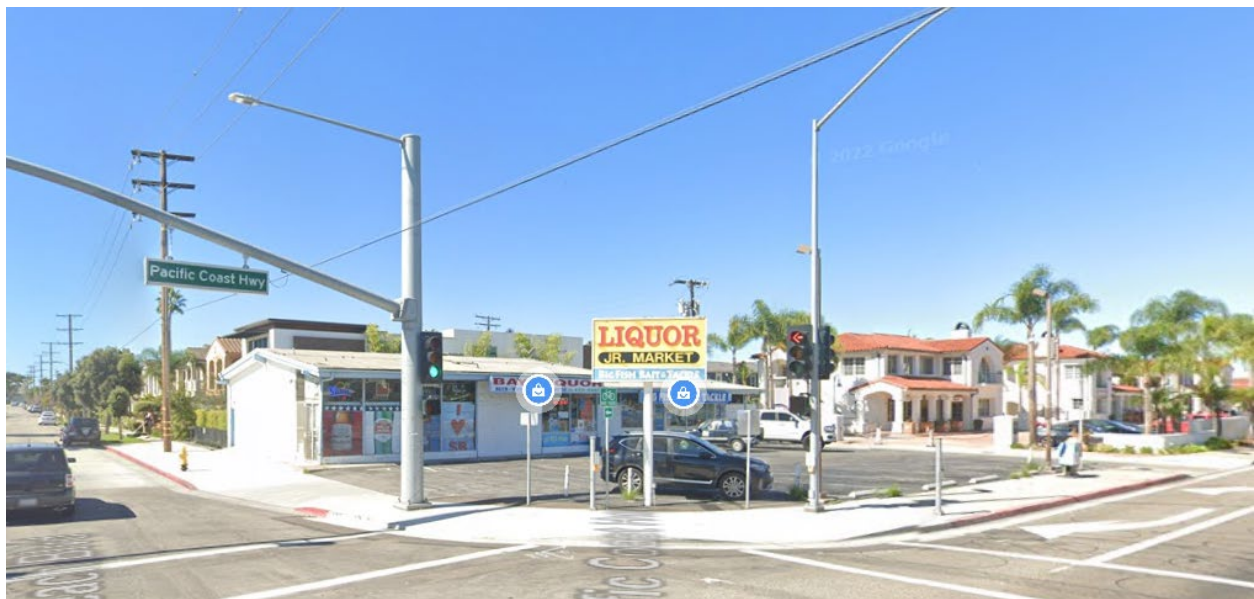
Site No.	Site Name	Location	Assessor Parcel Number(s)	Estimated Year Built
1	1780 Pacific Coast Hwy	1780 Pacific Coast Hwy	199-061-01	1966
2	Leisure World	13681 El Dorado Dr	095-691-04	ca. 1970
3	Accurate Storage	1011 Seal Beach Blvd	095-791-18	ca. 1980
4	The Shops at Rossmoor			
	Building 4A	12343 Seal Beach Blvd	086-492-51	ca. 2007
	Building 4B			ca. 2007
	Building 4C			ca. 1970
	Building 4D			ca. 2003
	Building 4E			ca. 2003
	Building 4F			ca. 2011
	Building 4G			ca. 2011
	Building 4H			ca. 2011
	Building 4I			ca. 2013
	Building 4J			ca. 2013
5	Old Ranch Town Center	East side of Seal Beach Blvd between Plymouth Dr and St. Cloud Dr	130-861-14, -15, -16, -17, -18, -19, -20, -21, -22, -23, -24, -25, -26, -27	ca. 2001
6	Seal Beach Plaza			
	Building 6A	West side of Seal Beach Blvd between Westminster Blvd and St. Andrews Dr	095-641-44, -49, -55, -56, -57	ca. 1965
	Building 6B			ca. 2001
	Building 6C			ca. 1960
	Building 6D			ca. 1960
	Building 6E			ca. 1965



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Site No.	Site Name	Location	Assessor Parcel Number(s)	Estimated Year Built
	Building 6F			ca. 1965
	Building 6G			ca. 1960
	Building 6H			ca. 1960
	Building 6I			ca. 1960
	Building 6J			ca. 1970
	Building 6K			ca. 2005
	Building 6L			ca. 1970
7	Seal Beach Center	901 Pacific Coast Hwy, 1111 Pacific Coast Hwy	043-260-02, -05	
	Building 7A			1966
	Building 7B			1966
	Building 7C			ca. 2007
8	99 Marina Drive	99 Marina Dr	199-011-10	ca. 1975

Site 1 – 1780 Pacific Coast Highway



Photograph 1. View of Site 1, looking southwest (Google Street View, September 2022).

Site 1 is approximately 0.25 acres at the southwestern corner of the Pacific Coast Highway and Seal Beach Boulevard intersection (Photograph 1). A one-story, Mid-Century Modern commercial building constructed in 1966 is located along the south parcel boundary with an asphalt-paved surface parking lot to the north (NETR 1963, 1972; The Golden Rain Seal Beach Leisure World News 1966b). The building has a front gable roof and is constructed of masonry that has been painted. Two commercial storefronts extend along the north façade with large plate glass, metal-frame windows. One entrance is on the east façade and consists of paired fully-glazed metal doors. The other entrance is near the west end of the north façade and consists of a single fully-glazed metal door.



Site 2 – Leisure World



Photograph 2. View of Site 2, looking southwest (Google Street View, January 2018).

Site 2 is approximately 5.5 acres on the west side of El Dorado Drive near the Knollwood Road intersection (Photograph 2). It is bordered on the west by the Los Alamitos Flood Control Channel. The site is an RV parking lot built between 1963 and 1972 (NETR, 1963, 1972). It is paved with asphalt and surrounded by a concrete block wall and metal chain link fence.

Site 3 – Accurate Storage



Photograph 3. View of Site 3, looking northwest (Google Street View, September 2022).

Site 3 is approximately four acres on the west side of Seal Beach Boulevard between Apollo Drive and Adolfo Lopez Drive (Photograph 3). A one-story self-storage commercial warehouse built between 1972 and 1988 is located near the east parcel boundary with an asphalt-paved surface parking lot to the west (NETR 1972, 1988). The building is of no particular style. It has a flat roof surrounded by a concrete



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parapet and is constructed of concrete. The main entrance is near the south end of the west façade and consists of a single fully-glazed metal door. Rows of deeply recessed metal-frame picture windows with metal bulkheads wrap around the southwest corner.

Site 4 – The Shops at Rossmoor

Site 4 is approximately 27 acres on the west side of Seal Beach Boulevard between St. Cloud Drive and Rossmoor Center Way. Ten commercial buildings are located on the parcel with the remainder occupied by an asphalt-paved surface parking lot.



Photograph 4. View of Buildings 4A–4C, looking southwest (Google Street View, March 2021).

Building 4A is at the north end of the parcel adjacent to Rossmoor Center Way (Photograph 4). It was likely constructed between 2005 and 2009 and is one story in height and rectangular in plan (NETR 2005, 2009). It has a flat roof with a concrete cornice and is clad in composition panels. The main entrance is on the west façade within a projecting arcade topped by a metal awning. The entrance consists of two paired fully-glazed sliding metal doors within metal storefront infill. To the north of the entrance fixed metal clearstory windows topped with a flat awning rise above the adjacent roofline.

Building 4B is immediately to the south of Building 4A and shares a party wall (Photograph 4). It was likely constructed between 2005 and 2009 and is one story in height and rectangular in plan (NETR 2005, 2009). It has a flat roof with a concrete cornice. A parapet that is taller than the adjacent roofline is centered on the east façade. The exterior is clad in composition panels. The main entrance is on the east façade beneath the parapet and flanked by piers. The entrance contains two paired fully-glazed sliding metal doors within metal storefront infill.

Building 4C is to the south of Building 4B, separated by an alley (Photograph 4). It was constructed between 1963 and 1972 with an addition on the east façade constructed between 1972 and 1988 (NETR 1963, 1972, 1988). The building is one story in height and rectangular in plan. It has a flat roof with concrete coping and is clad in stucco, brick, and composition panels. It has three entrances along the



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south façade within rectangular entry surrounds projecting southward from the adjacent wall plane. All entrances consist of paired fully-glazed sliding metal doors within metal storefront infill and are topped by metal awnings.

