HISTORIC RESOURCES ASSESSMENT

PALM/GOLDENWEST SPECIFIC PLAN REDEVELOPMENT PROJECT

20101 GOLDENWEST STREET

HUNTINGTON BEACH, ORANGE COUNTY, CALIFORNIA

LSA

October 2025

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HUNTINGTON BEACH, ORANGE COUNTY, CALIFORNIA

Submitted to:

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Project No. HBC2201.05

October 2025

EXECUTIVE SUMMARY

LSA conducted a historic resources assessment for the Palm/Goldenwest Specific Plan Redevelopment Project (project) located at 20101 Goldenwest Street (Assessor's Parcel Number [APN] 023-181-54) in Huntington Beach, Orange County, California. The assessment included archival research, a field survey, and this report. The subject property is approximately 92 acres in size and developed with approximately 50 buildings and structures used for oil and gas production, as well as a considerable amount of industrial infrastructure. The project involves amendments to the City of Huntington Beach General Plan, Palm/Goldenwest Specific Plan (PGSP), and Local Coastal Program to facilitate removal of the oil and gas production infrastructure and redevelopment of the property with commercial, residential, and open space/park land uses. The City of Huntington Beach (City), as Lead Agency for the project, required this study as part of the environmental review process to comply with the California Environmental Quality Act (CEQA).

The purpose of the study is to provide the City with the necessary information and analysis to determine, as mandated by CEQA, whether the proposed project would cause substantial adverse changes to any historical resources that may exist in or around the project area. To identify and evaluate such resources, LSA conducted historical background research and carried out an intensive-level field survey.

Through the various avenues of research and the intensive-level field survey, a total of 13 historic-period (pre-1980) resources were identified within the project site. Of these, four are office buildings constructed between 1955 and 1978 and nine consist of industrial infrastructure such as tanks, pipes, and pumps. As discussed in detail in the following report, the resources were evaluated in the context of the Huntington Beach Oil Boom, 1920–1950, which was identified in the *City of Huntington Beach Historic Context & Survey Report*. Although the project site has operated as an oil and gas facility for more than 100 years, none of the office buildings date to the 1920–1950 period. Research and field observations failed to definitively date the nine industrial infrastructure resources.

The resources were evaluated for historical significance using the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register) criteria. No local criteria were found. As a result of these efforts, none of the pre-1980 resources appear to meet the National Register or California Register criteria. LSA recommends to the City that none of the pre-1980 resources within the project site qualify as a "historical resource" as defined by CEQA either individually or collectively.

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LIST OF ABBREVIATIONS AND ACRONYMS

APN	Assessor's Parcel Number
California Register	California Register of Historical Resources
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
City	City of Huntington Beach
DPR	Department of Parks and Recreation
HBC	Huntington Beach Company
I	Interstate
National Register	National Register of Historic Places
PCH	Pacific Coast Highway
PGSP	Palm/Goldenwest Specific Plan
PRC	Public Resources Code
project	Palm/Goldenwest Specific Plan Redevelopment Project
SR	State Route
UCR	University of California, Riverside
USGS	United States Geological Survey

1.0 INTRODUCTION

At the request of the City of Huntington Beach (City), LSA performed a historic resources assessment on approximately 92 acres of land in Huntington Beach, Orange County, California (Figures 1-1 and 1-2). The subject property of the study, Assessor's Parcel Number (APN) 023-181-54, is located at 20101 Goldenwest Street in Township 6 South, Range 11 West, Sections 3, 4, and 10, San Bernardino Baseline and Meridian, as depicted on the United States Geological Survey (USGS) *Seal Beach*, *California* 7.5-minute topographic quadrangle map. The study is part of the environmental review process for a proposed specific plan amendment and mixed-use redevelopment project. The City, as Lead Agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA; Public Resources Code [PRC] § 21000, et seq.).

LSA performed the present study to provide the City with the necessary information and analysis to determine, as mandated by CEQA, whether the proposed project would cause substantial adverse changes to any historical resources that may exist in or around the project area. To identify and evaluate such resources, LSA conducted historical background research and carried out an intensive-level field survey.

