

### 4.4.1 INTRODUCTION

This resource section evaluates the potential environmental effects related to cultural resources (i.e., archaeological, paleontological, and historical resources) associated with implementation of PLAN Hermosa. The analysis includes an overview of archaeological, paleontological, and historical resources in Hermosa Beach, a discussion of federal, state, and local regulations pertaining to the management of these resources, and a discussion of the type of these resources likely to be encountered in the planning area. PLAN Hermosa Public Safety Element, Land Use + Design Element, Parks + Open Space Element, and Sustainability + Conservation Element policies and implementation actions both pose potential threats to historical resources and promote the identification, protection, and maintenance of cultural resources to reduce potential threats.

**NOP Comments:** No comments were received in response to the Notice of Preparation (NOP) addressing cultural resource concerns. Comments included written letters and oral comments provided at the NOP scoping meeting.

**Reference Information:** Information for this section is based on a technical report titled Archaeological and Paleontological Resources Assessment and Historic Resources Existing Conditions Report to support PLAN Hermosa, prepared by PCR Services Corporation and attached to this document as **Appendix C-7**. The scope of work included an archaeological resources records search through the California Historical Resources Information System, South Central Coastal Information Center (CHRIS-SCCIC), a Sacred Lands File search through the California Native American Heritage Commission (NAHC), a paleontological resources records search through the Natural History Museum of Los Angeles County (NHMLAC), review of City Planning Division and Building and Safety Division property files, and a citywide windshield survey of all buildings over 45 years old. All cultural resources investigations were conducted by staff who meet and exceed the Secretary of the Interior's Professional Qualifications Standards in History, Architectural History, Archaeology, and Historic Preservation.

**Definitions:** *Cultural resources* are defined as physical evidence or place of past human activity; site, object, landscape, or structure; or a site, structure, landscape, object, or natural feature of significance to a group of people traditionally associated with it.

*Archaeology* is the recovery and study of material evidence of human life and culture of past ages. Over time, this material evidence becomes buried, fragmented or scattered, or otherwise hidden from view. In urban areas such as Hermosa Beach and environs, archaeological resources may include both prehistoric remains (before 1769 A.D.) and remains dating to the historical period (1769 to 1950 A.D.). Prehistoric (or Native American) resources can include village sites, temporary camps, lithic (stone tool) scatters, rock art, roasting pits/hearths, milling features, rock features, and burials. Historic archaeological resources can include refuse heaps, bottle dumps, ceramic scatters, privies, foundations, and burials and are generally associated in California with the Spanish Mission Period (after A.D. 1769) to the mid-twentieth century of the American Period (1950s).

*Paleontology* is a branch of geology that studies the life forms of the past, especially prehistoric life forms, through the study of plant and animal fossils. Paleontological resources represent a limited, nonrenewable, and impact-sensitive scientific and educational resource. Fossil remains such as bones, teeth, shells, and leaves are found in the geologic deposits (rock formations) where they were originally buried. Paleontological resources include not only the actual fossil remains but also the collecting localities and the geologic formations containing those localities.

*Historical resource* is a term encompassing prehistoric/historic archaeological sites and/or the built environment, which includes historic sites, buildings, structures, objects, districts, and landscapes.

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### 4.4.2 ENVIRONMENTAL SETTING

**Appendix C-7** includes a prehistoric and historic overview of Hermosa Beach and the surrounding areas, describes methods of identifying known cultural resources in the planning area, and discusses themes and property types in the city. It also includes a regulatory setting pertaining to cultural resources located in the planning area. Key findings from the environmental setting are summarized below by resource type.

#### ARCHAEOLOGICAL AND PALEONTOLOGICAL RESOURCES

No known archaeological sites or isolates have been recorded in the city, based on information in the SCCIC database. However, one archaeological site (CA-LAN-1872) has been recorded immediately adjacent and south of the city's southern boundaries, along Herondo Street. CA-LAN-1872 is a historic and prehistoric archaeological site believed to represent a portion of the Gabrielino village of *Engva*, which was located along the edges of the Old Salt Lake. The Old Salt Lake is also known to have been located immediately outside and in very close proximity to the city's southern boundaries. The Old Salt Lake has been designated as State Historic Landmark No. 373 and is also listed in the California Register of Historical Resources (California Register). These resources are known to have been destroyed by modern development (e.g., construction of an apartment complex, expansion of the Redondo Beach Generating Station, and road expansion), and the Old Salt Lake was known to have been filled in with concentrated chloride brine in the early 1900s.

The results of the paleontological resources records search conducted at the Natural History Museum of Los Angeles County indicated that three fossil localities of the same sedimentary deposits (older Quaternary terrace deposits) which occur within the city limits have been found nearby. These localities have yielded fossils of horses, a marine whale, and a mammoth at depths between 15 to 35 feet below the surface. Other research indicated that adjacent to the city limits (at the Redondo Beach Generating Station), a Rancholabrean-age tooth of an extinct llama was found at a depth of approximately 30 feet below the surface. A fossil horse tooth was also found near the Redondo Beach Generating Station at a depth of about 35 feet below the surface. Paleontological resources are discussed further in **Appendix C-7**.