Building 4D is to the southwest of Building 4C, separated by a driveway. The building was constructed between 2002 and 2003 and is one story in height and irregular in plan (NETR 2002, 2003). It has a flat roof with a concrete cornice and is generally clad in stucco. The main entrance is at the center of the east façade and consists of paired fully-glazed sliding metal doors with fixed metal windows to the north. Six stucco-clad piers with tile-clad bases ornament the east façade. The building is topped by a metal awning.



Photograph 5. View of Buildings 4E and 4F, looking northwest (Google Street View, January 2021).

Building 4E is to the south of Building 4D and shares a party wall (Photograph 5). It was constructed between 2002 and 2003 and is one story in height and irregular in plan (NETR 2002, 2003). The building has a flat roof with a concrete cornice and is clad in brick, stucco, permastone, and tile. The main entrance is at the center of the east façade. It is recessed within an arched cast stone door surround and consists of two paired fully-glazed metal doors. It is topped by a semicircular flat awning. Stepped piers and concrete panels with cast stone surrounds frame the main entrance.

Building 4F is to the south of Building 4D and shares a party wall (Photograph 5). It was constructed between 2010 and 2012 and is one story in height and irregular in plan (NETR 2010, 2012). It has a flat roof with concrete coping and is clad in stucco, brick, and composition panels. The main entrance is at the center of the east façade within a rectangular entry surround projecting eastward from the adjacent wall plane and topped by a flat awning. The entrance consists of paired sliding metal doors flanked by paired fully-glazed metal doors. Fixed metal windows are above the main entrance.

Building 4G is to the east of Building 4C along the east parcel boundary. It was constructed between 2010 and 2012 and is one story in height and rectangular in plan (NETR 2010, 2012). It has a flat roof with a concrete coping and is clad in composition panels and stucco. Four storefronts are on the west façade, each with paired fully-glazed metal doors and metal storefront infill. Fixed metal clearstory windows topped with a flat awning rise above the adjacent roofline at the west façade's south end.



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Photograph 6. View of Building 5H, looking northwest (Google Street View, January 2023).

Building 4H is to the south of Building 4G near the east parcel boundary (Photograph 6). The building was constructed between 2010 and 2012 and is one story in height and rectangular in plan (NETR 2010, 2012). It has a flat roof surrounded with a concrete cornice and is clad in stucco. The building also has three towers with clay-tile-clad hipped roofs—one near the center of the north façade, a second at the southwest corner, and a third at the southeast corner. A flat-roofed awning supported by stucco-clad columns is along the south façade. The main entrances are at the north and southwest towers. Both consist of paired fully-glazed metal doors within metal storefront infill. The windows are fixed metal sashes.

Building 4I is to the east of Building 4F. It was constructed between 2012 and 2014 and is one story in height and rectangular in plan (NETR 2012, 2014). It has a flat roof with a concrete coping and is clad in composition panels and stucco. Three storefronts are on the north façade. All have a single fully-glazed metal door within metal storefront infill. The eastern storefront is topped by a flat awning. The windows are fixed metal sashes.

Building 4J is at the southeast corner of the parcel. The building was constructed between 2012 and 2014 and is one story in height and rectangular in plan with a curved façade at the southeast corner (NETR 2012, 2014). It has a flat roof with a concrete coping and is clad in composition panels and stucco. The main entrance is at the curved southeast corner. It consists of paired fully-glazed sliding metal doors within metal storefront infill. The windows are fixed metal sashes.

Site 5 – Old Ranch Town Center

Site 5 is approximately 26 acres on the east side of Seal Beach Boulevard between St. Cloud Drive and Plymouth Drive. Eleven commercial buildings constructed between 2000 and 2002 with elements of the New Traditional style are located on the site. The remainder is occupied by an asphalt-paved surface parking lot (NETR 2000, 2002).





Photograph 7. View of Building 5A and 5B, looking southeast (Google Street View, June 2017).

Building 5A is at the northeast corner of the site (Photograph 7). It is one story in height and rectangular in plan. The building has a flat roof topped by a concrete cornice and is clad in brick, stucco, composition siding, and permastone. Near the south end of the west façade is a projecting entry surround topped by a front gable roof. The main entrance is within an arched opening beneath the gable and consists of seven paired or single fully-glazed metal doors within metal storefront infill. To the north and south of the main entrance are flat-roofed arcades with columns clad in composition siding and permastone.

Building 5B is to the south of Building 5A and shares a party wall (Photograph 7). It is one story in height and rectangular in plan. The building has a flat roof topped by a concrete cornice and is clad in brick, stucco, composition siding, and permastone. Near the south end of the west façade is a projecting entry surround topped by a hipped roof. The main entrance is within an arched opening beneath the hipped roof and consists of paired, fully-glazed sliding metal doors within metal storefront infill. To the north and south of the main entrance are flat-roofed arcades with columns clad in stucco and permastone.

Building 5C is to the south of Building 5B and shares a party wall. It is one story in height and rectangular in plan. The building has a flat roof topped by a concrete cornice and is clad in brick, stucco, composition siding, and permastone. An arcade with a hipped roof is along the west façade and is flanked by towers, also with hipped roofs. Within the arcade are seven storefronts—all with paired fully-glazed doors and metal storefront infill.

Building 5D is to the south of Building 5C and shares a party wall. It is one story in height and rectangular in plan. The building has a flat roof topped by a concrete cornice and is clad in brick, stucco, composition siding, and permastone. At the center of the west façade is a projecting front gabled volume. Flanking the front gabled volume are projecting entry surrounds with arched openings and hipped roofs. Within the arched openings, the main entrances consist of paired fully-glazed sliding metal doors within metal storefront infill. The windows are all fixed metal sashes.

Building 5E is near the northwest corner of the site. It is one story in height and rectangular in plan. The building has a flat roof with a concrete cornice and a hipped tower at the southeast corner. The exterior is primarily clad in composition siding. The main entrance is on the south façade and consists of paired



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fully-glazed metal doors within metal storefront infill. The windows are all fixed metal sashes. Metal awnings are on the south and east façades.

Building 5F is to the south of Building 5E. It is one story in height and rectangular in plan. The building has a flat roof with metal coping and is clad in composition siding, metal siding, and permastone. The main entrance is recessed at the southwest corner and consists of a single multi-light metal door. The windows are all fixed metal multi-light sashes. The southwest corner is ornamented by a stepped parapet.



Photograph 8. View of Building 5G and 5H, looking east (Google Street View, January 2023).

Building 5G is to the south of Building 5F (Photograph 8). It is one story in height and rectangular in plan. The building has a flat roof with a concrete cornice and a hipped tower at the northeast corner. Two hipped bulkheads are also to the west near the north and south ends of the roof. The exterior is clad in composition siding, stucco, and permastone. Four storefronts are on the east façade. All have single or paired fully-glazed metal doors within metal storefront infill.

Building 5H is to the south of Building 5G. It is one story in height and rectangular in plan. The building has a flat roof with a concrete cornice and two front gabled volumes—one at the northeast corner and the other at the southwest corner. The exterior is clad in stucco and composition siding. One storefront is along the east façade and a second storefront is on the west façade. The entrances are at the gabled volumes and consist of paired fully-glazed metal doors within metal storefront infill. The windows all consist of fixed metal sashes.

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Photograph 9. View of Building 5I and 5J, looking northwest (Google Street View, March 2019).

Building 5I is to the south of Building 5H (Photograph 9). It is one story in height and irregular in plan. The building has a flat roof and is clad in stucco, composition siding, and permastone. An arcade with a hipped roof is located along the north, east, and south façades, and a hipped tower is at the southeast corner. Two storefronts are along the south and west façades with paired fully-glazed metal doors and metal storefront infill.

Building 5J is to the south of Building 5H (Photograph 9). It is one story in height and irregular in plan. The building is similar in design to Building 5I except it has five storefronts instead of two.

Building 5K is at the southwest corner of the site. It is one story in height and rectangular in plan. The building has a flat roof with a concrete cornice and a hipped projecting volume at the northwest corner. The exterior is clad in stucco, composition siding, and permastone. The main entrance is within the hipped volume and consists of paired fully-glazed sliding metal doors within metal storefront infill.

Site 6 – Seal Beach Plaza

Site 6 is approximately seven acres at the northwest corner of Seal Beach Boulevard and Westminster Boulevard. Twelve commercial buildings are on the site surrounded by an asphalt-paved surface parking lot.