1.1 PROJECT DESCRIPTION

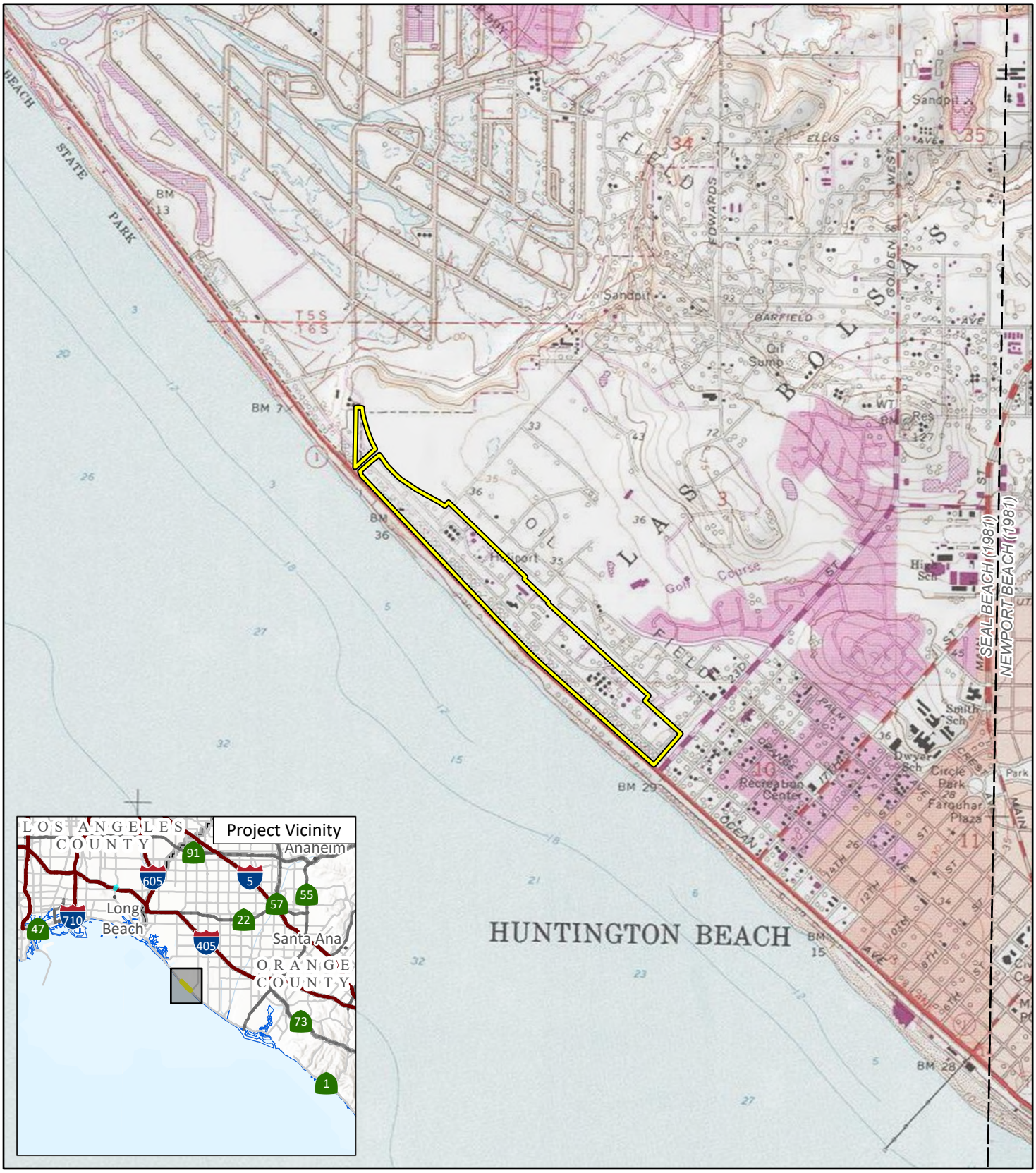
The proposed Palm/Goldenwest Specific Plan Redevelopment Project involves amendments to the City's General Plan, Palm/Goldenwest Specific Plan (PGSP), and Local Coastal Program to enable redevelopment of an approximately 92-acre portion of land within the PGSP that is currently used for oil and gas production. The proposed project would facilitate the removal of existing oil and gas production infrastructure from the project area and the development of commercial, residential, and open space/park land uses, including up to 350 hotel rooms on approximately 16 acres and up to 800 residential units on approximately 53 acres. The approximately 23 acres of open space/park uses includes preservation of the existing 3.1-acre open space area north of Seapoint Street.

