



Section 5.10

Cultural Resources



SECTION 5.10

CULTURAL RESOURCES

The purpose of this section is to identify historical, archaeological, and paleontological resources within the City of Buena Park and evaluate potential impacts to such resources that could result from implementation of the proposed General Plan Update. Cultural resources relate to archaeological remains, historic buildings, traditional customs, tangible artifacts, historical documents, and public records that make Buena Park unique or significant. Mitigation measures to avoid or reduce impacts to cultural resources are identified, as necessary. The information in this section is based on the 1995 General Plan and EIR, and the Buena Park Historical Society.¹

5.10.1 EXISTING SETTING

EARLY SETTLEMENT

The Los Angeles Basin, parts of the San Gabriel Mountains, and the San Clemente, San Nicholas, and Santa Catalina Islands were occupied by the Gabrieliño Indians prior to European contact. The Gabrieliños migrated into the Los Angeles coastal areas in 500 B.C. They lived in small villages near water streams and along sheltered portions of the coast. They did not live in permanent dwellings and survived on hunting, gathering, and fishing.

Spanish explorations through California were initiated in the late 1500s and the first missions were also established at that time. Nearly 200 years later, the King of Spain ordered the colonization of Upper California in order to prevent colonization efforts by the Russians, English, and Dutch. In 1769, Gaspar de Portola, as leader of the expedition, and Pedro Fages as Captain of the soldiers, left the San Diego area and proceeded north. The expedition passed through Indian villages in what is now Orange County and the communities of Olive, Fullerton, and La Habra.

Pedro Fages became Governor of California. In 1784, he granted land to three of his corporals in the “Leather Jacket Guards” so they could raise cattle. Manuel Nieto, one of the recipients of the land grant, received a large piece of land located between the Rio Hondo and Santa Ana Rivers. Upon Nieto’s death in 1804, his four children inherited the land. In 1834, the land was divided by Governor Figueroa into four ranches, one of which was given to Nietos’ eldest son Juan Jose Nieto, and named Rancho Los Coyotes. The City of Buena Park is located near the center of the 48,000-acre Rancho Los Coyotes.

In 1847, Commodore Robert S. Stockton and his army of 600 men rested at Rancho Los Coyotes in preparation for the Battle of the San Gabriel River. Stockton and his army won the Battle and the outcome of the Mexican War was decided in this area. Stockton’s encampment was referred to as “Plaza Buena” or “Good Park,” because of its good groundwater and grass for the animals. The exact location of Stockton’s encampment is historically marked near the Los Coyotes Country Club in Buena Park’s Bellehurst area.

¹ Website: www.historicalsociety.org/, Accessed February 3, 2010.

In 1885, James Whitaker, a successful wholesale grocer from Chicago, moved to California and purchased 690 acres from Stearns Rancho, part of what was once the sprawling Rancho Los Coyotes. It was Whitaker's intent to use his land, which lay north of Orangethorpe Avenue, between the recorded but unbuilt towns of Savanna and Centralia, as a cattle ranch. In the late 19th century, the Southern California Pacific Railroad recognized the area could provide a service link between Los Angeles and San Diego and convinced James Whitaker to use the land to develop a town, which paralleled its railroad route.

The town that James Whitaker had planned developed soon after its inception. In June 1887, James Whitaker filed his township papers for two-thirds of his land, which he called "Buena Park," in Los Angeles County (Orange County was not formed until 1889). A grassy area where Artesia and Beach Boulevards now meet had been named Plaza Buena (the "good place") by early Spanish-speaking settlers, and Whitaker apparently adopted the "Buena" name for his town. The town lay between Western and Eastern Avenues (now Stanton Avenue), north to approximately Franklin Street. In August of the same year, he filed township papers for the remaining third of his land, which he named the "Whitaker Addition." The Addition, approximately square in area, extended between Western and Knott Avenues on its east and west boundaries, and just north of Whitaker Avenue and Orangethorpe Avenue on its northern and southern boundaries. Many of the City's historic structures are found in this area.

Buena Park first became known as a dairy center. In 1889, a group of Scotsmen, led by James Pitblado, established a condensed milk factory in the area. Later renamed as the Pacific Condensed Milk, Coffee, and Canning Company, this factory was one of the first industrial plants in the Santa Ana Valley. The Warren Store, built in 1900 on Grand Avenue (between 9th Street and the railroad depot) was the second mercantile store serving a town that the 1900 U.S. Census had just estimated totaled 995 persons.

In the 1920s, Cordelia and Walter Knott started their Berry Farm, including their chicken dinners and pies venture, which was the precursor of Knott's Berry Farm. Immediately prior to World War II, the community of Buena Park was separated from its neighboring cities of Fullerton, Anaheim, Stanton, and Garden Grove by farms and orchards. Development pressures over time led to the replacement of agricultural activities by subdivisions, commercial centers, and other forms of urban development. The City of Buena Park incorporated in 1953 with a population of approximately 16,000 persons.

During the post war years, a period of dramatic growth occurred in the City and surrounding areas. The "suburbanization" of the City in the 1950s and 1960s led to the development that largely characterizes Buena Park today. During this period, the Artesia (SR-91) and Santa Ana (I-5) Freeways were constructed and opened. These freeways and the regional importance of Beach Boulevard as a key arterial roadway contributed to the City's commercial and industrial development.

HISTORIC RESOURCES

Historic resources generally consist of buildings, structures, improvements, and remnants associated with a significant historic event or person(s) and/or have a historically significant style, design, or achievement. In general, resources greater than 50 years old have the potential to be considered a historic resource.