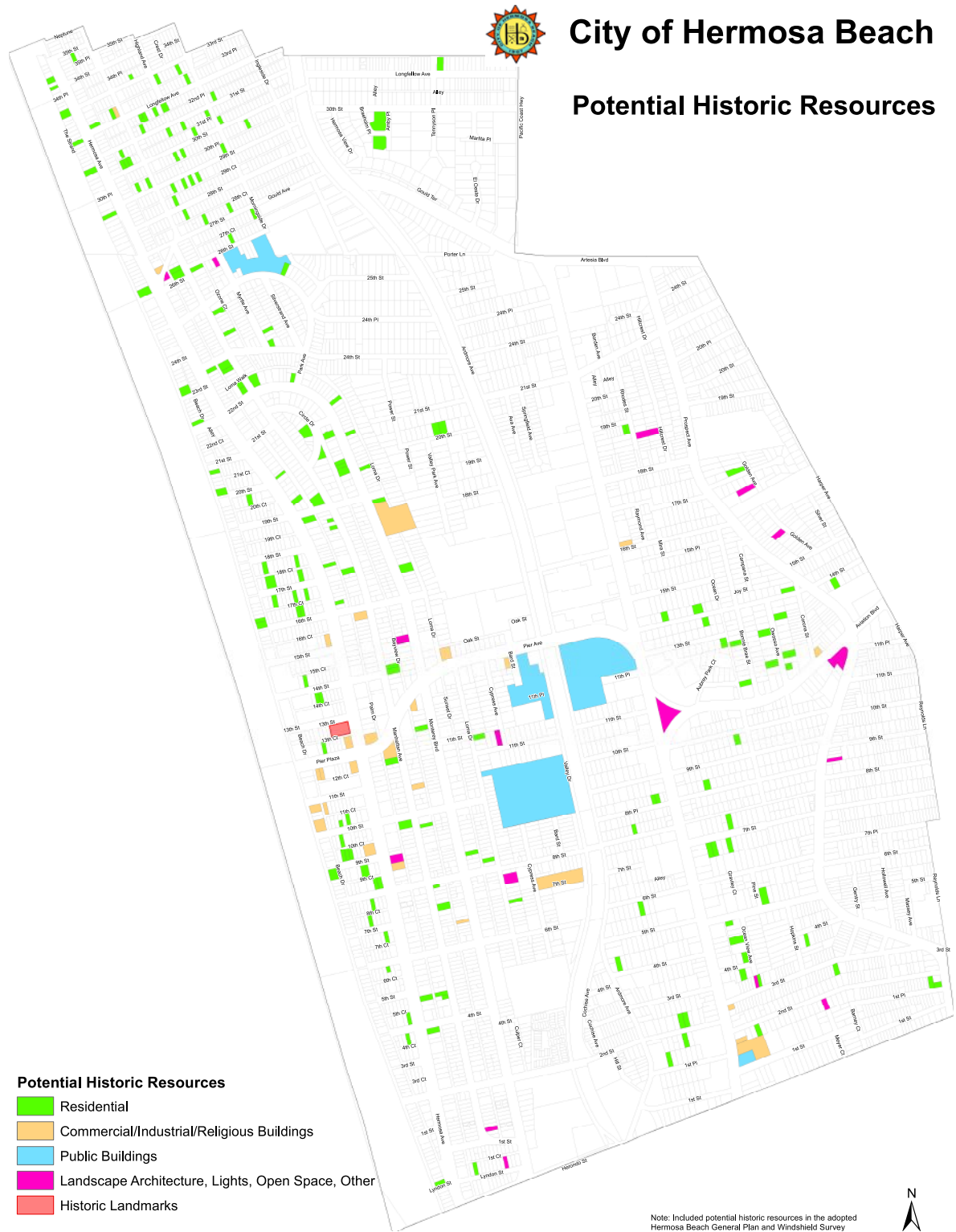
#### HISTORICAL RESOURCES

There are 28 previously identified individual historical resources and two potential districts in Hermosa Beach which are included in the City's current General Plan Land Use Element (Historic Preservation) that could be materially or visually impacted by PLAN Hermosa as the result of alteration of these resources or their immediate surroundings. A description and map identifying existing historic resources in the city are included in **Appendix C-7**.

- Two properties are designated local landmarks and are listed on the California Register: the Bijou Theater at 1229–1235 Hermosa Avenue and the Community Center at 710 Pier Avenue.
- One property, the Clark Building at 861 Valley Drive, is listed on the California Register.
- Two properties have been designated by the City (2011) as "potential landmarks that warrant further study by Section 17.53.040(B) of the Historic Preservation ordinance (per Planning Commission Resolution No. 98-65)": the Bank of America Building at 90 Pier Avenue and the Hermosa Hotel at 20–26 Pier Avenue.
- Two potential districts have been identified by the City: a residential neighborhood bounded by 16th Street, The Strand, and 20th Street, and the Hermosa Avenue and Strand Houses north of 26th Street.

Hermosa Beach has not been surveyed previously; therefore, a citywide windshield survey was conducted to examine existing conditions and identify examples of potentially eligible property types, styles, and methods of construction, which included locating potential individual historical resources and concentrations or groups of intact resources that appear to be eligible as potential historic districts based on their age, architecture, and integrity. There are approximately 3,600 parcels with improvements over 45 years old in Hermosa Beach. A total of 218 improved parcels were identified as potentially eligible for local listing and were assigned California Historical Resource (CHR) status codes of 5S3, "appears to be individually eligible for local listing or designation through survey evaluation." In addition, the survey identified two groupings of single-family residences that appear potentially eligible as beach cottage districts and were assigned CHR status codes of 5D3, "appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation." **Figure 4.4-1 (Potentially Eligible Historic Resources [Windshield Survey])** identifies the 218 parcels that have been identified as potentially eligible for local listing. An architectural overview, complete inventory list, and California Department of Parks and Recreation primary survey forms are provided in **Appendix C-7**.

FIGURE 4.4-1  
POTENTIALLY ELIGIBLE HISTORIC RESOURCES (WINDSHIELD SURVEY)



Source: PCR Services 2014

**4.4.3 REGULATORY FRAMEWORK**

Federal, state, and local laws, regulations, and policies pertain to cultural resources in the planning area. They provide the regulatory framework for addressing all aspects of cultural resources that would be affected by implementation of PLAN Hermosa. The regulatory framework for cultural resources is discussed in detail in **Appendix C-7**. Key regulations used to reduce environmental impacts are summarized below.

**FEDERAL**

- **Section 106 of the National Historic Preservation Act:** Section 106 requires federal agencies, or those they fund or permit, to consider the effects of their actions on properties that are listed in or are eligible for listing in the National Register of Historic Places (National Register).
- **National Environmental Policy Act (NEPA):** NEPA directs federal agencies to prepare a detailed statement of the environmental impacts of any "major federal action significantly affecting the quality of the human environment." The human environment consists of many aspects, including what NEPA terms cultural resources. Cultural resources also include the cultural use of the physical and natural environment, social institutions, lifeways, religious practices, and other cultural institutions.