Project-specific design details for future residential and commercial development facilitated by approval of the proposed project are unknown at this time. Each future discretionary project facilitated by the proposed project would be subject to a project-specific CEQA review at the time it is proposed for consideration by the City.

1.2 PERSONNEL QUALIFICATIONS

This study was undertaken by LSA Associate/Cultural Resources Manager Casey Tibbet and LSA Architectural Historian Eugene Heck, with assistance from LSA Associate/Cultural Resources Manager Michael Hibma.

Ms. Tibbet has a Master of Arts in History/Historic Preservation from the University of California, Riverside (UCR). She has worked as an architectural historian since 1997, first as part of her duties as a Riverside city planner (1997–2003) and later (2003–2025) as a full-time architectural historian for private consulting firms. She has been employed by LSA since 2005. Ms. Tibbet meets the Secretary of the Interior's Professional Qualifications Standards in the fields of History and Architectural History.



LSA

FIGURE 1-1

Palm Goldenwest Specific Plan Redevelopment Project
Historic Resources Assessment
Project Location and Vicinity

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

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LSA

Project Location

FIGURE 1-2

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SOURCE: Nearmap (4/29/2025)

Palm Goldenwest Specific Plan Redevelopment Project
Historic Resources Assessment
Aerial Base

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Mr. Heck has a Master of Arts in History/Historic Preservation from UCR. He has worked as an architectural historian in California since 1999 and has been with LSA since 2014. Mr. Heck meets the Secretary of the Interior's Professional Qualifications Standards in the fields of History and Architectural History.

Mr. Hibma has a Master of Arts in History from California State University, Sacramento. He has worked as an architectural historian since 2003, first as a research associate with the California Department of Transportation (2003–2005) and later (2007–present) as a full-time architectural historian for LSA. Mr. Hibma meets the Secretary of the Interior's Professional Qualifications Standards in the fields of History and Architectural History.

2.0 METHODS

2.1 ARCHIVAL RESEARCH

LSA completed archival research during the months of August, September, and October 2025. Research methods focused on the review of a variety of primary and secondary source materials relating to the history and development of the project area. Sources included, but were not limited to, building permits, published literature in local and regional history, news articles, historic aerial photographs and maps, historic photographs, the 2014 *City of Huntington Beach Historic Context & Survey Report*, and records available at the California Department of Conservation.

2.2 FIELD SURVEY

On September 26, 2025, LSA architectural historians Casey Tibbet and Eugene Heck and field photographer Dennis Lechner conducted an intensive-level (on foot) architectural survey of the project site. During the survey, Ms. Tibbet carefully examined the pre-1980 resources identified by research. These included buildings, structures, and groups of structures and/or infrastructure. She made notations regarding their materials, current conditions, and, where appropriate, architectural characteristics. Mr. Lechner accompanied Ms. Tibbet and took photographs of the pre-1980 resources, as well as overview shots from various vantage points within the project site. Mr. Heck walked the project site carefully examining various parts of the infrastructure to gain a more complete understanding of the systems and development of the facility. He also took photographs.

3.0 RESULTS

3.1 RESEARCH

Research identified the following contexts associated with the project site: Settlement and Development of Huntington Beach and Oil Boom Years, 1920–1950. These are discussed below.

3.1.1 Settlement and Development of Huntington Beach

The project site was originally part of *Rancho Los Nietos*, a sprawling 167,000-acre rancho granted in 1784 by Spanish Governor Pedro Fages to Manuel Nieto for his military service. After Nieto's death in 1804, and following a series of inheritances (including a repartition under Mexican Governor José Figueroa into additional, smaller ranchos) and finally via formal adoption under the California State Lands Commission in 1874, the project site eventually became part of *Rancho La Bolsa Chica* (Willey 1886:12). *Rancho La Bolsa Chica* covered approximately 8,100 acres of what was then semi-arid grazing lands with treeless bluffs near the ocean overlooking tidal marsh.

In 1845, local Californians ousted the Mexican-appointed Governor Manuel Micheltorena and elected Pío Pico to administer the *Pueblo of Los Angeles*, which by then, was California's largest city of perhaps 1,250 *gente de razón* (a Spanish term for culturally Hispanic people) and 600 laborers and Native Americans. Rebellion against Mexico spread to California from Texas, and United States troops landed on the coast, where both local help and opposition were found. In January 1847, Pico surrendered to Colonel John C. Fremont and Los Angeles became American.