There are no Buena Park structures included in the National Register of Historic Structures. However, the Old Maizeland School is registered with the California Office of Historic Preservation as California Historical Landmark No. 729. In addition, there are 14 other landmarks of regional significance noted by the Orange County Historical Commission and several landmarks of local interest. Table 5.10-1, *Historic Resources*, outlines the City’s historic resources and Exhibit 5.10-1, *Historic Resource Locations*, illustrates their locations.

**Table 5.10-1
Historic Resources**

Site Key ¹	Name	Location/Address
1 ²	Emery Borrow Fossil Pit	Ralph B. Clark Regional Park, 8800 Rosecrans Avenue.
2	Los Coyotes Monument	Los Coyotes Country Club (adjacent to flagpole), 8888 Los Coyotes Drive
3	Dr. D.W. Hasson Home	7611 10th Street, south of Southern Pacific Railroad
4	Whitaker-Jaynes House	6631 Beach Boulevard
5	Bacon House	6631 Beach Boulevard
6	Warren Building	6555 Beach Boulevard, south of Southern Pacific Railroad
7	William E. Tice House	6591 Beach Boulevard
8	Stage Stop Hotel	6603 Beach Boulevard, across from Civic Center
9	Knott’s Berry Farm	8039 Beach Boulevard
10	Old Maizeland School	Knott’s Berry Farm Ghosttown
11	George Trapp House	8352 Crescent Avenue
12	First Congregational Church	6633 Beach Boulevard
13	Buena Park Women’s Club	6701 Beach Boulevard
14	Lily Creamery Site	6586 Beach Boulevard
15	Bacon Avocado	Radisson Suites Hotel (Courtyard), 7762 Beach Boulevard
16	California Pepper Trees	North side of Orangethorpe Avenue between St. Pius Catholic Church property and Stater Bros. property
1. Site Key number corresponds to number on <u>Exhibit 5.10-1, <i>Historic Resource Locations</i></u> . 2. Site No. 1 is the Emery Borrow Fossil Pit, a Paleontological Resource located at the Ralph B. Clark Regional Park, 8800 Rosecrans Avenue.		
Source: David Evans and Associates, Inc., <i>Final EIR for the General Plan for the City of Buena Park, Section 3.14, Cultural Resources</i> , June 28, 1995.		

Los Coyotes Monument. The Los Coyotes Monument is located by the flag pole in front of the Los Coyotes Country Club, located at 8888 Los Coyotes Drive. The Monument marks the exact location of Commodore Stockton’s encampment, prior to the Battle of the San Gabriel River in 1847.

Dr. D.W. Hasson Home. Dr. W. D. Hasson was the area’s first medical doctor, a member of the first Board of Trustees of the new Buena Park School District, and one of the area’s first magistrates. The home of Dr. Hasson is located at 7611 10th Street, south of the Southern Pacific Railroad tracks.

Whitaker-Jaynes House. The story of the Whitaker-Jaynes House coincides with the history and development of Buena Park. The House was built for Andrew W. Whitaker when he arrived from Indiana in 1887. Andrew W. Whitaker was the brother of Buena Park’s founder James A. Whitaker. After Andrew died in 1903, his wife sold the home to the I.D. Jaynes Family. Isaac D.

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Jaynes, an active member in the early community's life, was a successful rancher and fruit grower credited with being the first to plant citrus in the area. After owning the house for decades, Jaynes undertook a major remodeling circa 1925.

The Jaynes family lived in the house until 1965 when the City of Buena Park bought it and restored it. The surrounding land was made into a park. The house was moved in 1994 to 6631 Beach Boulevard, where it became the cornerstone of Buena Park's newly established Historical District. The two-story frame Whitaker-Jaynes House is a visitors' attraction, filled with old furnishings and historic objects of interest.

Bacon House. The Bacon House was built about 1884 by an unknown squatter in a remote area of Abel Stearn's Rancho Los Coyotes. The land was held in trust for a minor, Fredrick B. Ramige of Calhoun, Iowa. At maturity in 1894, Ramige sold ten acres of land and the house to Jacob Hamm. About 1900, Hamm traded his equity in the land and house for another house in Buena Park with Robert D. Bacon. Bacon used these ten acres as the nucleus for what was to become a successful and progressive farm. By 1913, a more substantial home had been built on the same property, and the original house was used as a storehouse. Bacon served as a trustee of the Centralia School District and worked to form a storm district for the control of the Santa Ana River.

In 1976, the Bacon Family gave the house to the City of Buena Park. The City moved the house in 1994 to 6631 Beach Boulevard where it was restored to commemorate the United States Bicentennial. The Bacon House is a rare surviving example of the single wall method of construction. The house is furnished with many original Bacon Family heirlooms.