**STATE**

- **California Environmental Quality Act (CEQA):** CEQA specifically defines a historical resource and explicitly defines when an action would have a substantial adverse change in the significance of a historical resource. CEQA includes provisions that specifically address the protection of cultural resources by requiring consideration of impacts of a project on unique archaeological resources, historical resources, and paleontological resources.
- **Senate Bill (SB) 18:** SB 18 requires that cities and counties contact and consult with California Native American tribes before adopting or amending general plans and specific plans, or when designating land as open space.
- **Assembly Bill (AB) 52:** AB 52 amends CEQA by requiring that lead agencies consult with Native American groups or individuals regarding the identification, evaluation, and treatment of tribal cultural resources prior to the release of an environmental document. The City requested consultation with Native American tribes under AB 52 in August 2015. In accordance with AB 52 and SB 18, the City notified all of the relevant tribal organizations identified by the Native American Heritage Commission for the City of Hermosa Beach. To date, none of the tribal organizations have requested formal consultation through the General Plan update or EIR process. However the Soboba Band of Luiseño Indians and the Gabrieleño Band of Mission Indians-Kizh Nation have requested that an experienced, trained, and certified Native American monitor be on site during any ground-disturbing activities related to subsequent projects.
- **California Health and Safety Code Section 7050:** This code section states that if human remains are uncovered during ground-disturbing activities, the contractor or the project proponent must immediately halt potentially damaging excavation in the area of the burial and notify the county coroner to determine the nature of the remains.
- **California Register of Historical Resources:** The California Register includes resources that are listed in or are formally determined eligible for listing on the National Register, as well as some California State Landmarks and Points of Historical Interest. The eligibility criteria for listing in the California Register are similar to those for National Register listing, but focus on the importance of the resources to California history and heritage.

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- **California State Historical Landmarks:** California Historical Landmarks are buildings, structures, sites, or places that have been determined to have statewide historical significance and meet specific criteria. The resource must also be approved for designation by the county or local jurisdiction, be recommended by the State Historical Resources Commission, and be officially designated by California State Parks. California Historical Landmarks are automatically listed in the California Register.
- **California Points of Historical Interest:** California Points of Historical Interest are sites, buildings, features, or events that are of local (city or county) significance and have anthropological, cultural, military, political, architectural, economic, scientific, technical, religious, experimental, or other value.

### LOCAL

- **Hermosa Beach Municipal Code (Section 17.53, Historic Resources Preservation):** See discussion below under "Criteria for Eligibility."

### Criteria for Eligibility

Cultural resources fall within the jurisdiction of several levels of government. Federal laws provide the framework for the identification and in certain instances, protection of historic resources. The National Historic Preservation Act, enacted in 1966, established the National Register program under the Secretary of the Interior. Additionally, state and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. Enacted in 1992, the California Register program is administered by the State Office of Historic Preservation and the State Historical Resources Commission. The City of Hermosa Beach adopted a preservation ordinance in 1998 (Hermosa Beach Municipal Code, Chapter 17.53, Ordinance 98-1186). A summary of the regulatory setting as it relates to the impact analysis is included below.

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

- 1) It is associated with events that have made a significant contribution to the broad patterns of our history.
- 2) It is associated with the lives of persons significant in our past.
- 3) It embodies 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.
- 4) It yields, or may be likely to yield, information important in prehistory or history.

The criteria for eligibility for the California Register are based on National Register criteria. Certain resources are determined by the statute to be automatically included in the California Register by operation of law, including California properties formally determined eligible for or listed in the National Register. To be eligible for the California Register, a historic resource must be significant at the local, state, or national level, under one or more of the following four criteria:

- 1) It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- 2) It is associated with the lives of persons important in our past.

- 3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- 4) It has yielded, or may be likely to yield, information important in prehistory or history.

Under the City's current policies and preservation ordinance, only resources that are designated as federal, state, or local landmarks are protected from alterations, degradation, or demolition. Designated landmarks are required to obtain a Certificate of Appropriateness from the City of Hermosa Beach prior to making alterations. When proposed alteration or demolition to other potentially historic resources requires a discretionary review, a thorough analysis of the potential impact on the cultural significance of the building will be studied under CEQA before the decision to alter or demolish the project can be made.

A historic resource may be designated a local landmark, pursuant to City Municipal Code Sections 17.53.070 through 17.53.120, if it meets one or more of the following criteria:

- 1) It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, or architectural history.
- 2) It is identified with persons or events significant in local, state, or national history.
- 3) It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.
- 4) It is representative of the notable work of a builder, designer, or architect.
- 5) Its unique location or singular physical characteristic(s) represents an established and familiar visual feature or landmark of a neighborhood, community, or the city.

Nomination of a historic resource as a landmark is made by the City, or by application of the property owner or property owners representing a majority or controlling interest in the property on which the resource is located. To be eligible for consideration as a landmark, a historic resource must be at least 50 years old; with the exception that a historic resource of at least 30 years old may be eligible if the City Council determines that the resource is exceptional, or that it is threatened by demolition, removal, relocation, or inappropriate alteration.

### 4.4.4 IMPACTS AND MITIGATION MEASURES

#### THRESHOLDS OF SIGNIFICANCE

For the purposes of this EIR, impacts on historical resources are considered significant if adoption and implementation of PLAN Hermosa would:

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

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### ANALYSIS APPROACH

The analysis of impacts is based on the likely consequences of implementation of PLAN Hermosa, compared to existing conditions of cultural resources within the city. It is assumed that all future and existing development in the city would comply with applicable laws, regulations, design standards, and plans. Presented below are the applicable policies and implementation actions outlined in PLAN Hermosa that would affect cultural resources.

Subsequent public and private projects that include construction excavations (e.g., grubbing/clearing, demolition grading, trenching, and boring) are activities that have potential to impact or cause a substantial adverse change to archaeological and historic resources, paleontological resources, and human remains. Subsequent projects that do not require excavation activities would cause no direct impacts on archaeological and paleontological resources, and human remains; therefore, no additional analysis or mitigation is necessary for these specific types of activities. Other development activities that would excavate heavily disturbed soils or artificial fill would also cause no impact on intact and significant archaeological resources, paleontological resources, or human remains since they have likely been displaced by previous disturbances (such as the original construction of a condominium complex) and there would be very limited to no potential to encounter intact and significant resources in artificial fill soils.