Building 6A is at the southwest corner of the Seal Beach Boulevard and St. Andrews Drive intersection. It was built between 1963 and 1972 (NETR 1963, 1972). The building is one story in height and irregular in plan. It has a flat roof with a concrete cornice and is primarily clad in stucco. A flat roofed arcade with permastone and stucco-clad columns extends across the south and east façades, and a tower topped by a flat awning is at the center of the south façade. The building has wood-frame storefront infill along the south and east façades. Entrances generally contain either fully-glazed metal doors or partially-glazed wood paneled doors.



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Photograph 10. View of Building 6B, looking southwest (Google Street View, January 2023).

Building 6B is to the west of Building 6A (Photograph 10). It was constructed between 2000 and 2002 (NETR 2000, 2002). The building is one story in height and irregular in plan. It has a flat roof with a concrete cornice and is primarily clad in stucco. Storefronts are along the east and south façades separated by concrete piers. All have metal storefront infill and single fully-glazed metal doors. Permastone-clad pilasters ornament each corner of the building.

Building 6C is to the south of Building 6B. It was built between 1953 and 1963 (NETR 1953, 1963). The building is one story in height and rectangular in plan. It has a flat roof with a concrete cornice and is primarily clad in stucco. A flat-roofed arcade extends along the north and east façades supported by columns with stucco or permastone cladding. Storefronts are within the arcade and consist of single fully-glazed entry doors and metal storefront infill.



Photograph 11. View of Building 6D, looking west (Google Street View, January 2021).

Building 6D is to the south of Building 6C and shares a party wall (Photograph 11). It was also built between 1953 and 1963 (NETR 1953, 1963). The building is one story in height and rectangular in plan. It has a flat roof with wide overhanging eaves and brackets along the roofline. The exterior is primarily clad in stucco. Three arched opening are on the east façade separated by permastone-clad piers. The main entrance is in the center opening and consists of fully-glazed sliding metal doors within metal storefront infill. The southern opening is partially infilled with fixed metal windows and an ATM, and the northern opening is infilled with stucco-clad panels. Metal storefront infill is along the south façade.

Building 6E is to the south of Building 6D and separated by an alley. It was constructed between 1963 and 1972 (NETR 1963, 1972). The building is one story in height and rectangular in plan. It has a flat roof with a concrete cornice and is clad in stucco and brick. Two storefronts are on the east façade separated by a concrete pier. Each contains a single fully-glazed metal door and metal storefront infill. Fixed metal multi-light windows are on the north and south façades.

Building 6F is to the south of Building 6E and separated by an alley with a permastone-and-wood archway at the entrance. Building 6F was constructed between 1963 and 1972 (NETR 1963, 1972). The building is one story in height and rectangular in plan. It has a flat roof with a concrete cornice and is clad in stucco and brick. Two storefronts are on the east façade separated by a concrete pier. Each contains a single or paired fully-glazed metal doors and metal storefront infill. Fixed metal multi-light windows are on the north facade.

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Photograph 12. View of Buildings 6E–6G, looking west (Google Street View, January 2021).

Building 6G is to the south of Building 6F and shares a party wall (Photograph 12). It was constructed between 1963 and 1972 (NETR 1963, 1972). The building is one story in height and rectangular in plan. It has a flat roof and is clad in stucco. At the east end is a tall parapet with a flat awning. The main entrance is recessed at the center of the east façade flanked by permastone-clad piers. It contains a single fully-glazed metal door. To either side of the main entrance are fixed metal windows above stucco-clad bulkheads. An awning tops the east façade's storefront.

Building 6H is to the south of Building 6G and shares a party wall. It was constructed between 1953 and 1963 (NETR 1953, 1963). The building is one story in height and rectangular in plan with a flat roof and stucco exterior cladding. It has three volumes on the east façade—each with a different design and configuration—connected by a continuous arcade. The northernmost volume is topped with a concrete cornice. It has two storefronts with paired fully-glazed metal doors within metal storefront infill. The center volume is topped with a flat awning. It has two arched moldings separated by an arcade column clad in permastone. An entrance at the center contains a single fully-glazed metal door, which is flanked by metal storefront infill. The southernmost volume has a slopping concrete cornice and a tower at the south end topped with a flat roof. The tower has brackets along the roofline and a partially infilled, arched opening with a flat awning. An entrance at the center contains a single fully-glazed metal door. It is flanked by metal storefront infill.

Building 6I is to the south of Building 6H and shares a party wall. It was built between 1953 and 1963 (NETR 1953, 1963). The building is one story in height and rectangular in plan with a flat roof and concrete cornice. At the center of the east façade, a parapet taller than the adjacent roofline is topped with a flat awning. Flanking the parapet are two storefronts within an arcade that has arched openings and permastone-clad columns. The north storefront has paired fully-glazed metal doors, while the south storefront has paired fully-glazed sliding metal doors. The windows are fixed metal sashes.



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Building 6J is to the south of Building 6I and shares a party wall. It was built between 1963 and 1972 (NETR 1963, 1972). The building is one story in height and irregular in plan. It has a flat roof with a concrete coping. The main entrance on the east façade is topped with a cornice and flanked by permastone-clad columns. It contains deeply recessed, paired fully-glazed metal doors with fixed metal windows to the south. Secondary entrances on the south façade are all single fully-glazed metal doors or metal slab doors. The windows are all fixed metal sashes.

Building 6K is to the east of Buildings 6E and 6F. It was constructed between 2004 and 2005 (NETR 2004, 2005). The building is one story in height and rectangular in plan. It has a flat roof with a concrete cornice and is clad in stucco and permastone. Flat-roofed towers with concrete cornices are at the northeast corner and center of the south façade. The main entrance is at the tower on the south façade and contains paired fully-glazed metal doors. Metal storefront infill is along the east end of the building on the east, north, and south façades.



Photograph 13. View of Building 6L, looking northwest (Google Street View, January 2023).

Building 6L is to the south of Building 6I. It was constructed between 1963 and 1972 in the New Formalist style (NETR 1963, 1972) (Photograph 13). The building is one story in height and square in plan. It has a combination hipped and flat roof. The flat portion is at the center surrounded by a concrete parapet. The hipped portion borders the parapet and is clad in red clay tile. Arched openings separated by concrete piers are along all façades. Within select openings are entrances consisting of paired or single fully-glazed metal doors within metal infill. The remaining openings are infilled with fixed metal windows atop metal bulkheads.



Site 7 – Seal Beach Center



Photograph 14. View of Site 7, looking northeast (Google Street View, January 2023).

Site 7 is approximately 9 acres on the north side of the Pacific Coast Highway between Balboa Drive and Bolsa Avenue (Photograph 14). Three commercial buildings with elements of the New Traditional Mediterranean style are on the site surrounded by an asphalt-paved surface parking lot. Building 7A is on the east site boundary and Building 7B is on the west site boundary. Both were built in 1966 and are one story in height and irregular in plan (NETR 1963, 1972; The Golden Rain Seal Beach Leisure World News 1966a). The buildings have flat roofs and stucco cladding. Building 7A has two hipped towers and two front gable volumes on the west façade with red clay tile roof cladding. Storefronts on the west façade consist of metal storefront infill with paired fully-glazed metal doors. Building 7B has one hipped tower, two front gable volumes, three hipped volumes, and a hipped arcade along the west and north façades—all with red clay tile roof cladding. Storefronts along the west and north façades have metal storefront infill with single or paired fully-glazed metal doors.

Building 8C is flanked by Building 7A and 7B and was built between 2005 and 2009 (NETR 2005, 2009). It is one story in height and irregular in plan. It has a flat roof with a hipped tower at the northeast corner and clay tile coping to the west and east. The exterior is clad in stucco. The main entrance is within the hipped tower and consists of paired fully-glazed metal doors. The windows are fixed metal sashes.

Site 8 – 99 Marina



Photograph 15. View of Site 8, looking southeast (Google Street View, September 2022).

Site 8 is approximately 4.3 acres northeast of the Marina Drive and First Street intersection (Photograph 15). The parcel is primarily vacant except for a concrete handball court at the west end that was built between 1972 and 1988 (NETR 1972, 1988). The handball court is surrounded by a maintained lawn and mature trees. A small asphalt-paved surface parking lot is to the south.

Main Street Specific Plan Area



Photograph 16. View of Main Street, looking north (Google Street View, January 2023).