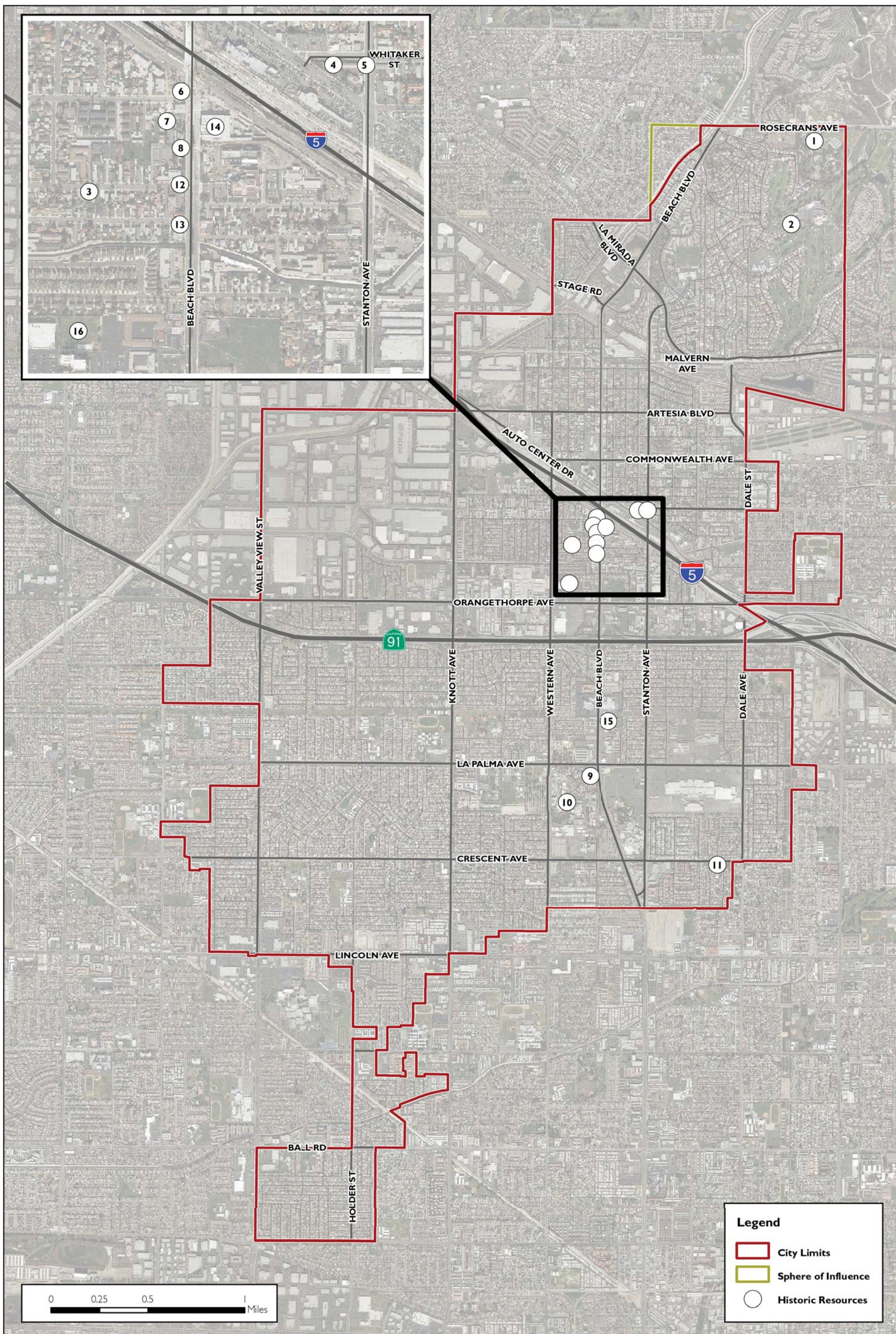
Warren Building. The Warren Building, located at 6555 Beach Boulevard, south of the Southern Pacific Railroad, was named after pioneer George Warren. The building was constructed in 1900.

William E. Tice House. The William E. Tice Jr. House is located at 6591 Beach Boulevard, just north of the Stage Hotel. The residence was built by A.C. Mann in 1905.

Stage Stop Hotel. The Stage Stop Hotel, located at 6603 Beach Boulevard across from the Civic Center, was built in the 1870s. The hotel served stagecoach passengers stopping between Los Angeles and San Diego.

Knott's Berry Farm. In 1920, Walter and Cordelia Knott arrived in Buena Park to farm 20 acres of rented land. The Knott's first winter on the Farm was unseasonably cold and much of their first crop was ruined by frost. But relying on his ability to make the most of what he had, Walter initiated his practice of selling directly to grocers, thus eliminating costly middlemen, and was able to realize a small profit. In 1927, Knott bought ten acres of land. Walter bought an additional ten acres and spent the last of the family's savings to build an adobe structure that became the Farm's first permanent building. Ready for occupancy in 1928, the building was 80 feet long and housed a tea-room, berry market, and nursery where berry plants were sold.

In the 1930s, Walter became associated with the "boysenberry," which would become the family trademark. Rudolph Boysen had experimented with a new strain of berry (a cross between a loganberry, red raspberry, and blackberry), but the plants kept dying. Walter nurtured the plants back to health and named the new berry after its originator. Today, all boysenberries in the world can trace their roots to Knott's Berry Farm.



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Cordelia began selling jams and jellies made from Walter's berries. These were soon followed by home-baked pies, hot biscuits, and sandwiches. In June 1934, Cordelia served eight fried chicken dinners on her wedding china. The success of the chicken dinners was immediate and by 1940, the restaurant was serving as many as 4,000 dinners on Sunday evenings. Today, the Chicken Dinner Restaurant is the largest full-service restaurant that serves chicken as its main course. To give waiting customers something to do and to pay homage to the pioneering spirit of his grandparents and his love of the Old West, Walter developed a Ghost Town, eventually the first of the Knott's Berry Farm amusement park's six themed areas. Knott's Berry Farm is the nation's oldest theme amusement park and an Orange County historical landmark. Major attractions at Knott's Berry Farm include replicas of a Wild West ghost town and an authentic replica of Independence Hall.

Rivera School (Old Maizeland School). The Rivera School, which was the first school within the former Pico Rivera School District, was constructed in 1868 on Shugg Lane (presently Slauson Avenue) in Pico Rivera. The School was a typical one-room schoolhouse where pioneer children were taught reading, writing, and arithmetic. The Old Maizeland School is a registered California Historical Landmark (#729). This landmark was relocated to Knott's Berry Farm's Ghost Town for preservation purposes.

George Trapp House. The George Trapp House is located at 8352 Crescent Avenue. The house was built by pioneer/farmer George Trapp and was modified in the early 1980s. However, the original rock porch is still present.