With the discovery of gold in northern California bringing waves of people into Mexican Alta California, Los Angeles grew as a mercantile center and its surrounding ranches prospered by supplying beef to the miners and recent arrivals. The prospectors were hungry for land, but titles were clouded by Spanish and Mexican political upheaval and imprecise mapping of the ranchos. Ownerships were contested in the courts, leaving the project site and surrounding area its pre-American agrarian character through the American Civil War.

Major disruptions caused by the war, coupled with consecutive natural disasters from torrential floods immediately followed by punishing drought, depressed land values and collapsed cattle prices due to a glut of beef, which quickly bankrupted ranchers. "With no income, the pioneering *Californio* families of Orange County and the few Americans who lived here before the Mexican American War were forced to sell their ranches en masse" (Arellano 2014). The rapid decline of the cattle economy created new opportunities for agricultural development and real estate speculation.

The collapse of the ranchos created space for new settlers to move in. The new arrivals drained the marshes, dug ditches and canals, and farmed the reclaimed fields to grow celery, lima beans, potatoes, corn, alfalfa, chili peppers, and sugar beets. The more arid lands away from the marshes were dry farmed for grain, mostly winter wheat. As the 19th century drew to a close, the marshes and wetlands attracted sportsmen seeking to shoot migratory waterfowl. As a result, numerous gun clubs and sportsmen lodges were established along this stretch of Orange County's coast. At their greatest extent, 10 active hunting clubs stretched between Bolsa Chica and Newport Beach. None survive today.

The emergence of a recreation-based segment of the economy was further developed at the turn of the 20th century. "Pacific City" was a short-lived speculative venture to create a West Coast resort like Atlantic City. After building a pier, a pavilion, and a nascent business district, the initial investors ran out of money. A group of Los Angeles-based businessman bought up the stalled project and formed the Huntington Beach Company (HBC), so named to attract the attention of railroad executive Henry E. Huntington and secure his corporate backing by building an extension of his Pacific Electric Railway to Pacific City. This would guarantee a return on their investment and ensure the community's future. Their gamble paid off. Huntington extended the Pacific Electric to the town via Seal Beach on a route paralleling modern-day Pacific Coast Highway (PCH) (USGS 1935).

By the time the first Pacific Electric streetcars arrived in July 1904, HBC was busy developing the town. The streets were surfaced in oil, the community had electricity and water, a city dump was established, and a hotel was built. The emerging community became the location where the Methodist Resort Association built a large tabernacle and tents for revival attendees. The small town was booming. The attraction of a beach town allowed, according to historian Kevin Starr, "long days on the sand, a bracing plunge into the surf, the smell and taste of food and drink in the outdoors, splendid sunsets and party-happy nights" (Starr 1997:10).

On February 17, 1909, residents voted to incorporate as the City of Huntington Beach. Over the next 10 years, agriculture was the city's primary economic engine, while tourism began to provide the beachgoers with a heated saltwater plunge and fishermen with a pier. The attractive oceanfront and climate qualities of Huntington Beach that spurred development of its aboveground built-environment resources were soon overshadowed by the discovery of a sea of mineral resources underneath. The development of oil extraction meant established neighborhoods were bought up and relocated or repurposed to house oil workers who manned the wooden derricks built to pump out the oil. This phenomenon occurred most noticeably northwest of Goldenwest Street as oil derricks replaced homes, leading to uneven development (Photo 1).

By the 1920s, the search for oil in Southern California moved out of Los Angeles and into the suburbs. In October 1919, Standard Oil leased HBC land north of Huntington Beach High School to explore for oil. Initial tests proved promising, oil was struck, and within a year, the boom was on. The small coastal town was now the center of a major rush to acquire land or leases, sink wells, and extract oil. Development occurred at a breakneck pace. On July 13, 1923, not even 3 full years into the boom, the 199 wells spread across Huntington Beach Field yielded 127,163 barrels (Galvin 2014).