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The Main Street Specific Plan area is approximately 15 acres and encompasses commercial and mixed-use properties to the north and south of Main Street between Ocean Avenue and the Pacific Coast Highway (Photograph 16). The properties along Main Street are generally one-to-two stories in height and are clad with a variety of materials including brick, stucco, wood siding, and permastone. Select properties appear to have been constructed in the early twentieth century and are visible on the earliest available Sanborn map from 1931 and aerial photograph from 1938 (Sanborn Map Company 1931; UCSB 1938). For the remaining properties, construction dates range from the post-World War II period through the 2000s.



Photograph 17. View of the Orange County Fire Station 44, looking southwest (Google Street View, September 2022).

The Main Street Specific Plan also encompasses a parcel on the southwest corner of 8th Street and Central Avenue. The parcel is occupied by the Orange County Fire Station 44, built between 1963 and 1972 (NETR 1963, 1972) (Photograph 17). The building has a front gable roof with a flat-roofed wing to the north and east. The exterior is clad in stucco. The main entrance is on the north façade and consists of a single fully-glazed metal door. The windows are fixed metal sashes. Three garage openings on the east façade have roll-up metal doors.

3.2 Archaeological and Ethnographic Contexts

3.2.1 PRECONTACT ARCHAEOLOGY

The description of an overall regional chronology demarking the major stages of cultural evolution in the Southern California area has been attempted many times. Two principal chronologies, Wallace (1955; 1978) and Warren (1968), have been revised slightly (Koerper 1981; Koerper and Drover 1983). Southern



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California cultural developments occur gradually and appear to have long-term stability; specifically applying a chronology is often difficult.

The researchers cited above divided the regional precontact chronology into four stages describing changing artifact assemblages and evolving ecological adaptations. The principal regional chronology proposed by Wallace (1955; revised in 1978) divides the precontact era by major cultural changes within general time periods. Wallace defined four cultural horizons, or periods, for Southern California. These include the Early Period, the Millingstone Period, the Intermediate Period, and the Late Prehistoric Period. These periods are summarized below.

The Early Period covers the period between approximately 10,000 and approximately 5500 BC, although recent data from the Farpoint Site (CA-LAN-451) in Malibu indicates a “Clovis Culture” occupation dating well before 10,000 years ago. Artifacts and cultural activities from Clovis and Early Period sites represent a predominantly hunting culture (Wallace 1955). Although Clovis and Early Period sites in Southern California are rare, Moratto (1984:76) lists several traits characteristic of sites occupied during this period. This list includes locations on the shorelines of ancient lakes and marshes. In coastal areas, such sites are located along stream channels or near estuaries. Although the bow and arrow do not exist, the atlatl and dart have been identified in assemblages from this period. An array of specialized cobble, core, flake, and blade implements are also known. In certain areas, the presence of extremely large, often fluted bifaces marks the Clovis and Early Period (Moratto 1984:81).

The Early Period is followed in time by the Millingstone Period. Sites from the Millingstone Period (post-5500 BC) typically contain ground stone artifacts such as manos, metates, and coggled stones, as well as soapstone objects. Wallace suggests that Millingstone Period cultures were generally hunter-gatherers who spent much time collecting and processing plants. When bifaces are found on Millingstone Period sites, they are commonly large and associated with the use of the atlatl.

Drover et al. (1983) suggest that early Millingstone Period sites represent refuse from mobile hunters and gatherers who used coastal resources during the winter and inland resources throughout the remainder of the year. Subsistence strategies included intensive hunting of small and large land mammals, sea mammals, and birds, as well as near-shore fishing and shellfish collecting. Elsewhere, small mammals were hunted and seeds were collected, as documented by the many millingstones found at Millingstone Period sites throughout the Southern California region.

By 3000 BC, coastal populations developed a greater reliance on marine resources. The remains of near-shore and deep-sea fish appear more often as refuse in middens. Much further inland, populations centered around pluvial lakes created by runoff from melting glaciers. In coastal areas, there was an increased use of the mortar and pestle, which marked a technological change in the manner seeds were processed. Instead of using just mano and metate, smaller seeds could be better contained in the basket-like mortar or hopper mortar (a basket affixed with asphaltum to a mortar base), and it is possible that the mortar and pestle indicate a diversification in seed collecting strategy. The use of the mortar and pestle marks Wallace’s Intermediate Period. Additional artifacts found predominantly within the Intermediate Period include discoidals and crescentics (crescent-shaped flaked stone artifacts).



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The Late Prehistoric Period began approximately AD 500 (Bean and Smith 1978). During this period, artifact changes and new cultural practices occur. Smaller projectile points, representing bow-and-arrow hunting, appear on Late Prehistoric Period sites. This period is also marked by steatite effigies and by cremation as an interment practice. These artifacts and practices have been linked to a proposed Shoshonean (Takic) immigration from the Great Basin that ended at the coast, although there is a difference of opinion among experts regarding the timing of this proposed Takic migration. By AD 1000, smoking pipes and ceramic pottery occur, although ceramic smoking pipes may occur somewhat earlier, within the later portion of the Intermediate Period. Dating of sites to the Late Prehistoric Period also depends on the occurrence of other items, such as artifacts made of Salton Sea (Obsidian Buttes) obsidian. Sites within the region occasionally contain the vitreous lithic (glassy stone) called Grimes Canyon fused shale, which originates from Ventura County (Demcak 1981; Hall 1988).

3.2.2 ETHNOGRAPHY

Seal Beach is in the ancestral homeland of the Gabrielino (also known as Tongva). At the time of European contact, the Gabrielino inhabited the Los Angeles Basin and the southern Channel Islands of Santa Catalina, San Nicolas, and San Clemente (Bean and Smith 1978).

The Gabrielino are descended from a Takic-speaking, Uto-Aztecan group that likely entered the Los Angeles Basin as recently as 1,500 years before present (BP) from the southern Great Basin or interior California deserts. However, it is also possible that they migrated in successive waves over a longer period beginning around 4,000 years BP. It has been proposed that Uto-Aztecan speakers displaced the local occupants of the southern coast (Kroeber 1925:578–580; Moratto 1984:165), represented by the Hokan-speaking Diegueño to the south and the Chumash to the north. Much of the review of the Gabrielino presented here is based on William McCawley's book, *The First Angelinos* (1996).

The Gabrielino lived in an area that covered more than 1,500 square miles and included the watersheds of the Los Angeles River, San Gabriel River, Santa Ana River, and Rio Hondo, as well as the southern Channel Islands. There were at least 50 residential communities or villages, each with 50 to 150 individuals. Each community consisted of one or more lineages associated with a permanent territory. Each territory was represented by a permanent central settlement with associated hunting, fishing, gathering, and ritual areas. A typical settlement would have had a variety of structures used for daily living, recreation, and rituals. In larger communities, the layout was more intricate. A ritualistic or sacred enclosure was surrounded by the residences of the chief and community leaders, which were in turn surrounded by the smaller homes of the rest of the community. Sweathouses, cemeteries, and clearings for dancing and playing were also common at larger settlements (McCawley 1996:32–33).

Gabrielino subsistence consisted of terrestrial and marine resources. These included mule deer, pronghorn, rabbits, small rodents, freshwater and marine fish and shellfish, sea mammals, snakes, lizards, insects, quail, and mountain sheep. Botanical resources included native grass seeds, pine nuts, acorns, berries, and fresh greens and shoots. Food resources were managed by the chief, who oversaw food reserves, and families were known to store surplus resources to supplement their diet during times of resource stress. The Gabrielino were among the most materially wealthy groups in California due to a complex trade network between the Tongva and neighboring groups (McCawley 1996:141).



Like many other Native American groups, the settlement of Europeans in California brought conflict and disease as the Spanish colonized the west coast, decimating the Native American population. Today, the Gabriolino continue their traditions in Southern California, with approximately 2,000 individuals.

3.3 History of Seal Beach, 1857–2000

The coastal area that officially became Seal Beach in 1915 was known as Anaheim Landing during the mid- to late-nineteenth century. After the gold rush, the Anaheim Landing Company established Anaheim Landing in 1857 in a small bay at the mouth of Anaheim Creek. The landing served as a port for the Santa Ana Valley. Although the conditions at the port were often treacherous, it was active for approximately 15 years and rivaled the port of San Pedro in Los Angeles (Glasgow 2021; Kaiser 1995; The Port of Los Angeles 2024). Anaheim Landing's decline began in 1875 when the railroad arrived in Anaheim and provided a more efficient means to ship goods from the coast to inland settlements. Around this time, the beaches around Anaheim Landing became a popular destination for tourists seeking respite from hot summer days in the valley (Glasgow 2021). A tent city, with 25-square-foot lots, grew near the former Anaheim Landing site. In 1901, J.C. Ord, the community's only year-round resident, established a general store at the present-day location of Main Street and Electric Avenue (Kaiser 1995).