First Congregational Church. James Whitaker allowed a group of worshippers to use a room above his Whitaker General Store for holding church services and then donated 100 square feet (and \$3,000) at Tenth Street and Grand for a new church. With additional donations (more than \$700) by the Congregational Board of New York City, the First Congregational Church of Buena Park was built on the northwest corner of 10th Street and Grand Avenue, and officially established on September 5, 1888. The original church was constructed of wood. By 1910, the church's tower was completed and the parsonage was built on the corner of the lot. In 1929, the present church was built at 6633 Beach Boulevard and the parsonage was moved to 7692 10th Street.

Buena Park Women's Club. On March 9, 1889, a group of nine women met at the home of John Wright to perform sewing. This was a relief effort for a family that had lost their possessions in a catastrophic fire. On March 23, 1889, the bylaws of the Buena Park Woman's Club were adopted. It is the second oldest Woman's Club in the State of California. In 1910, the Club had the first six street lights installed in Buena Park and in 1919, they established the Buena Park Library. With the help of husbands, sons, and friends, the Club established the Buena Park Volunteer Fire Department. Additionally, they were instrumental in forming the Park District, which created Bellis Park.

The Club was merged with the General Federation of Woman's Clubs and the California Federation of Woman's Clubs in 1919, and incorporated in 1924. The Club's Spanish Revival Clubhouse was built in 1920 and is located at 6701 Beach Boulevard. The clubhouse was recognized as Orange County Historical Site No. 43 in September of 1994.

Lily Creamery Site. In 1889, James Pitblado, a Scotsman, established the Pacific Condensed Milk, Coffee, and Canning Company, a condensed-milk factory on the 6500 block of Beach Boulevard. Using the trademark "Lily Brand," the Lily Creamery Site became the first evaporated milk cannery in California and the first industry in Buena Park (except for a few wineries). The

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Company strengthened the community's reputation as a dairy community. Lily Sterilized Cream won many gold medals in international competitions and was shipped as far as China. In 1892, Charles F. Bixby purchased the property and formed the Pacific Creamery Company. The Bixby family owned the factory from 1896 until it closed in 1907. The site was later used as a tomato cannery.

The Bacon Avocado Tree. The Bacon Avocado was developed in Buena Park by farmer James Bacon in 1954. A remaining specimen is found in the courtyard of the Radisson Suites Hotel, located at 7762 Beach Boulevard, south of the SR-91 Freeway.

California Pepper Trees. Two California Pepper trees, approximately 100 years old, are located on the north side of Orangethorpe Avenue between the St. Pius Catholic Church property and the Albertson's Market property.

ARCHAEOLOGICAL RESOURCES

Archaeological resources are defined as the material remains of any area's pre-historic (aboriginal/Native American) or historic (European and Euro-American) human activity.

A record search at the Archaeological Information Center at the University of California Los Angeles indicates the possibility of a prehistoric resource site extending into the City's northwest boundary (also incorporated into the Ralph B. Clark Regional Park), near the Bellehurst neighborhood. The site was identified in 1975 as being within the boundaries of Buena Park and Fullerton. The site contained a lithic scatter, including a mano, pestle fragment with asphaltum, obsidian and chert flakes, polished stone fragments, and charred bone fragment. This site was later resurveyed in 1976 and based on a 1995 re-evaluation, the site boundaries were found to lie in Fullerton. The Archaeological Information Center has not confirmed whether the archaeological site is within the boundaries of Buena Park.

Additionally, the Native American Heritage Commission (NAHC) conducted a record search of its Sacred Lands File (SLF) for the affected project area (APE) (i.e., the City of Buena Park). The NAHC SLF search did not indicate the presence of Native American cultural resources within a 0.5 mile radius of the proposed APE, with the exception of Native American cultural resources identified within the La Habra USGS Quadrangle.² These resources are located in the City of La Habra, thus, are outside of the Buena Park City limits.³

PALEONTOLOGICAL RESOURCES

Paleontological resources are plant and animal fossils dated from 3.5 million to 7,000 years ago. Typical paleontological resources include hardened remains from plants, vertebrates, or invertebrates. Paleontological resources are afforded protection by Federal, State, and county environmental laws and guidelines.

The Emery Borrow Pit Fossil site, located in Buena Park at the Ralph B. Clark Regional Park, was a marsh inhabited by many forms of life that are now extinct, including the ancient mammoth, ground sloth, and ring tailed cat. Paleontologists have discovered here the only known fragments

² Written Correspondence: Dave Singleton, Program Analyst, Native American Heritage Commission, January 19, 2010.

³ Telephone Conversation: Dave Singleton, Program Analyst, Native American Heritage Commission, February 23, 2010.

of an unusual prehistoric camel in North America and the largest collection of fossilized pond turtles in southern California. These important scientific and prehistoric resources are preserved in fossil beds at the Ralph B. Clark Regional Park and provide a variety of recreational and educational opportunities for all ages. The discovery of additional paleontological resources within this area is possible.

5.10.2 REGULATORY FRAMEWORK

Federal, State, and local governments have developed laws and regulations designed to protect significant cultural resources that may be affected by actions that they undertake or regulate. The National Environmental Policy Act (NEPA), National Historic Preservation Act (NHPA), and the California Environmental Quality Act (CEQA) are the basic Federal and State laws governing preservation of historic and archaeological resources of national, regional, State, and local significance.

FEDERAL REGULATIONS

National Historic Preservation Act of 1966

Enacted in 1966 and amended in 2000, the National Historic Preservation Act (NHPA) declared a national policy of historic preservation and instituted a multifaceted program, administered by the Secretary of the Interior, to encourage the achievement of preservation goals at the Federal, State, and local levels. The NHPA authorized the expansion and maintenance of the National Register of Historic Places (NRHP), established the position of State Historic Preservation Officer (SHPO) and provided for the designation of State Review Boards, set up a mechanism to certify local governments to carry out the purposes of the NHPA, assisted Native American tribes to preserve their cultural heritage, and created the Advisory Council on Historic Preservation (ACHP).