### PLAN HERMOSA POLICIES AND IMPLEMENTATION ACTIONS

PLAN Hermosa policies and implementation actions that address cultural resources are listed below. If implemented in the future, these particular policies and actions may reduce or avoid adverse material impacts on historical resources either directly or indirectly.

#### Policies

##### Land Use + Design Element

- **5.6 Preservation and adaptive reuse.** Encourage the preservation or adaptive reuse of historic structures, iconic landmarks, and older buildings.
- **5.7 Design guidelines and development standards.** Seek to maintain and enhance neighborhood character through design guidelines and development standards that articulate building form, orientation, and scale, but allow for eclectic and diverse architectural styles.
- **7.1 Re-purposing surplus property.** Promote the reuse of surplus publicly-owned property for other uses that benefit the community.
- **7.3 School modernization upgrades.** Support HBCSD plans to renovate and modernize school facilities to meet growing capacity needs in a manner that minimizes burdens to adjacent neighborhoods.
- **10.1 Historic landmarks and districts.** Encourage the voluntary designation of potentially historic resources as landmarks or historic districts.
- **10.2 Public and institutional facilities.** Initiate the designation of potentially historic public or institutional resources under threat of demolition or deterioration.
- **10.3 Protect designated landmarks.** Prohibit the demolition, degradation, and inappropriate alteration of designated landmarks.
- **10.4 Treatment of potentially historic resources.** Discourage the demolition, degradation, and inappropriate alteration of potentially historic resources.



- **10.5 Evaluation prior to demolition.** Require evaluation and documentation of potentially historic resources prior to demolition.
- **10.6 Incentives for preservation.** Provide incentives for preservation of designated landmarks, potentially historic resources, and older buildings.
- **10.7 Historic resources as cultural tourism.** Promote historic places and cultural tourism as an economic development strategy.
- **10.8 Adaptive reuse and sustainable development.** Promote historic preservation as sustainable development and encourage adaptive reuse of historic or older properties.
- **10.9 History and cultural heritage.** Support and encourage efforts to document and share the cultural heritage and history of Hermosa Beach.
- **10.10 Culturally inclusive planning.** Ensure that historic preservation planning is culturally inclusive and reflective of the unique background and diversity of neighborhoods in the city.
- **10.11 Incentives and technical assistance.** Provide expert technical assistance to owners of historic properties with tools and incentives to maintain historic resources.
- **10.12 Salvage architectural features or materials.** Encourage salvaging of architectural features that would otherwise be transported to landfills as a result of demolition.
- **10.13 Archaeological and paleontological resources.** Recognize the prehistory and history of the city and strive to identify, protect, and preserve archaeological and paleontological resources.

### Public Safety Element

- **1.9 Facilitate retrofits.** Encourage and facilitate retrofits of seismically high-risk buildings.

### **Implementation Actions**

- GOVERNANCE-5. Incorporate guidance related to Native American consultation and treatment of prehistoric and Native American resources into local CEQA guidelines for Hermosa Beach.
- LAND USE-2. Establish development standards to correspond with any new land use designations with consideration of neighborhood character areas.
- LAND USE-3. Develop building design guidelines to illustrate and articulate the appropriate building form, scale, and massing for each established character area. The Design Guidelines shall be tailored to:
  - Identify and safeguard the prominent visual characteristics of each character area in accordance with those key features and characteristics to ensure that the overall visual character of the neighborhoods, centers, and districts.
  - Include provisions that ensure avoidance of significant shadow impacts from new structures onto public recreational areas, parks or other public gathering places during the hours of 10 AM to 2 PM.
- LAND USE-14. Amend the CEQA documentation and initial study process to ensure cultural and historical resources are studied in accordance with CEQA and any local historic preservation programs.
- LAND USE-15. Develop eligibility criteria to use in the designation of local historic sites or historic districts.

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- LAND USE-16. Develop emergency preparedness and disaster response plans for cultural resources, including a recovery action plan that addresses long-range decisions likely to be faced by the City following a major disaster, including economic recovery, protocols for demolition or restoration of damaged historic structures, and fee deferral for repair permits.
- LAND USE-17. Create a program to provide for the voluntary installation of plaques and/or public art related to historic buildings and sites in the city.
- LAND USE-18. Establish design review procedures and establish effective means to protect architectural features that have historical significance. Use the Secretary of Interior's Standards to evaluate impacts of alterations or new development on historical resources.
- LAND USE-19. Prepare design guidelines that illustrate and highlight important historic design features of buildings.
- LAND USE-20. Research and develop innovative policies for preserving historic properties.
- LAND USE-21. Work with community organizations to develop brochures, guides, walking tours, and other marketing materials to highlight existing public art in Hermosa Beach.
- LAND USE-22. Develop historic preservation expertise among staff and decision makers on the Secretary of the Interior's Standards for Rehabilitation, preservation ordinances, the State Historical Building Code, environmental review for historical resources, and tax credits and incentives.
- LAND USE-23. The City shall require archaeological investigations for all applicable discretionary projects, in accordance with CEQA regulations, for areas not previously surveyed and/or that are determined sensitive for cultural resources. The City shall require the preservation of discovered archaeologically significant resources (as determined based on city, state, and federal standards by a qualified professional) in place if feasible or provide mitigation (avoidance, excavation, documentation, curation, data recovery, or other appropriate measures) prior to further disturbance.
- SAFETY-26. Develop a recovery action plan that addresses long-range decisions likely to be faced by the City following a major disaster, including economic recovery, protocols for demolition or restoration of damaged historic structures, and fee deferral for repair permits.