In 1903, after successfully developing Huntington Beach (then known as Pacific City), Phillip A. Stanton used his capital to form the Bayside Land Company, and with J.C. Ord and Isaac Lothian, developed Bay City just north of the former Anaheim Landing site (Deneau and Marsh 1980). Stanton was the city's major champion and heavily promoted Bay City. He ran an 18-month advertisement campaign in Long Beach and Los Angeles newspapers that depicted seals and encouraged readers to visit Seal Beach at Bay City to "Go and see the seals now. See 200 of them in the water at this famous beach!" (Grobaty 2013). The beach, however, was not famous; it was mostly unheard of (Grobaty 2013). Despite this, Bay City drew tourists and new residents alike, largely due to the Pacific Electric Railway Company, nicknamed the red car system, which arrived in Bay City in 1904. The red car system connected the burgeoning coastal community with Los Angeles, San Bernadino, Pasadena, and other major communities (Carpio 2015; Kindig 2011).

The 1906 San Francisco earthquake impeded the development of Bay City—as builders and capital were drawn north to aid in recovery—and Stanton struggled to establish a community. To draw more interest to Bay City, Stanton constructed a long wooden pier at the end of Main Street, the longest pier in the state at that time (Deneau and Marsh 1980; Grobaty 2013). In spite of its slow development, Bay City was officially incorporated on October 25, 1915, with the new name of Seal Beach. This name was derived from the many seals that lazed on the city's beach, and the name change was necessary as there was already an incorporated community named Bay City (City of Seal Beach 2024). Unlike nearby dry communities, Seal Beach was incorporated with legalized alcohol, and its availability was an early draw for visitors. Stanton constructed a seaside amusement park at the Seal Beach pier shortly after the city's incorporation. Coined Joy Zone, in 1917, the park featured a wooden roller coaster purchased from the city of San Francisco, an eatery and dance hall called the Jewel Café, and carnival games (Carpio 2015; Waldie 2015).



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While Joy Zone drew fun-seekers to Seal Beach, the city's major appeal during the 1920s was vice. Seal Beach had readily available bootleg liquor during the prohibition era, reportedly thanks to an underground canal that facilitated its secretive transport. The city quickly gained a reputation for drinking, gambling, and prostitution (Carpio 2015). Gambling venues and speakeasies dotted Main Street, and gambling ships were anchored three miles off the coast, past federal jurisdiction. A shuttle at the end of the Seal Beach pier transported visitors to and from the ships. This illegal activity was allowed to flourish in the city as it had little law enforcement presence; it was at the westernmost corner of Orange County, and county law enforcement avoided the long trip (Carpio 2015; Waldie 2015).

Despite its lawless reputation, Seal Beach grew as a residential community during the 1920s. Between 1920 and 1930, the city's population swelled from 669 to 1,156, and by 1931, various businesses lined Main Street, and scattered dwellings dotted the remaining streets (California State Census Data Center 2020; Sanborn Map Company 1931). Businesses on Main Street (Site 13) included restaurants, a billiard hall, beauty shops, a tailor, the city post office, grocers, drug stores, a hotel, and an automotive repair store. A church, St. Anne's, was one block east of Main Street, and the City Hall, constructed in 1929 (extant and listed in the National Register in 1983), was at the corner of Central Avenue and 8th Street (Sanborn Map Company 1931; Thomas 1983). Seal Beach's growth can be attributed to the city's tourism, the red car service that provided easy transportation between it and major cities, and the development of the Pacific Coast Highway and a local airport during the 1920s (Masters 2012; Sun Newspapers 2010). Initially, the airport was known as Crawford Field, named after a Mr. Crawford, who built gliders there. By the 1930s, it was known as the Seal Beach airport (Sun Newspapers 2010).

During the 1930s, the development of Seal Beach stalled. The area remained a popular location for drinking and gambling, particularly among sailors stationed in Long Beach, but the Great Depression led to the closure of Joy Zone (Carpio 2015; Kaiser 1995). Its amenities, including the roller coaster and Jewel Café, fell into disrepair and were eventually dismantled (Kaiser 1995). The 1933 Long Beach earthquake also impacted the community. The 6.4 magnitude quake, the largest known earthquake to occur in the Los Angeles region at that time, struck on the evening of March 10th and damaged or destroyed many of the buildings in Seal Beach (Carpio 2015; Earthquake Hazards Program 2023). In 1939, the gambling ships off Seal Beach's coast were shut down (Waldie 2015). Collectively, the Depression, the 1933 earthquake, and the closure of offshore gambling establishments held the city's development at bay, and it retained its sin city characterization. Over the decade, Seal Beach's permanent resident population grew by only 397 (California State Census Data Center 2020).

World War II began a period of significant physical and social change in Seal Beach. In 1944, a Naval Ammunition and Net Depot was commissioned at Seal Beach, occupying a 5,000-acre site just southwest of the city's core (Reece 1944). The Navy had been attempting to establish an ammunitions storage base on the Pacific Coast since 1925 and selected Seal Beach for two reasons: its large expanse of open land and its proximity to Navy fleet concentrations in San Diego and Long Beach. Plans for the depot included the construction of 65 buildings, heavy barricades, powder and explosive magazines, 35 miles of paved roads, and 50 miles of railroads. The depot served as the central location for storing and loading ammunition onto Pacific Fleet ships and for servicing the anti-submarine nets used to protect fleet anchorages and bases worldwide (Navy Region Southwest 2024b; Reece 1944). The construction of the Naval Depot necessitated the dismantlement of the Seal Beach Airport; its administration building was



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moved to its historic core, Old Town (Sun Newspapers 2010). The prior airport location was used as a storage area for anti-submarine buoys during World War II until the mid-1960s. The highly stacked lines of buoys were a landmark for those travelling on the Pacific Coast Highway and Bay Boulevard (present-day Seal Beach Boulevard) (Dobkins 2019b).

The influx of new residents during the war, chiefly from the Navy Depot's workforce, resulted in a 129 percent increase in Seal Beach's population between 1940 and 1950 (California State Census Data Center 2020). This growing population sought to dispel the city's long-held ill reputation and create a more family-oriented community. A group of citizens formed the Good Government Group and worked to "run off the bad elements of the city," namely, gambling institutions (Kaiser 1995). The group's largest target was The Airport Club, a 24-hour gambling and poker club that generated an estimated million dollars in revenue annually. In 1952, city residents narrowly voted to revoke an ordinance that allowed the club to operate. The following year, after numerous elections and recalls, Seal Beach residents voted 848 to 811 to ban gambling in the city entirely (Dobkins 2019a; Kaiser 1995).

Along with eliminating gambling, a series of residential and commercial developments in the post-World War II period began the transformation of Seal Beach from a city known as "wild" to a middle-class seaside community (Carpio 2015). During the 1960s and 1970s, the city expanded from Old Town historic core to include Leisure World Seal Beach and the Marina Hill (also known as the Hill), College Park West, and College Park East subdivisions (Kaiser 1995). Ross Cortese, a successful developer in Downey and Anaheim, established Leisure World Seal Beach, which would come to represent a third of Seal Beach's population. Before Leisure World, Cortese developed the Rossmoor Subdivision in 1957, adjacent to the northwest corner of the Naval Ammunition and Net Depot and just beyond the boundaries of Seal Beach. Rossmoor, with 3,500 homes, was the largest development in Orange County and included schools, a medical complex, and shopping centers (Kendrick 2004). One of the shopping centers, the Rossmoor Business Center (present-day The Shops at Rossmoor, Site 5), cost \$8 Million to construct and included major stores such as an S.H. Kress and a Food Giant Market (The Daily News 1959; The Los Angeles Times 1961). In 1965, the Rossmoor Business Center and adjacent vacant land were annexed by Seal Beach despite strong opposition from the Rossmoor Homeowners Association (Kendrick 2004).