Section 106

Section 106 of the NHPA states that Federal agencies with direct or indirect jurisdiction over Federally funded, assisted or licensed undertakings must take into account the effect of the undertaking on any historic property that is included in or eligible for inclusion in the NRHP, and that the ACHP must be afforded an opportunity to comment, through a process outlined in the ACHP regulations, in Title 36 of the Code of Federal Regulations (CFR) Part 800, on such undertakings. The Section 106 process involves identification of significant historic resources within an “area of potential effect;” determination if the undertaking will cause an adverse effect on historic resources; and resolution of those adverse effects through execution of a Memorandum of Agreement. In addition to the ACHP, interested members of the public, including individuals, organizations and agencies (such as the California Office of Historic Preservation), are provided with opportunities to participate in the process.

National Register of Historic Places

The National Register of Historic Places (NRHP) was established by the NHPA of 1966 as “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.” The NRHP recognizes properties

that are significant at the national, State, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property is eligible for the NRHP if it is significant under one or more of the following criteria:

- Criterion A. It is associated with events that have made a significant contribution to the broad patterns of our history;
- Criterion B. It is associated with the lives of persons who are significant in our past;
- Criterion C. 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 represents a significant and distinguishable entity whose components may lack individual distinction; and/or
- Criterion D. It has yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces or graves of historic figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings and properties that are primarily commemorative in nature, are not considered eligible for the NRHP, unless they satisfy certain conditions. In general, a resource must be 50 years of age to be considered for the NRHP, unless it satisfies a standard of exceptional importance.

Secretary of the Interior's Standards for the Treatment of Historic Properties

Evolving from the Secretary of the Interior's Standards for Historic Preservation Projects with Guidelines for Applying the Standards that were developed in 1976, the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings were published in 1995 and codified as 36 CFR 67. Neither technical nor prescriptive, these standards are "intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources." "Preservation" acknowledges a resource as a document of its history over time, and emphasizes stabilization, maintenance, and repair of existing historic fabric. "Rehabilitation" not only incorporates the retention of features that convey historic character but also accommodates alterations and additions to facilitate continuing or new uses. "Restoration" involves the retention and replacement of features from a specific period of significance. "Reconstruction," the least used treatment, provides a basis for recreating a missing resource. These standards have been adopted, or are used informally, by many agencies at all levels of government to review projects that affect historic resources.

STATE REGULATIONS

California Environmental Quality Act

Pursuant to CEQA, a historical resource is a resource listed in, or eligible for listing in, the California Register of Historical Resources (CRHR). In addition, resources included in a local register of historical resources or identified as significant in a local survey conducted in accordance with State guidelines are also considered historical resources under CEQA, unless a preponderance of the facts demonstrates otherwise. According to CEQA, the fact that a resource is not listed in or determined eligible for listing in the CRHR or is not included in a local register or survey shall not preclude a Lead Agency, as defined by CEQA, from determining that the resource may be an historical resource as defined in California Public Resources Code (PRC) Section 5024.1. Pursuant to CEQA, a project with an effect that may cause a substantial adverse change in the significance of an historical resource may have a significant effect on the environment.

California Register of Historical Resources

Created in 1992 and implemented in 1998, the CRHR is “an authoritative guide in California to be used by State and local agencies, private groups, and citizens to identify the State’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.” Certain properties, including those listed in or formally determined eligible for listing in the NRHP and California Historical Landmarks numbered 770 and higher, are automatically included in the CRHR. Other properties recognized under the California Points of Historical Interest program, identified as significant in historical resources surveys or designated by local landmarks programs, may be nominated for inclusion in the CRHR. A resource, either an individual property or a contributor to a historic district, may be listed in the CRHR if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on NRHP criteria:

- Criterion 1. It is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- Criterion 2. It is associated with the lives of persons important in our past.
- Criterion 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.
- Criterion 4. It has yielded, or may be likely to yield, information important in history or prehistory.

California Historical Landmarks

California Historical Landmarks (CHLs) are buildings, structures, sites, or places that have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other value and that have been determined to have statewide historical significance by meeting at least one of the criteria listed below. The resource also must be approved for designation by the County Board of Supervisors (or the City or Town Council in

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whose jurisdiction it is located), be recommended by the State Historical Resources Commission, and be officially designated by the Director of California State Parks. The specific standards now in use were first applied in the designation of CHL #770; CHLs #770 and above are automatically listed in the CRHR.

To be eligible for designation as a “landmark,” a resource must meet at least one of the following criteria:

- The first, last, only, or most significant of its type in the State or within a large geographic region (northern, central, or southern California);
- Associated with an individual or group having a profound influence on the history of California; or
- A prototype of, or an outstanding example of, a period, style, architectural movement, or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer, or master builder.

Resources nominated to the CRHR must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. It is possible that a resource whose integrity does not satisfy NRHP criteria may still be eligible for listing in the CRHP. Similarly, resources that have achieved significance within the past 50 years may be eligible for inclusion in the CRHR if enough time has lapsed to obtain a scholarly perspective on the events or individuals associated with the resource.

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 or technical, religious, experimental or other value. Points of Historical Interest designated after December 1997 and recommended by the State Historical Resources Commission are also listed in the CRHR. No historical resource may be designated as both a landmark and a “point.” If a point is subsequently granted status as a landmark, the point designation will be retired.

To be eligible for designation as a Point of Historical Interest, a resource must meet at least one of the following criteria:

- The first, last, only or most significant of its type within the local geographic region (city or county);
- Associated with an individual or group having a profound influence on the history of the local area; or
- A prototype of, or an outstanding example of, a period, style, architectural movement, or construction or is one of the more notable works or the best surviving work in the local region of a pioneer architect, designer, or master builder.