### IMPACTS AND MITIGATION MEASURES

**IMPACT 4.4-1** *Would PLAN Hermosa Cause a Substantial Adverse Change in the Significance of an Archaeological Resource? Implementation of PLAN Hermosa could provide for future development and reuse projects on previously undisturbed land throughout the city, which could cause a substantial adverse change in the significance of an archaeological resource as defined in CEQA Guidelines Section 15064.5. However, PLAN Hermosa includes implementation actions that require archaeological investigations for discretionary projects on previously undisturbed lands determined sensitive for cultural resources, and require the preservation of any discovered archaeologically significant resources. Therefore, this impact would be **less than significant**.*

Subsequent public and private projects under PLAN Hermosa that include excavation (e.g., grubbing/clearing, grading, trenching, and boring) into native soil could have the potential to impact or cause a substantial adverse change to undiscovered archaeological resources, paleontological resources, and human remains. Future development that does not require excavation activities would cause no impacts on archaeological resources, paleontological

resources, and human remains; therefore, no additional analysis or mitigation is necessary for these specific types of activities. Other development that would excavate heavily disturbed soils or artificial fill would cause no impact on intact and significant archaeological resources, paleontological resources, or human remains since such resources have likely been displaced by previous disturbances and there would be very limited to no potential to encounter intact and significant resources in artificial fill soils.

No known archaeological resources (historic or prehistoric) from the SCCIC's database have been recorded within the city. These findings, however, do not preclude the possibility of encountering undiscovered archaeological resources during construction, given the proven prehistoric and historic occupation of the region (as described in **Appendix C-7**), the identification of surface and subsurface archaeological resources near the PLAN Hermosa planning area (e.g., Old Salt Lake and CA-LAN-1872), and the favorable natural conditions (e.g., Pacific Ocean) that would have attracted prehistoric and historic inhabitants to the area. The archaeological monitoring of numerous construction projects throughout the region in recent decades has demonstrated the existence of deeply buried archaeological deposits, especially in locations of rapid Holocene deposition such as alluvial fans.

The lack of known archaeological resources identified in the planning area may be because projects were constructed prior to cultural resources protection laws and because parcels were not surveyed prior to construction. It is also possible that buried archaeological resources that were not visible to previous archaeological surveyors have now been brought to the surface as a result of disturbance (e.g., clearing, grading) or natural processes (e.g., erosion, wind, floods).

Development in Hermosa Beach could result in damage to prehistoric- and historic-period archaeological resources located at or near previously undisturbed ground surfaces as the result of construction. In addition, infrastructure and other improvements requiring ground disturbance could result in damage to or destruction of archaeological resources buried below the ground surface. Archaeological sites have the potential to contain intact deposits of artifacts, associated features, and dietary remains that could contribute to the regional prehistoric or historic record or may be of cultural or religious importance to Native American groups.

Land Use + Design Element Policy 10.13 directs the City to recognize the prehistory and history of Hermosa Beach and strive to identify, protect, and preserve the city's archaeological resources. The direction to recognize archaeological resources would be accomplished through archaeological investigations, as appropriate, which would include research, Native American consultation (implementation action GOVERNANCE-5), pedestrian surveys, and testing during the CEQA planning process (i.e., prior to construction), as well as monitoring during ground-disturbing activities (i.e., during construction). The proper handling of discovered resources and enforcement of applicable state and federal laws and regulations would qualify as the directed maintenance of archaeological resources. Much of the planning area is built out, and most new development pursuant to PLAN Hermosa would therefore take place aboveground on previously disturbed land, thereby minimizing the potential to disturb archaeological resources. However, ground-disturbing activities on previously undisturbed land could affect the integrity of an as-yet-unknown archaeological resource, thereby causing a substantial change in the significance of the resource. Although efforts would be made to identify and mitigate impacts on potential archaeological resources prior to ground disturbance, there is no way to know if significant archaeological resources occur below undisturbed ground surfaces.

Implementation action LAND USE-23 would require archaeological investigations, as necessary, by a qualified archaeologist for projects subject to CEQA involving ground-disturbing activities for areas not previously surveyed and/or that are determined sensitive for cultural resources and would require preparation and implementation of a treatment plan if buried resources would be affected by a proposed project. For example, an initial archaeological study (Phase I Assessment),

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at a minimum, would consist of the following tasks to identify known archaeological resources in a given project site: a cultural resources records search through the South Central Coastal Information Center of the California Historical Resources Information System, a pedestrian survey of the project site, a review of the land use history, and coordination with knowledgeable organizations or individuals (e.g., Hermosa Beach Historical Society, Native American tribes). If warranted, additional analyses such as archaeological test excavations and/or remote sensing methods would be implemented to identify resources.

To identify if a project requires archaeological investigations, the City would review available geotechnical studies to determine whether excavation activities would impact native soils. If a geotechnical study is not available for review, then the City would need to make a determination based on a review of recent aerial photography of the project location, available data from adjacent or nearby sites, and professional judgement. Thus, with implementation action LAND USE-23, future development and reuse projects under PLAN Hermosa would implement the appropriate treatment and/or preservation of resources if encountered. Therefore, potentially significant impacts on archaeological resources would be **less than significant**.

### Mitigation Measures

None required.

**IMPACT 4.4-2** *Would PLAN Hermosa Cause Disturbance of Any Human Remains? Implementation of PLAN Hermosa would guide future development and reuse projects in the city in a manner that could disturb human remains. With implementation of existing policies and procedures, this impact would be less than significant.*

As discussed in **Appendix C-7**, no known human remains were identified from the SCCIC records in the PLAN Hermosa planning area. However, these findings do not preclude the existence of previously unknown human remains located below the ground surface that may be encountered during construction excavations associated with subsequent projects in the city. The discovery of Native American human remains, including cases of multiple burials, is not uncommon in the region (e.g., Malaga Cove). Similar to the discussion regarding archaeological resources above, it is also possible to encounter buried human remains during construction given the proven prehistoric and historic occupation of the region, the identification of multiple surface and subsurface archaeological resources in the PLAN Hermosa planning area, and the favorable natural conditions that would have attracted prehistoric and historic inhabitants to the area.

Subsequent projects in Hermosa Beach could result in damage to human remains located at or near previously undisturbed ground surfaces as the result of construction involving ground disturbance. In addition, infrastructure and other improvements requiring ground disturbance could result in damage to or destruction of human remains buried below the ground surface. Human remains have the potential to contribute to the regional prehistoric or historic record or may be of cultural or religious importance to Native American groups.