Although outside of the boundaries of Seal Beach, Rossmoor laid the groundwork for Cortese's success at Leisure World. After Rossmoor, Cortese sought another site to develop a community with amenities and settled on a 541-acre site in Rancho Los Alamitos, immediately south of Rossmoor. After purchasing the land for \$10.82 million, Cortese designed a retirement community composed of clustered apartment buildings designed specifically for residents 52 years and older. Using research he had funded through the Gerontology program at the University of Southern California, Cortese considered the unique environment, social and recreational activities, and health and medical requirements of the aging. The proposed one- and two-bedroom apartment units contained wide hallways, raised electrical outlets, grab bars, and other amenities for aging in place (Baker 2009; Seal Beach Leisure World Historical Society & Museum 2021). Cortese took his unique planned community to the Federal Housing Administration (FHA), seeking their backing on mortgages. To secure FHA mortgages for Leisure World, Cortese had to establish two separate non-profit companies – the Golden Rain Foundation of Laguna Hills to sponsor, merchandise, administer, and manage Leisure World, and the Leisure World Foundation to own or act as



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trustee of the assets of Leisure World – and agree to annex the development to Seal Beach (Baker 2009; Leisure World Seal Beach 2024).

In 1962, the first residents of Leisure World Seal Beach moved in, and by 1964, all original 6,608 planned units had been purchased. Like Rossmoor, Leisure World included an array of amenities and conveniences. It featured a manned security gate and on-site medical services with a pharmacy, laboratory, 26 nurses, and 10 physicians; when using on-site medical care, the Golden Rain Foundation covered a portion of resident's costs. Leisure World also touted a 2,500-seat amphitheater, art and ceramic studios, pool and billiards rooms, woodworking shops, clubhouses, separate therapy pools and swimming pools, and a variety of yard games. It featured a shopping center, the Leisure World Shopping Center (present-day Seal Beach Plaza, Site 7) that housed a Golden Rain Foundation office, pediatric and optometrist offices, a United California Bank, and a 15,000-square-foot Manning's Restaurant with a cafeteria, coffee shop, and bar (Rossmoor Home 2024; The Golden Rain Seal Beach Leisure World News 1963, 1964a, 1964b, 1964c). Later, in the 1980s, the Golden Rain Foundation purchased a 5.5-acre lot adjacent to Leisure World Seal Beach to use for storing and servicing recreational vehicles and other non-conforming vehicles that belonged to residents (Site 2) (Seal Beach Leisure World Historical Society & Museum 2021).

In 1966, another large development was constructed next to Rossmoor. This development was the Old Ranch Country Club, located immediately west of Rossmoor between it and the College Park Subdivision, which was developed simultaneously (Long Beach Real Estate 2024). Preston B. Hotchkis, the president of the Bixby Ranch Company, developed the Old Ranch Country Club (Site 10). Plans for the 125-acre, 18-hole golf course designed by noted golf course architect Theodore Robinson included 6,400 yards of fairways, newly planted trees, and six lakes. The 2,800-square-foot country club was constructed of rough-sawn cedar to reflect early California heritage, an homage to Rancho Los Alamitos (Independent 1966; Ives 1967). When the club officially opened in March of 1967, its maximum private membership, 450, was filled (Ives 1967).

During the 1960s and 1970s, as the previously undeveloped portions of Seal Beach were platted and neighborhoods emerged, Old Town remained downtrodden in comparison. Storefronts were often boarded, and dive bars were still clustered near the pier (Kaiser 1995; Waldie 2015). The western portion of Old Town, adjacent to the San Gabriel River, was mostly industrial in the 1960s and included a sewage disposal plant and oil separating facility (NETR 1967). However, Old Town and its immediately adjacent neighborhood, the Hill, were not void of development. In 1966, the Seal Beach Shopping Center (Site 8) was constructed across the Pacific Coast Highway from Main Street in the Hill neighborhood. The plaza's opening in July 1966 was celebrated with three days of festivities, featuring a ribbon-cutting, live music, a play, and an appearance by Nino the Clown. The center had 23 stores, including an art supply store, a women's apparel store, a dry cleaner, and a Tastee-Freez ice cream shop (The Golden Rain Seal Beach Leisure World News 1966a). Later that year, in December, a Volger's Bay Liquor Market (Site 1) opened on the corner of the Pacific Coast Highway and Bay Boulevard (present-day Seal Beach Boulevard) in Old Town. The store advertised its beers from around the world and its "complete gourmet foods" (The Golden Rain Seal Beach Leisure World News 1966b).



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Seal Beach also made several civic improvements during the 1960s. Approximately 55 percent of Seal Beach's potable water system was installed during the decade. The system included two booster pump stations integral to maintaining the city's water pressure: one constructed in 1963 on city property bounded by Naval-owned land (Site 12), and one constructed in 1969 adjacent to the northeast corner of Leisure World (AKM Consulting Engineers 2012). A new fire station (Site 13) was built in Old Town (ca. 1967), on the corner of Central Avenue and Eighth Street, across from the historic City Hall (NETR 1967). Two years later, Seal Beach replaced its original City Hall with a newer, larger building; however, the city retained the original City Hall and the two buildings are connected (Thomas 1983).

The Naval Ammunition and Net Depot at Seal Beach also experienced significant change during the 1960s and 1970s. In 1962, the depot was renamed the Seal Beach Naval Weapons Station to reflect a new emphasis on missiles and weapons systems at the site (Anaheim Bulletin 1962). Under this new direction, the station evolved into the "Navy's primary West Coast ordnance storage, loading, and maintenance installation" (Navy Region Southwest 2024b). In 1969, a 920-acre salt marsh and upland habitat within the naval station was declared a Navy Preserve and recognized as one of the last remaining undeveloped areas in coastal southern California. In 1972, President Richard Nixon formally established the Seal Beach National Wildlife Refuge, which is currently managed jointly by the Department of the Navy and the United States Fish and Wildlife Service (Navy Region Southwest 2024a).

The numerous residential, commercial, and civic developments in Seal Beach between 1960 and 1970 resulted in a dramatic population change. By 1970, the population reached 24,441, a 250 percent increase (California State Census Data Center 2020). Thirty-seven percent, approximately 9,000 individuals, resided in Leisure World Seal Beach (Baker 2009). The city's population has changed little since 1970, with just 801 more residents as of 2010 (California State Census Data Center 2020). Despite this stagnant population, Seal Beach continued progressing through the modern era. The city evolved into a center for aerospace technology during the 1970s, thanks to a Rockwell International Space Division Facility adjacent to the Seal Beach Naval Weapons Station. In 1977, Rockwell International built and demonstrated the first functioning Global Positioning Satellite, also known as Navstar GPS. The Rockwell facility in Seal Beach produced Navstars and rockets (Pazeian and Young 2018; Rockwell International 1975). Today, the former Rockwell Space Division Facility is owned by Boeing (Pazeian and Young 2018).

As Seal Beach approached the twenty-first century, the city had become a densely developed community; the only evident open natural space was the Seal Beach National Wildlife Refuge. One of the city's last pieces of open land, harkening to the earliest days of Seal Beach's settlement, was developed in 1998 as the Old Ranch Town Center (Site 6), a shopping plaza north of the Old Ranch Country Club. The 25-acre parcel represented one of the last portions of land owned by the Bixby Ranch Company, which was founded in 1896 and had owned considerable land in Seal Beach since (Bixby Land Company 2024; The Golden Rain Seal Beach Leisure World News 1998). Residents of College Park East overwhelmingly opposed the sale, and it was lamented in the local newspaper with the headline "It's Over!—Bixby's Holdings are Zoned" (The Golden Rain Seal Beach Leisure World News 1998).



4 Research and Methods

4.1 CHRIS Records Search

A records search of the CHRIS was completed by Stantec at the SCCIC on January 25, February 1, and February 8, 2024. The purpose of this search was to identify previously recorded cultural resources in the Project area and vicinity, including those that are listed in national, state, or local historical registers and whether or not the Project area contained resources that have been previously identified or evaluated as potential historical resources for purposes of CEQA. All recorded historic and precontact cultural resources situated within a 0.25-mile radius of the Housing Opportunity Sites and Main Street Program area were reviewed. Sources consulted during the search include:

- NRHP,
- CRHR,
- California Inventory of Historic Resources (CHRI),
- California Historical Landmarks (CHL) list,
- California Points of Historical Interest (CPHI) list, and
- California OHP records, including California Department of Parks and Recreation 523 (DPR 523) cultural resource records.