State Historical Building Code

Created in 1975, the State Historical Building Code (SHBC) provides regulations and standards for the preservation, restoration, rehabilitation, or relocation of historic buildings, structures, and properties that have been determined by an appropriate local or State governmental jurisdiction to be significant in the history, architecture, or culture of an area. Rather than being prescriptive, the SHBC constitutes a set of performance criteria. The SHBC is designed to help facilitate restoration or change of occupancy in such a way as to preserve original or restored elements and features of a resource; to encourage energy conservation and a cost-effective approach to preservation; and to provide for reasonable safety from earthquake, fire, or other hazards for occupants and users of such “buildings, structures and properties.” The SHBC also serves as a guide for providing reasonable availability, access, and usability by the physically disabled.

LOCAL REGULATIONS

City of Buena Park General Plan Land Use Element

The Land Use Element establishes a “Historic Overlay” land use designation that involves a small portion of the City located west of Beach Boulevard, between Ninth and Eleventh Streets. The Overlay designation provides a foundation for creation of a focal point for conserving key landmarks, structures, and artifacts important to the City’s history. More specifically, the land use policy promotes the maintenance of some of the existing structures in the area that represent the City’s early development. Additionally, the plan supports efforts to relocate important historic structures and resources to this area.

5.10.3 SIGNIFICANCE THRESHOLD CRITERIA

Appendix G of the *CEQA Guidelines* contains the Initial Study Environmental Checklist, which was included with the Notice of Preparation to show the areas being analyzed within the EIR; refer to [Appendix A](#) of this EIR. The Initial Study includes questions relating to cultural resources. The issues presented in the Initial Study Checklist have been utilized as thresholds of significance in this Section. Accordingly, a project would typically have a significant impact on cultural resources if the project would result in any of the following:

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

Under CEQA, a project with an effect that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. Substantial adverse change in the significance of a historical resource is defined as

physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. The significance of a historical resource would be materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register, a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code. In general, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties and associated guidelines shall be considered as mitigated to below the level of significance.

Based on these standards, the effects of the proposed General Plan Update have been characterized as either a "less than significant impact" or a "potentially significant impact." Mitigation measures are recommended for potentially significant impacts. If a potentially significant impact cannot be reduced to a less than significant impact level through the application of mitigation, it is categorized as a significant unavoidable impact.

5.10.4 IMPACTS AND MITIGATION MEASURES

HISTORICAL RESOURCES

■ FUTURE DEVELOPMENT IN THE CITY COULD ADVERSELY IMPACT THE SIGNIFICANCE OF A HISTORICAL RESOURCE.

Impact Analysis: Pursuant to CEQA, a historical resource is a resource listed in, or eligible for listing in, the California Register of Historical Resources (CRHR). In addition, resources included in a local register of historical resources or identified as significant in a local survey are considered historical resources under CEQA. Settlement in the Buena Park area occurred relatively recently. Nevertheless, there are a substantial number of structures and sites in the City that are deemed historical resources. As detailed above, there are 15 historical resources identified as significant within the City; refer to [Table 5.10-1](#) and [Exhibit 5.10-1](#). Of these resources, the Old Maizeland School is registered with the California Office of Historic Preservation as California Historical Landmark No. 729. There are no sites within the City registered within the NRHP.

Most of the City's historic resources are located within the Historic Overlay area. Therefore, no impacts to these resources would result from implementation of the proposed General Plan Update. However, historic resources located outside of the Overlay area may be vulnerable to future development activities, which may cause a substantial adverse change in the significance of a historical resource. Future construction activities, new development, and infrastructure improvements anticipated by the General Plan have the potential to disturb or destroy historic resources. Pursuant to CEQA, a project with an effect that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment. However, all future development within the City would be subject to compliance with the established Federal and State regulatory framework, which is intended to mitigate potential impacts to historical resources. Further, all future development would be subject to compliance with the General Plan Update Policies and Implementation Measures outlined below, which would ensure that future development in the City would not adversely change the significance of a historical resource, thereby reducing potential impacts to less than significant.

Proposed General Plan Update Policies and Implementation Measures:Policies

- LU-19.35: Ensure future development and redevelopment in the Civic Center area acknowledges preservation and enhancement of historic structures.
- LU-20.22: Encourage the preservation and enhancement of historic residential structures in the area generally bounded by 11th Street, Western Avenue, 9th Street, and Beach Boulevard through clearly identifying neighborhood boundaries, encouraging private improvements and maintaining and enhancing the existing public right-of-way.
- LU-22.5: Continue to preserve historically-significant buildings and neighborhoods.
- CS-1.1: Encourage the preservation of buildings that have historic significance and architectural merit.
- CS-1.2: Allow structures that are identified as non-conforming land uses to remain when the structure has been deemed historically and/or architecturally significant on a national, State, county, and/or local level.
- CS-1.3: Continue to support the preservation efforts and development of the Historic Overlay District.
- CS-1.4: Review proposals for the development of properties abutting historic resources to ensure that land use or new construction does not detract from the architectural characteristics and environmental setting of the historic resource.
- CS-1.5: Encourage the restoration of historic properties through financial incentives and public and private loan and grant funding programs.
- CS-1.6: Encourage citizen awareness of the City's historic and cultural resources in order to foster community appreciation and civic pride in Buena Park.
- CS-1.7: Encourage private and public preservation activities for the education and enjoyment of present and future generations.
- CS-2.1: Preserve the historic and architectural integrity and retain the historic significance of the original structure when undergoing adaptive reuse or maintenance of historic structures and/or structures of architectural merit.
- CS-2.2: Conduct all modifications to designated historic properties in a manner that is consistent with the State Historic Building Code, Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and/or local guidelines and programs.