However, if human remains are discovered as part of project construction or other ground-disturbing activities, the project applicant and/or contractor would notify the City and immediately halt work at the site. The county coroner would be notified according to California Public Resources Code Section 5097.98 and California Health and Safety Code Section 7050.5. If the remains are determined to be Native American, the coroner would notify the Native American Heritage Commission and the procedures outlined in CEQA Section 15064.5(d) and (e) would be followed. Additionally, the City requires the presence of an on-site monitor for discretionary projects involving ground disturbance or excavation of soil. Therefore, because of compliance with state laws, this impact would be **less than significant**.

**Mitigation Measures**

None required.

**IMPACT 4.4-3** *Would PLAN Hermosa Directly or Indirectly Destroy a Unique Paleontological Resource, Site, or Geologic Feature? Implementation of PLAN Hermosa would guide future development and reuse projects in the city in a manner that could damage previously unknown unique paleontological resources, sites, or unique geologic features. This impact would be **potentially significant**.*

As described in **Appendix C-7**, no known fossil localities have been recorded within the city in the NHMLAC database. However, three fossil localities of the same sedimentary deposits (older Quaternary terrace deposits) that currently underlie the entire city have been found nearby. These localities have yielded fossils of horses, a marine whale, and a mammoth at depths between 15 to 35 feet below surface. Previous research also indicated that a Rancholabrean-age tooth of an extinct llama was found at the Redondo Beach Generating Station (located adjacent to but outside of the planning area) at a depth of approximately 30 feet below surface. A fossil horse tooth was also found near the Redondo Beach Generating Station at a depth of about 35 feet below surface.

Subsequent projects in Hermosa Beach could result in damage to paleontological resources located at or near previously undisturbed ground surfaces as a result of construction. In addition, infrastructure and other improvements requiring ground disturbance could result in damage to or destruction of paleontological resources buried below the ground surface. Paleontological resources have the potential to contribute to the regional geological and paleontological record of the region and may be of scientific importance to researchers.

Land Use + Design Element Policy 10.13 directs the City to recognize the prehistory and history of Hermosa Beach and strive to identify, protect, and preserve paleontological resources. The proper handling of discovered resources and enforcement of applicable state and federal laws and regulations would qualify as the directed maintenance of paleontological resources.

Much of the planning area is built out, and most new development pursuant to PLAN Hermosa would therefore take place above ground on previously disturbed land, thereby minimizing the potential to disturb paleontological resources. Very little land in Hermosa is undisturbed, and even less of that land would be available for redevelopment since it is currently designated as open space, beach, or other public amenity and would not be built on. Although efforts would be made to identify and mitigate impacts to potential paleontological resources prior to ground disturbance, there is no way to know if significant paleontological resources occur below undisturbed ground surfaces. Therefore, this impact would be **potentially significant**.

**Mitigation Measures**

**MM 4.4-3** As a standard condition of approval for future development projects implemented under PLAN Hermosa that involve ground disturbance or excavation:

- For any project where earthmoving or ground disturbance activities are proposed at depths that encounter older Quaternary terrace deposits, a qualified paleontologist shall be present during excavation or earthmoving activities.
- If paleontological resources are discovered during earthmoving activities, the construction crew shall immediately cease work in the vicinity of the find and notify the City. The project applicant(s) shall retain a qualified

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paleontologist to evaluate the resource and prepare a recovery plan in accordance with Society of Vertebrate Paleontology guidelines (1996). The recovery plan may include, but is not limited to, a field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the lead agency to be necessary and feasible shall be implemented before construction activities can resume at the site where the paleontological resources were discovered.

### Significance After Mitigation

With implementation mitigation measure **MM 4.4-3**, PLAN Hermosa would provide for the appropriate treatment and/or preservation of paleontological resources, if encountered. For instance, a paleontological resource evaluation would consist of a paleontological resources records search through the Natural History Museum of Los Angeles County, a pedestrian survey of the project site (if applicable), a review of the land use history, and a review of geologic mapping and/or geotechnical reports. At that point, appropriate mitigation would be developed and implemented to mitigate impacts on the paleontological resource. Therefore, potentially significant impacts on paleontological resources would be reduced to **less than significant**.

**IMPACT 4.4-4** *Would PLAN Hermosa Cause a Substantial Change in the Significance of a Historical Resource?* Implementation of PLAN Hermosa would provide for future development and reuse projects in the city in a manner that could cause a substantial change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5. Although implementation of PLAN Hermosa policies and actions would protect historical resources, this would be a **potentially significant** impact.

The City of Hermosa Beach adopted a preservation ordinance in 1998, which outlines the landmark designation criteria, the nomination and application requirements for local landmarks, and the certificate of appropriateness requirements. Under the City's current policies and preservation ordinance, only resources that are officially listed federal, state, or local landmarks are protected. In Hermosa Beach, local landmarks can only be nominated by the City Council or the property owner; a landmark cannot be nominated by members of the community. The City does not have a dedicated historic preservation commission. Instead, the City Council carries out the duties of a historic preservation commission by designating landmarks and conducting preservation design review. Since adoption of the preservation ordinance, only one historical resource has been formally designated as a local landmark, the Bijou Building. Also, the historic preservation code identifies two additional buildings, the Bank of America Building (90 Pier Avenue) and the Hermosa Hotel (20–26 Pier Avenue), which require preservation design review for any proposed alterations. Any alterations to city landmarks or potential landmarks on a list of historic resources established by the City must first apply for a certificate of appropriateness.

The City does not have a comprehensive list of potentially eligible historic properties over 45 years old. During the preparation of the City's General Plan Land Use Element in 1994, 28 historical resources and two historic districts were identified as potentially eligible; however, some of these potential resources have been demolished or substantially altered. Furthermore, this list is now over 20 years old and many additional properties now meet the age threshold for consideration that would have not been considered in 1994. As described in **Appendix C-7**, PCR conducted a windshield survey to identify potentially eligible individual historic resources and concentrations or groups of historic resources that appeared to be eligible as potential districts. Of the approximately 3,600 parcels over 45 years old in Hermosa Beach, 218 parcels are potentially eligible for local listing (5S3) and two potentially eligible groupings of single-family residences that

appear to be eligible as beach cottage districts (5D3). The evaluation of historic resources during the windshield survey was based on architecture, and a more intensive survey could be conducted in the future to consider patterns of history, events, and significant persons.