However, drilling for oil in Huntington Beach came with a twist, as the town "was already subdivided into town lots, property owners prospered with the pumping of each backyard derrick" (Starr 1990:85). A famous example of unintentional wealth is the New England encyclopedia salesmen who included titles to parcels in Huntington Beach in each set they sold. "Those who had paid taxes on the lots and thus kept their title found them worth hundreds of thousands of dollars in leasing fees when their property turned out to be directly over a major oil field" (Ibid. 87-88). As the landscape quickly became thickly forested with derricks clanging with loud machinery, shouting workers, and constant movement, locals managed to live amidst it all as "[b]athers swam or lazed on the sand against a forest line of derricks that crowded the beach itself" (Ibid. 85).



Photo 1: Aerial photograph of Huntington Beach in 1947. The northeast-southwest street at the center of the photograph is Goldenwest Street. A portion of the project site is shown on the northwest side of the street (Source: Galvin Preservation Associates, Inc. 2014:68).

As farmlands gave way to oil pumps, the agricultural workforce was steadily replaced by drillers, machinists, chemists, engineers, plumbers, truck drivers, steam engine operators, and oil workers, known as "rough necks," many of whom were single men from the southern, mid-Atlantic, and midwestern states. This growth continued during the 1930s, with the Great Depression compelling more to head west for a fresh start. By 1941, oil had transformed the demographics and composition of Huntington Beach. A once primarily agricultural town of families living at nature's pace gave way to fast industrial growth, single men with money, and crowded multifamily housing. Although Huntington Beach was known as a beach town with recreational and sporting opportunities, the city became dependent on the petroleum industry, which sent the profits elsewhere.

Following World War II, many defense industry workers, returning veterans, and migrants from the eastern United States wished to remain in California and enjoy its warm climate and plentiful jobs. This demand spurred a 20-year-long construction boom, and by 1970, the State's population had doubled to nearly 20 million. Most of the new residents were young people forming families, which led to a pace of demographic change that transformed California (Self 2003:257). Then-Governor Earl Warren characterized the influx of residents as akin to adding "a whole new city of ten thousand people every Monday morning" (Weaver 1967:147). In Huntington Beach, as in many other communities up and down California, much of the remaining farmland was sold to developers, and nonproducing wells were demolished, capped, and cleared away to build housing. To accommodate

this explosive growth, Huntington Beach annexed huge swathes of land. The pace of the city's growth was swift. Fifteen years after the Allied victory in 1945, Huntington Beach grew from 3.57 square miles to 25 square miles, making it among the fastest-growing cities nationwide. Coupled with the expansion of the city's footprint was its population. In 1960, Huntington Beach was home to 11,492 residents. By 1970, the population soared 909 percent to 115,940 (United States Census Bureau 1960:86; 1970:17).

Another postwar development was the rebirth of recreational surfing. With origins in the Hawaiian Islands, the first wave of surfing had arrived in Southern California by 1895. By 1911, surf riding had spread from Redondo Beach and south into Orange County. After World War II, former GIs who had served in the Pacific brought home with them a fondness for all things South Pacific, including surfing. By the 1960s, surfing was a way of life in Huntington Beach, which became known as "Surf City" and host to numerous championship surfing tournaments.

Other major postwar developments in Huntington Beach included an expansion of transportation infrastructure to support the growing population and their preference for personal automobiles. Accordingly, public transportation infrastructure gave way to cars. Most notably Huntington's Pacific Electric streetcar system was removed in 1954 as chronic congestion between streetcars and automobiles constantly snarled traffic. By 1970, modern State Route (SR) 1/PCH, SR 39/Beach Boulevard, and Interstate (I) 405 were built. The construction of Huntington Center, Orange County's first enclosed shopping mall, was another example of how consumers shifted shopping habits from the older downtowns to newly built shopping centers via the new system of highways.

Today, Huntington Beach is home to 198,711 residents and is spread out over approximately 33 square miles (United States Census Bureau 2020; City of Huntington Beach 2017:5). The city's beaches, downtown area, and coastal climate attract tourists from around the world. Four sectors comprise approximately 80 percent of the 75,839 people in employment: tourism, industrial, professional office, and healthcare. As of 2013, the city's top employers included Boeing, Quiksilver (apparel), Hyatt, Huntington Beach Hospital, Rainbow Environmental Services (waste management), Walmart, Huntington Valley Healthcare, and Zodiac Aerospace/Driessen Aircraft (City of Huntington Beach, 2014:vi-vii, 2). By 2040, Huntington Beach's population is projected to grow to over 207,000, with employment growth outpacing household growth, creating challenges to provide sufficient housing and decrease commuting (Ibid. 7).