Cultural Resources

- CS-2.3: Administer the State Historic Building Code to facilitate the restoration and rehabilitation of designated historic structures in a manner that is appropriate to such structures.

Implementation Measures

- LU-6 Strengthen the architectural and aesthetic character of residential, commercial, and industrial development throughout the City by preparing design guidelines and/or Form-Based Codes for the Focus Areas, as well as any other areas identified by the City. The design guidelines and/or Form-Based Codes should address, but not be limited to the following:
- Specifications that address and provide for elements within the public realm, including human scale amenities in gathering spaces, such as comfortable seating, shade, water features, landscaping, public art, lighting, trash receptacles, and visually interesting architectural features.
 - Universal design features in residential construction to accommodate occupants of all abilities and as their abilities change over time.
 - Compatibility with existing neighborhoods and surrounding development.
 - Preservation and enhancement of historic structures.
 - Signage and visibility.
 - Regulations controlling the configuration, features, and functions of buildings that define and shape the public realm.
- CS-12 Update an inventory of historic building and resources.
- CS-13 Establish the Old Buena Park Historic District through an overlay designation or specific plan. The Historic District should include guidelines for preserving and enhancing both public and private property.
- CS-14 Establish preservation incentive programs that encourage property owners to preserve, restore, and maintain historic properties.
- CS-15 Review and revise zoning and land development guidelines in order to protect historic resources from incompatible development.
- CS-16 Develop an archival program for documents, maps, and photographs of historic resources in the City.
- CS-17 Identify and leverage strategic partnerships with local and State historic preservation groups to strengthen historic preservation efforts in the City.
- CS-18 Integrate historic preservation with economic development objectives to generate additional revenue for the City while providing the investment needed to preserve historic resources.
- CS-19 Develop an outreach program to communicate information on programs, services, requirements, and incentives related to the protection and preservation of historic resources.

CS-20	Develop standards, guidelines, and/or criteria governing the identification, protection, restoration, maintenance, alteration, relocation, or removal of historic resources.
CS-21	Create an inventory of information and resources regarding the proper rehabilitation techniques and make the information available to the public to assist owners and developers of historic buildings.
CS-22	Develop sustainable development and green building guidelines for rehabilitation, retrofitting and adaptive reuse of historic resources. Identify incentives to encourage property owners to adopt these guidelines.

Mitigation Measures: No further mitigation is required beyond compliance with the General Plan Update Policies and Implementation Measures.

Level of Significance: Less Than Significant Impact.

ARCHAEOLOGICAL RESOURCES

■ FUTURE DEVELOPMENT IN THE CITY COULD ADVERSELY IMPACT THE SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE.

Impact Analysis: The City of Buena Park is fully urbanized and the likelihood of finding archaeological resources is low. Moreover, the NAHC SLF search did not indicate the presence of Native American cultural resources within the City. However, because “the absence of specific site information in the Sacred Lands File does not guarantee the absence of cultural resources in any ‘area of potential effect,’” the commission suggested that local Native American representatives be contacted, and provided a list of potential contacts in the region. Upon receiving the consultation list, correspondence with all individuals on the referral list and the organizations they represent was initiated by the City. No responses were received by the publication date of this document from the local Native American representatives contacted.

Prior to European contact, the streams that traversed the City and the riparian vegetation served as a source of both food and water for the Native Americans living in the area. Therefore, the possibility exists that as yet unidentified archaeological sites exist within the City. Potential future development anticipated by the General Plan Update could indirectly result in impacts to undiscovered archaeological resources through remediation, demolition, or construction activities. All future improvements and development within the City would be subject to compliance with General Plan Policies and Implementation Measures outlined below, which would ensure archaeological resources are not significantly impacted.

Proposed General Plan Update Policies and Implementation Measures:

Policies

CS-3.1: Preserve and protect significant archaeological and paleontological resources.

Cultural Resources

Implementation Measures

- CS-23 Consider all known archeological and paleontological resources within Buena Park, and identify areas of cultural and resource sensitivity for future study to be conducted in conjunction with development project environmental review.
- CS-24 Archaeological resources found prior to or during construction shall be evaluated by a qualified archaeologist, and appropriate mitigation measures applied, pursuant to Public Resources Code Section 21083.2 or 21084.1, as applicable, before the resumption of development activities. Any measures applied shall include the preparation of a report meeting accepted industry standards, which shall be submitted to the appropriate California Historical Resources Information System (CHRIS) Information Center (IC).
- CS-25 Any project that involves earth-disturbing activities within previously undisturbed soils in an area determined to be archaeologically or culturally sensitive, shall require evaluation of the site by a qualified archaeologist. The project applicant shall implement the recommendations of the archaeologist, and appropriate mitigation measures applied.
- CS-26 During excavation and grading activities of any future development project, if archaeological resources are discovered the project contractor shall stop all work and shall retain a qualified archaeologist to evaluate the significance of the finding and appropriate course of action. Salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed and the treatment of discovered Native American remains shall comply with State codes and regulations of the Native American Heritage Commission.
- CS-29 In the event of the discovery of a burial, human bone, or suspected human bone, all excavation or grading in the vicinity of the find shall halt immediately and the area of the find shall be protected and the project applicant immediately shall notify the Orange County Coroner of the find and comply with the provisions of the California Health and Safety Code Section 7050.5, including P.R.C. Section 5097.98, if applicable. In the event that human remains are determined to be Native American human remains the applicant shall consult with the Most Likely Descendent to determine the appropriate treatment for the Native American human remains.

Mitigation Measures: No further mitigation is required beyond compliance with General Plan Update Policies and Implementation Measures.

Level of Significance: Less Than Significant Impact.