Approximately 60 percent of the potentially eligible resources are single-family, one-story residential properties constructed between 1906 and 1930 located in the Walk Street, Sand Section, North End, and Hermosa Hills neighborhoods. There are also two groupings of residences located in the Walk Street and Hermosa Hills neighborhoods. The remaining 40 percent of potentially eligible properties include a variety of property types and styles, such as commercial and industrial buildings, institutional buildings, landscape architectural features, churches, parkettes, and greenbelts. These potential historical resources are located in the Downtown, Civic Center, and Cypress districts and along the Pacific Coast Highway corridor.

Subsequent public and private projects under PLAN Hermosa could lead to the demolition of historic or potentially eligible historic buildings and structures. PLAN Hermosa states that approximately 67 percent of the city's total land area is improved with residential uses, with the remaining land uses defined by commercial (7 percent), light industrial (4 percent), institutional (22 percent), and vacant land (0.5 percent). As such, the greatest concentration of historical resources (60 percent), as described above, is located in the residential use areas and is subject to redevelopment pressures. In regard to the Walk Street, Sand Section, North End, and Hermosa Hills neighborhoods, PLAN Hermosa describes the future vision of these neighborhoods as preserving building form and scale, maintaining neighborhood connectivity, orienting buildings toward the street or walk streets, and enhancing multimodal connectivity and access.

Additionally, development in commercial, industrial, and civic center areas of Hermosa Beach could result in damage to or demolition of other historical resources. The Civic Center Complex was surveyed as potentially eligible at the local level during the windshield survey; however, PLAN Hermosa describes a transformation of the building orientation and design, the modernization of facilities, and construction of parking facilities in the Civic Center District. The light industrial area named the Cypress District is proposed to be re-envisioned, with emphasis placed on the transformation of the building design and orientation and the public realm and streetscape in the area. PLAN Hermosa's vision of the Downtown District along Pier Avenue and Hermosa Avenue appears to be the retention of the buildings that are "iconic and historic in nature, and new buildings are carefully integrated to retain the town's eclectic charm."

Provisions of the City's current preservation ordinance (Municipal Code Section 17.53) would not prevent the demolition or impairment of a historic building or structures that are not formally designated as a landmark under the City's preservation ordinance or listed on the City's potential historical resources list, but that meet the definition of historical resource for the purpose of CEQA. Demolition of such a historical resource would be a significant impact under CEQA. Furthermore, it is possible that some structures that have not yet been surveyed could be eligible historical resources. Implementation actions LAND USE-3 and LAND USE-15 attempt to lessen impacts due to infill development adjacent to historical resources by recommending the preparation of design guidelines to ensure new development would not sharply contrast with nearby historic resources and the use of the Secretary of Interior's Standards to evaluate impacts of alterations or new development to historical resources.

The Land Use + Design Element of PLAN Hermosa lists a number of policies to encourage and strengthen historic preservation in the city, including Policies 10.1 through 10.12. PLAN Hermosa Policies 10.1, 10.2, 10.3, 10.4, and 10.6 would encourage the voluntary designation of potentially eligible historic resources as landmarks or historic districts, prohibit and discourage the inappropriate alteration or demolition of designated landmarks, require the evaluation of potentially eligible historic resources prior to demolition, and provide incentives for preservation of

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historic resources. The implementation actions set forth in PLAN Hermosa recommend a number of programs to support the goals and policies described above.

PLAN Hermosa policies and implementation actions requiring the identification and protection of historic resources, along with adherence to existing federal, state, and City regulations, would provide greater protections to locally designated and potential historical resources. Other implementation actions address amending CEQA documentation and the initial study program to ensure historic resources are adequately addressed (LAND USE-14) and the establishment of design review procedures and guidelines (LAND USE-18). However, implementation of PLAN Hermosa would not prevent the demolition of or substantial adverse change to potentially eligible historic buildings and structures that qualify as historical resources pursuant to CEQA, but have not been formally designated under the City's preservation ordinance or listed on the City's potential landmark list. Therefore, this impact would be **potentially significant**.

### Mitigation Measures

- MM 4.4-4a** The City shall establish an updated list of potential historic resources to be maintained by the Community Development Director. The list shall be updated every 10 years, at a minimum, to identify as-yet-unknown historical resources (as defined in CEQA Guidelines Section 15064.5) as potential resources are identified through citywide surveys and on a project-by-project basis.
- MM 4.4-4b** The City shall require project applicants to conduct historical resources studies, surveys, and assessment reports on a project-by-project basis, when a project proposes to alter, demolish, or degrade a designated landmark or a potential historic resource.
- MM 4.4-4c** The City shall maintain the "Historical Resources in Hermosa Beach" guide, and shall update the guide so that it is informed by current resource data and its goals and policies are consistent with the Land Use + Design Element.
- MM 4.4-4d** The City shall develop procedures and nomination applications to facilitate and streamline the designation of local historic sites and historic districts.
- MM 4.4-4e** Historical resources studies, surveys, and assessment reports shall be performed by persons who meet the Secretary of the Interior's Professional Qualification Standards for Archaeology and Historic Preservation (48 CFR 44716).
- MM 4.4-4f** For historical resources that may be adversely impacted, conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and application of the State Historical Building Code shall be required to protect significant character-defining features and protect the eligibility of potential historical resources.

### Significance After Mitigation

Implementation of mitigation measures **MM 4.4-4a** through **MM 4.4-4f** would reduce impacts on historical resources to the extent feasible. However, impacts on potentially eligible historic structures could occur depending on the proposed uses, the cost of rehabilitation, and safety considerations. Thus, it may not be feasible in all circumstances to rehabilitate a structure and retain its historic significance. If a project applicant proposes to demolish an eligible structure, the City would consider the project's impacts prior to approval. Given this uncertainty, this impact would be **significant and unavoidable**.