Three previously recorded cultural resources are within the Housing Opportunity Sites and Main Street Program area, all of which consist of precontact Native American resources in the vicinity of the San Gabriel River. These cultural resources are listed in Table 3 and are described below.

Table 3. Previously Recorded Cultural Resources in Project Area

Primary Number	Description	CRHR/NRHP Status
30-000143	Precontact habitation site with midden, artifacts, and human remains	Not Evaluated
30-000264	Precontact site with shell, ground stone, and human remains	Not Evaluated
30-001546	Precontact shell deposit	Not Evaluated

4.1.1 P-30-000143 (CA-ORA-143)

This precontact archaeological site was originally recorded in 1964. At that time, P-30-000143 was described as “midden dirt” with a steatite bowl and effigy; flaked stone debris, including obsidian, chert, basalt, and quartz; projectile points; drills; ground stone, including manos, metates, and mortars; and shellfish. A record prepared the following year in 1965 also noted the presence of human remains. The most current record of P-30-000143, prepared in 1997, described the deposit as “archaeological shell



midden consisting of...dense accumulations of marine mollusk shell, including scallop, clam and oyster. Artifacts such as lithic debitage are rare, but present, and there is an occasional piece of fish bone." The 1997 site record noted previous disturbances from construction. A formal determination of this resource's CRHR/NRHP eligibility has not been made.

4.1.2 P-30-000264 (CA-ORA-264)

This precontact archaeological site was recorded in 1969 as containing dietary shell, ground stone, and human skeletal remains. A formal determination of this resource's CRHR/NRHP eligibility has not been made.

4.1.3 P-30-001546

This precontact archaeological site was recorded in 2000 as a "small prehistoric shell deposit" that possibly functioned as a base camp for collecting, processing, and consuming estuarine resources. The site was observed in a plowed field adjacent to a developed area. A formal determination of this resource's CRHR/NRHP eligibility has not been made.

4.2 California Built Environment Resource Directory

Stantec consulted the California Built Environment Resource Directory (BERD) to determine if the Housing Opportunity Sites and Main Street Program contains any resources listed in or determined eligible for the NRHP or CRHR, designated as California Registered Historical Landmarks or California Points of Historical Interest, or evaluated in historic resource surveys and other planning activities. One resource listed in the BERD is within the Housing Opportunity Sites and Main Street Program and two resources are immediately adjacent. Of the three resources previously recorded in BERD, the Naval Weapons Station was previously determined eligible for the NRHP and is a historical resource as defined by CEQA.

Table 4. Previously Recorded BERD Resources

Name	Address	OHP Status Code(s)	Within Housing Opportunity Site/Main Street Program?
Seal Beach Red Car	Electric Avenue	7P	No—adjacent
Naval Weapons Station	800 Seal Beach Blvd	2S2	No—adjacent
Seal Beach Plaza	13962 Seal Beach Blvd	6Y	Yes

4.3 City of Seal Beach Historic Resources

Stantec consulted with the City of Seal Beach to determine if the Housing Opportunity Sites and Main Street Program contains any locally designated resources. One resource within the Main Street Program, the Bay Theater, is designated as a City historic resource under Resolution No. 6685. The Bay Theater is a historical resource as defined by CEQA.



Table 5. City Historic Resources

Name	Address	OHP Status Code(s)	Within Housing Opportunity Site/Main Street Program?
Bay Theater	340 Main Street	5S1	Yes

4.4 NAHC Sacred Lands File and Tribal Outreach

On January 18, 2024, Stantec contacted the NAHC in West Sacramento to conduct a Sacred Lands File (SLF) search of the Project area. The NAHC is the state's official repository of sacred lands, sites, and resources recognized by California Native American tribes.

Andrew Green, NAHC Cultural Resources Analyst, responded via email to Stantec's search request on February 14, 2024, that a review of the SLF was "positive" and recommended that the Gabrieleno/Tongva San Gabriel Band of Mission Indians and the Juaneno Band of Mission Indians Acjachemen Nation – Belardes be contacted for further information. The NAHC provided Stantec with a list of local tribes that may have additional information regarding tribal cultural resources in the Project and vicinity.

The Project is subject to tribal consultation requirements under CEQA (i.e., AB 52), and the City is in the process of notifying local tribes of their opportunity to participate in government-to-government consultation regarding the Project's potential impacts to tribal cultural resources. The results of this outreach and consultation are ongoing and will be described in the Project's EIR. Mitigation measures will be proposed in that document, as appropriate.

4.5 Additional Research

Stantec conducted additional research on the history of the Housing Opportunity Sites, Main Street Program and the surrounding region. Sources included previous cultural survey reports, historic-period newspapers, U.S. Federal Decennial Population Census records, and secondary online reference materials. Historical maps and aerial images from the Sanborn Map Company, Nationwide Environmental Title Research (NETR), U.S. Geological Services (USGS), and University of California, Santa Barbara (UCSB) were also consulted. These included:

- 1931 Sanborn map
- 1938 UCSB aerial photograph
- 1947 UCSB aerial photograph
- 1952 NETR aerial photograph
- 1953 NETR aerial photograph
- 1963 NETR aerial photograph
- 1997 NETR aerial photograph
- 1998 NETR aerial photograph
- 1999 NETR aerial photograph
- 2000 NETR aerial photograph
- 2002 NETR aerial photograph
- 2003 NETR aerial photograph



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- 1967 USGS topographic map
- 1972 NETR aerial photograph
- 1988 NETR aerial photograph
- 1991 NETR aerial photograph
- 1992 NETR aerial photograph
- 1993 NETR aerial photograph
- 1994 NETR aerial photograph
- 1995 NETR aerial photograph
- 1996 NETR aerial photograph
- 2004 NETR aerial photograph
- 2005 NETR aerial photograph
- 2009 NETR aerial photograph
- 2010 NETR aerial photograph
- 2012 NETR aerial photograph
- 2014 NETR aerial photograph
- 2016 NETR aerial photograph
- 2019 NETR aerial photograph
- 2020 NETR aerial photograph



5 Analysis of Project Impacts on Cultural Resources

5.1 Impacts to Built-Environment Historical Resources

The threshold for determining significant impacts to historical resources in the CEQA Guidelines is whether the proposed project would cause a substantial adverse change, which is defined as demolition, destruction, relocation, or alteration of the resource or its immediate vicinity such that the historical resource is materially impaired. A historical resource would be materially impaired if a project alters in an adverse manner those physical characteristics that convey its significance and that justify its eligibility for inclusion in the NRHP, CRHR, and/or local register (14 CCR §15064.5[b][2]).

CEQA defines historical resources as (1) resources eligible for or listed in the CRHR and/or NRHP; (2) resources listed in a local register; or (3) resources identified as historically significant in a historic resources survey. Historical resources are also typically at least 50 years old because of NPS and OHP minimum-age requirements for NRHP and CRHR eligibility. Therefore, buildings, structures, sites, objects, and districts that meet this age threshold and have not been previously evaluated generally have the potential to be identified as historical resources unless a detailed evaluation is prepared demonstrating that it is not eligible for national, state, and/or local listing. For the purposes of evaluating a resource's eligibility as a historical resource, a minimum-age threshold of 45 years is commonly recommended to account for the delay between resource identification and a CEQA lead agency's approval of a project.

One historical resource, the Bay Theater, is within the Main Street Program area. One historical resource, the Naval Weapons Station, is located adjacent to Housing Opportunity Sites 1, 3, and 6. In addition, previously unidentified resources 45 years old or older have the potential to be historical resources as defined by CEQA due to their age. Sixteen buildings are potentially 45 years old or older on Housing Opportunity Sites 1–2, 4, and 6–8. An unknown number of buildings within the Main Street Program are 45 years old or older.

The Project would have no direct impacts on historical resources. It involves the establishment of a new zoning designation and rezoning of sites within the eight Housing Opportunity Sites and Main Street Program area. This action would not directly cause a substantial adverse change to historical resources due to demolition, destruction, relocation, or alteration resulting in a loss of integrity.

The Project would potentially have indirect impacts on historical resources as it may facilitate future development activities that would directly or indirectly cause a substantial adverse change to historical resources. Two identified historical resources are within or adjacent to the Project area, as well as an unknown number of previously unevaluated resources 45 years old or older that have the potential to be historical resources. It is possible that future development activities may demolish or significantly alter these known and unknown historical resources or introduce a new visual element that alters a resource's setting. As such, indirect impacts to historical resources would be potentially significant.