PALEONTOLOGICAL RESOURCES

- FUTURE DEVELOPMENT IN THE CITY COULD DIRECTLY OR INDIRECTLY IMPACT A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE.

Impact Analysis: The City's Existing Conservation Element (together with the Land Use and Open Space/Recreation Elements) underscore the City's commitment in maintaining the Emery

Borrow Fossil Pit located within the Ralph B. Clark Regional Park. The City will continue to cooperate with the County to ensure that the Emery Borrow Fossil Pit is maintained as a viable paleontological site, while contributing to open space. Moreover, the area, which includes all of Ralph B. Clark Regional Park is designated as Open Space within the proposed Land Use and Community Design Element. This designation is consistent with the County's intention of maintaining this park and the resources it contains.

Although no other paleontological sites have been documented within the City, the possibility exists that as yet unidentified paleontological sites exist. Potential future development anticipated by the General Plan Update could indirectly result in impacts to undiscovered paleontological resources through remediation, demolition, or construction activities. All future improvements and development within the City would be subject to compliance with General Plan Policies and Implementation Measures outlined above, which would ensure paleontological resources or unique geologic feature are not significantly impacted.

Proposed General Plan Policies and Implementation Measures: Refer to General Plan Update Policies and Implementation Measures outlined above, and the following:

Implementation Measures

- CS-27 Paleontological resources found prior to or during construction shall be evaluated by a qualified paleontologist, and appropriate mitigation measures applied, pursuant to Section 21083.2 of CEQA, before the resumption of development activities. Any measures applied shall include the preparation of a report meeting accepted industry standards.
- CS-28 Any project that involves earth-disturbing activities in soil or rock units known or reasonably suspected to be fossil-bearing shall require monitoring by a qualified paleontologist retained by the project applicant for the duration of excavation or trenching.

Mitigation Measures: No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Implementation Measures.

Level of Significance: Less Than Significant Impact.

HUMAN REMAINS

■ FUTURE DEVELOPMENT IN THE CITY COULD DISTURB HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES.

No conditions exist that suggest human remains are likely to be found in the City. Due to the level of past disturbance in the City, it is not anticipated that human remains, including those interred outside of formal cemeteries, would be encountered during earth removal or disturbance activities. Moreover, the NAHC SLF search did not indicate the presence of Native American cultural resources within the City. Notwithstanding, ground-disturbing activities in the City, such as grading or excavation, have the potential to disturb as yet unidentified human remains. If human remains were found, those remains would require proper treatment, in accordance with applicable laws. State of California Public Resources Health and Safety Code Section 7050.5-7055 describe the general provisions for human remains. Specifically, Health and Safety

Code Section 7050.5 describes the requirements if any human remains are accidentally discovered during excavation of a site. As required by State law, the requirements and procedures set forth in Section 5097.98 of the California Public Resources Code would be implemented, including notification of the County Coroner, notification of the Native American Heritage Commission, and consultation with the individual identified by the Native American Heritage Commission to be the “most likely descendant.” If human remains are found during excavation, excavation must stop in the vicinity of the find and any area that is reasonably suspected to overly adjacent remains until the County coroner has been called out, and the remains have been investigated and appropriate recommendations have been made for the treatment and disposition of the remains. Following compliance with State regulations, which detail the appropriate actions necessary in the event human remains are encountered, and the General Plan Policies and Implementation Measures outlined above, impacts in this regard would be less than significant.

Proposed General Plan Update Policies and Implementation Measures: Refer to Policies and Implementation Measures outlined above.

Mitigation Measures: No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Implementation Measures.

Level of Significance: Less Than Significant Impact.

5.10.5 CUMULATIVE IMPACTS

- FUTURE DEVELOPMENT RESULTING FROM IMPLEMENTATION OF THE PROPOSED GENERAL PLAN UPDATE COULD RESULT IN CUMULATIVE IMPACTS RELATED TO CULTURAL RESOURCES OR HUMAN REMAINS.

Impact Analysis: For this topic, the cumulative impacts are analyzed in terms of impacts within the City of Buena Park.

Future development projects in the City of Buena Park, County of Orange, and the region may encounter cultural resources. The City of Buena Park is 98 percent built-out. According to the Land Use and Community Design Element of the proposed General Plan Update, there are only a few vacant parcels remaining within the City available for infill development. Implementation of the proposed General Plan Update has the potential to disturb or destroy historical, archaeological, and/or paleontological resources. Historical resources have been identified within the City. Although no archaeological resources have been identified and the City is essentially built-out, the presence of significant subsurface archaeological and/or paleontological resources is always a possibility in areas where only surface inspections have taken place.

It is possible that cumulative development could result in the adverse modification or destruction of historical, archaeological, and/or paleontological resources. Potential cultural resource impacts associated with the development of individual projects under the proposed General Plan Update would be specific to each site. All new developments would be required to comply with existing Federal, State, and local regulations concerning the protection of historical, archaeological, and paleontological resources on a project-by-project basis. Additionally, implementation of the General Plan Update Policies and Implementation Measures would

reduce potential impacts to less than significant levels. Thus, implementation of the proposed General Plan Update would not result in cumulatively considerable cultural resource impacts.

Proposed General Plan Update Policies and Implementation Measures: Refer to the Policies and Implementation Measures identified above.

Mitigation Measures: No further mitigation is required beyond compliance with the proposed General Plan Update Policies and Implementation Measures.

Level of Significance: Less Than Significant Impact.

5.10.6 SIGNIFICANT UNAVOIDABLE IMPACTS

All impacts related to cultural resources associated with implementation of the proposed General Plan Update for the City of Buena Park would be less than significant by adherence to and/or compliance with the existing regulatory framework, and proposed General Plan Update Policies and Implementation Measures. No significant unavoidable cultural resource impacts would occur as a result of buildout of the proposed General Plan Update.

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