**CUMULATIVE SETTING, IMPACTS, AND MITIGATION MEASURES**

The geographic context for cumulative impacts on archaeological resources, human remains, paleontological resources, and cultural resources is future development in Hermosa Beach and the South Bay Cities Council of Governments (COG) planning area. Many of these locations are in the PLAN Hermosa planning area and share common historic, archaeological, and paleontological characteristics.

**IMPACT 4.4-5** *Would PLAN Hermosa Contribute to Cumulative Effects on Archaeological Resources? Implementation of PLAN Hermosa in addition to future development in the South Bay Cities COG planning area could cause a substantial change in the significance of an archaeological resource. The loss of some archaeological resources may be prevented through implementation of PLAN Hermosa policies and similar policies in other communities. PLAN Hermosa also includes implementation actions to minimize impacts by requiring archaeological investigations on previously undisturbed lands, and requiring the preservation of any discovered archaeologically significant resources. These implementation actions would ensure that these resources can be protected and preserved. This impact would be **less than cumulatively considerable**.*

Future development could include ground-disturbing activities on previously undisturbed land that could affect archaeological resources. The cumulative effect would be the loss of prehistoric cultural resources. Future development would increase the likelihood that archaeological resources could be discovered. However, implementation action LAND USE-23 would require archaeological investigations, as necessary, by a qualified archaeologist for projects subject to CEQA involving ground-disturbing activities for areas not previously surveyed and/or that are determined sensitive for cultural resources and would require preparation and implementation of a treatment plan if buried resources would be affected by a proposed project.

Therefore, cumulative development would not result in the demolition or destruction of archaeological resources, which could contribute to the erosion of the prehistoric record of the planning area and the region and this would be **less than cumulatively considerable** impact.

**Mitigation Measure**

None required.

**IMPACT 4.4-6** *Would PLAN Hermosa Contribute to Cumulative Effects on Human Remains? Implementation of PLAN Hermosa in addition to anticipated future development in the South Bay Cities COG planning area could disturb human remains, including those interred outside of formal cemeteries. The loss of some human remains may be prevented through implementation of PLAN Hermosa policies and similar policies in other communities. Additionally, PLAN Hermosa includes implementation actions to minimize impacts by requiring archaeological investigations on previously undisturbed lands, and requiring the preservation of any discovered archaeologically significant resources. These implementation actions would ensure that these resources can be protected and preserved. This impact would be **less than cumulatively considerable**.*

Future development could include ground-disturbing activities on previously undisturbed land that could potentially affect human remains. The cumulative effect would be the loss of human remains. Future development would increase the likelihood that human remains could be discovered.

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However, implementation action LAND USE-23 would require archaeological investigations, as necessary, by a qualified archaeologist for projects subject to CEQA involving ground-disturbing activities for areas not previously surveyed and/or that are determined sensitive for cultural resources and would require preparation and implementation of a treatment plan if buried resources would be affected by a proposed project. Therefore, cumulative development would not result in the demolition or destruction of human remains, which could contribute to the erosion of the prehistoric record of the planning area and the region. This impact would be **less than cumulatively considerable**.

### Mitigation Measures

None required.

**IMPACT 4.4-7** *Would PLAN Hermosa Contribute to Cumulative Effects on Paleontological Resources? Ground disturbance, earthmoving, and excavation activities associated with implementation of PLAN Hermosa combined with construction activities in the South Bay Cities COG planning area could damage previously unknown unique paleontological resources. This impact would be **cumulatively considerable**.*

Portions of the city are underlain by potentially fossil-bearing Pleistocene non-marine sediment and Holocene alluvium. Significant fossils, including unique specimens and vertebrate remains, have been discovered in Pleistocene and Holocene sediments throughout the Los Angeles area, ranging from finds at the La Brea Tar Pits to mastodon and other fossils discovered in western Riverside County during the construction of Diamond Valley Lake. Excavations and ground-disturbing activities on these sediments throughout the region would disturb significant paleontological resources. This cumulative impact would be **cumulatively considerable**.

### Mitigation Measures

Implement mitigation measure **MM 4.4-3**.

### **Significance After Mitigation**

Ground disturbance, earthmoving, and excavation activities would occur under PLAN Hermosa and in the South Bay Cities COG planning area. As discussed above, mitigation measure **MM 4.4-3** would reduce impacts on paleontological resources by requiring that fossil specimens be recovered and recorded and undergo appropriate curation, in the event that resources are encountered during construction activities in Hermosa Beach. With implementation of mitigation measure **MM 4.4-3**, PLAN Hermosa's contribution to significant cumulative paleontological resources impacts would be offset and would result in a **less than cumulatively considerable** impact.

**IMPACT 4.4-8** *Would PLAN Hermosa Contribute to Cumulative Effects on Historical Resources? Implementation of PLAN Hermosa in addition to anticipated future development in the South Bay Cities COG planning area could cause a substantial change in the significance of a historical resource. The loss of some historical resources may be prevented through implementation of PLAN Hermosa policies and similar policies in other communities. However, this would not ensure that these resources can be protected and preserved. This impact would be **cumulatively considerable**.*

Cumulative impacts on historical resources may occur under PLAN Hermosa when one or more goals or policies has the potential to impact several historical resources and would erode the historical character and significance of the built environment in Hermosa Beach such that the

character of these resources would be compromised and no longer able to convey the resources' significant historical or architectural associations, resulting in a cumulatively significant impact. Additionally, the lack of strong historic preservation standards regionally could further result in the loss of specific architectural styles, such as the beach bungalow, that are representative of the historical character in the beach cities area. This impact would be **cumulatively considerable**.

### **Mitigation Measures**

Implement mitigation measures **MM 4.4-4a** through **MM 4.4-f**.

### **Significance After Mitigation**

Implementation of mitigation measures **MM 4.4-4a** through **MM 4.4-4f** would not ensure that historical resources would be protected and preserved. As described in the analysis presented in Impact 4.4-4, impacts on historic resources cannot be reduced to less than significant. Therefore, this impact would remain **cumulatively considerable** and **significant and unavoidable**.

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### 4.4.5 REFERENCES

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