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5 Analysis of Project Impacts on Cultural Resources

Implementation of Mitigation Measure A, discussed below, would reduce impacts to historical resources. This would be accomplished by requiring a process for the identification of historical resources and the analysis of potential impacts on historical resources resulting from future development activities. Therefore, with the incorporation of Mitigation Measure A, the Project impacts would be **less than significant**.

The Project, in conjunction with other development in the City, has the potential to cumulatively impact historical resources. Unlike direct and indirect impacts, which tend to be site-specific, cumulative impacts would occur if the Project and related projects cumulatively affect historical resources. Potential cumulative impacts include impacts to historical resources in the immediate vicinity; changes within the same historic district or to the same historical resource; or involve resources that are examples of the same property type as those within the Project area. However, unless exempt, each cumulative project would require separate discretionary approval and evaluation under CEQA, which would address potential impacts to historical resources and identify necessary mitigation measures, where appropriate. Therefore, with the implementation of mitigation and compliance with regulatory requirements, the Project's contribution to cumulatively considerable impacts on historical resources would be **less than significant**.

To mitigate significant impacts to historical resources, the following Mitigation Measures are recommended:

A. Development Review Process for Historical Resources

Prior to approval of discretionary projects at any of the eight Housing Opportunity Sites or within the Main Street Program area, City staff shall determine whether the project applicant should conduct further study to assess the project's potential impacts on historical resources. Further study is required if the project is located on the same parcel or within 100 feet of a known historical resource. Further study is also required if the project is located on the same parcel as a building, structure, or object 45 years old or older from the date the discretionary permit application was filed. If further study is necessary, the City shall require the project applicant to retain a qualified architectural historian who meets the Secretary of the Interior's Professional Qualification Standards in architectural history. The qualified consultant shall prepare a Historical Resource Evaluation Report (HRER). The HRER should involve a CHRIS and BERD records search and preparation of a historic context. If a building, structure, or object on the parcel is 45 years old or older and has not been previously identified as a historical resource, the consultant should prepare an evaluation for NRHP, CRHR, and local landmark eligibility per NPS, OHP, and City guidelines. All evaluated resources should be documented on DPR 523 Forms. The qualified consultant should analyze potential project impacts and provide recommendations for avoiding or otherwise mitigating potentially significant impacts to historical resources, which shall be enforced as conditions of approval for the project.



5.2 Impacts to Archaeological Resources

CEQA requires a lead agency to determine if an archaeological cultural resource meets the definition of a historical resource, a unique archaeological resource, or neither (CEQA Guidelines Section 15064.5(c)). Prior to considering potential impacts, the lead agency must determine whether an archaeological cultural resource meets the definition of a historical resource in CEQA Guidelines Section 15064.5(c)(1). If the archaeological cultural resource meets the definition of a historical resource, then it is treated like any other type of historical resource in accordance with CEQA Guidelines Section 15126.4. If the archaeological cultural resource does not meet the definition of a historical resource, then the lead agency determines if it meets the definition of a unique archaeological resource as defined in CEQA Section 21083.2(g). In practice, however, most archaeological sites that meet the definition of a unique archaeological resource will also meet the definition of a historical resource. Should the archaeological cultural resource meet the definition of a unique archaeological resource, then it must be treated in accordance with CEQA Section 21083.2. If the archaeological cultural resource does not meet the definition of a historical resource or a unique archaeological resource, then effects to the resource are not considered significant effects on the environment (CEQA Guidelines Section 15064.5(c)(4)).

As discussed in Section 4.1 of this report, three archaeological cultural resources have been identified at, or in the vicinity of, one of the Housing Opportunity Sites: P-30-000143, P-30-000264, and P-30-001546. The status of these three archaeological cultural resources is unknown at this time, including their integrity (i.e., whether these sites contain intact subsurface archaeological deposits) and their eligibility for listing in either the CRHR or NRHP. At least two of these sites have reported Native American human remains, and regardless of these sites' statuses as historical resources or unique archaeological resources under CEQA, the presence of such remains triggers protections under sections of the California PRC and HSC, as described in Sections 2.5 and 2.6 of this report. Additionally, other precontact and historic-period archaeological cultural resources have been identified in Seal Beach, and the potential to unearth buried archaeological deposits during development cannot be ruled out and should be assessed on a project and site-specific basis.

The Project, therefore, may have direct impacts on known archaeological cultural resources (including those that qualify as "historical resources" and "unique archaeological resources" under CEQA) as well as previously unrecorded cultural resources that could be unearthed during ground disturbance. Future development facilitated by the proposed Project could cause a substantial adverse change to archaeological cultural resources due to their demolition, destruction, relocation, or alteration resulting in a loss of integrity. As such, impacts to archaeological cultural resources would be potentially significant.

Implementation of Mitigation Measures B–C discussed below would reduce the significant impacts to archaeological cultural resources, specifically those that qualify as historical resources and unique archaeological resources under CEQA. With implementation of the recommended mitigation measures, impacts would be reduced to **less than significant**. The Project, in conjunction with other development in the City, has the potential to cumulatively impact archaeological cultural resources and human remains. Development within the City also has the potential to adversely affect archaeological cultural resources and human remains through their destruction or disturbance. Before mitigation, development within the Housing Opportunity Sites, as well as other local recent and current developments, have the potential to



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5 Analysis of Project Impacts on Cultural Resources

cause adverse cumulative impacts to archaeological cultural resources due to their destruction or loss of historical integrity. However, unless exempt, each cumulative project would require separate discretionary approval and evaluation under CEQA, which would address potential archaeological impacts and identify necessary mitigation measures, where appropriate. Therefore, the Project would not result in a cumulatively considerable impact related to archaeological resources and cumulative impacts would be **less than significant**.

The residential component of the ORCC Specific Plan Project is located in an area of high sensitivity for precontact Native American resources. Additional study of this future development is recommended to fully assess future project impacts on historical resources, archaeological resources, and tribal cultural resources. Specific impact findings associated with the development of the ORCC Specific Plan Project are being evaluated separately by the City in a standalone EIR.

To mitigate significant impacts to archaeological cultural resources, specifically those that qualify as historical resources and unique archaeological resources under CEQA, the following mitigation measures are recommended:

B. Development Review Process for Archaeological Resources

Prior to approval of discretionary projects that include ground-disturbing activities, City staff shall conduct a records search at the South Central Coastal Information Center to review the current data on file for the project location. If it is determined that known archaeological cultural resources are within a 0.25-mile radius of the project site, the City shall require the project applicant to retain a qualified archaeologist who meets the Secretary of the Interior's Professional Qualification Standards in Archeology to assess the project's potential impacts to archaeological cultural resources. Further study may include a survey of the project location; controlled excavation to determine the presence of subsurface archaeological deposits; a review of relevant literature, including historical maps and published archaeological and ethnographic sources; and consultation with local Native American tribes. The cultural resources professional shall provide recommendations for avoiding or otherwise mitigating potentially significant impacts to archaeological cultural resources and human remains, which shall be enforced as conditions of approval for the project. Implementation of this mitigation measure would reduce potentially significant impacts to historical resources and unique archaeological resources to less than significant.

C. Human Remains

The City shall use the development review process to identify human remains, including those interred outside of formal cemeteries, and follow the appropriate procedures outlined under HSC Section 7050.5 and PRC Section 5097.98. Should human remains be found on a project site, no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains shall be disturbed until the Orange County Coroner is contacted and determines that no investigation of the cause of death is required. If an investigation is required, and the coroner determines the remains to be Native American, then: (1) the coroner would contact the NAHC within 24 hours; (2) the NAHC would identify the person or persons it believes



to be the MLD from the deceased Native American; (3) the MLD may make recommendations to the landowner or the person responsible for the excavation work for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98. Implementation of this mitigation measure would likely reduce potentially significant impacts to human remains to less than significant.

6 Conclusions

The Project has the potential to have direct, indirect, and/or cumulative impacts on built-environment historical resources and archaeological cultural resources. Project impacts to built-environment historical resources may be potentially significant. Implementation of the recommended mitigation measures discussed in this report by the lead agency would reduce the impact to built-environment historical resources to a less than significant level. The Project impacts to built-environment historical resources would therefore be **less than significant** with the incorporation of mitigation. Project impacts to archaeological cultural resources and human remains may also be potentially significant, and mitigation is proposed to reduce this impact to **less than significant**.



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