3.1.2 Oil Production Overview

3.1.2.1 National

The oil industry in the United States began on August 28, 1859, when retired railroad conductor Edwin L. Drake (1819–1880) drilled a well near Titusville, Pennsylvania (Taylor 1997:E1). The liquid mineral soon became known as "black gold"*;* black because of its color when it comes out of the ground, and gold because it made prospectors, drillers, and oil-industry men rich (Ferguson 2006:333; Taylor 1997:1). "Pennsylvania crude" became the standard by which oil quality was measured and the counties surrounding Titusville became the cradle of the petroleum industry (Taylor 1997). The entire significance of the region, which altered the course of civilization on a global scale and contributed to climate change, can be traced back to its geological characteristics,

the large Appalachian Basin oil field, stretching noncontiguously from southern New York to Tennessee (Ferguson 2006).

Drake's drill was powered by an old steam engine and struck oil at a time when oil from animal tallow and whales was being used as a lubricant. The discovery of a process for deriving kerosene from coal oil had been patented in 1854 (Ferguson 2006:333). Drake's Titusville well produced shale oil, a substance that proved to be an excellent source of kerosene, which motivated others to prospect for "rock oil." Petroleum products soon replaced whale oil as a clean-burning and easy-lighting fuel. Barrels of oil were at first loaded onto wagons and river barges, then railroad cars designed for the purpose, and eventually into pipelines originating in the oil-producing regions and terminating either at ports or refineries near urban centers of population.

The industry's early years were chaotic. People were gripped by a fever to drill for oil, which led to overproduction, wastefulness and market glut. Unstable prices triggered widespread oil market speculation (Taylor 1997:4). Boom towns sprung up and just as quickly disappeared. The "black gold rush" was only brought under comparative control when John D. Rockefeller perfected his Standard Oil monopoly. Standard Oil Trust began the construction of pipelines from Pennsylvania oil fields to refineries on the eastern seaboard; by 1877, Rockefeller controlled 95 percent of the United States oil refineries (Prisco 1994:3), and by 1882, Standard had a virtual monopoly in the oil region (Taylor 1997:4). During the era of progressive reforms (1902–1907), President Theodore Roosevelt pledged strict enforcement of the Sherman Anti-Trust Act (1890) to break up illegal monopolies and regulate large corporations for the public good through honest federal government administration (Prisco 1994:49). To restore free competition, President Roosevelt ordered Attorney General P.C. Knox first to sue one of J.P. Morgan's railroad holding companies, then to move against J.D. Rockefeller's Standard Oil Company of New Jersey (Prisco 1994:40-52). When Roosevelt left office in 1909, the case against Standard Oil of New Jersey was still pending. President William Howard Taft, though a friend to the business community, ordered 90 legal proceedings against monopolies and 44 anti-trust suits, including the one that broke up the American Tobacco Trust (1911); under Taft, the government succeeded with its earlier suit against Standard Oil of New Jersey, established in 1899 as a holding company for the benefit of the Rockefeller family (Prisco 1994:40). The landmark ruling of the Supreme Court broke up the trust into several new regional corporations, including Standard Oil of California, which operated 15 wells within the project site on the Pacific Electric Railway lease (*Oil & Gas Journal* 1921).

The last years of the 19th century were relatively calm because of Rockefeller's control of the price of a barrel of oil. Also, a shift occurred in oil field development, away from the Pennsylvania oil region to Ohio, Indiana, and West Virginia (1885–1900) as well as Texas (1901) (Taylor 1997:4). Discovery of the Spindletop Oil Field (1901) near Beaumont, Texas, triggered America's second great oil boom, along the Gulf Coast (Brands 2008:379).

The Pennsylvania petroleum industry continued to lead the nation in technological innovation, such as refining a variety of petroleum products to fuel ships and newly designed steam locomotives (Taylor 1997). A Russian railroad developed the world's first successful oil-burning steam locomotive (1882). Five years later, the Pennsylvania Railroad introduced a locomotive that could burn petroleum fuels, the first in the United States; it was basically an adaptation of the Russian design (SanFrancisoTrains.com n.d.). However, the abundance of good, cheap coal in Pennsylvania meant

that oil burners were slow to catch on there. Whereas California railroads had to import coal at considerable expense. The Southern Pacific Railroad was quick to design new tenders for their steam locomotives, converting their vast system over a period of 6 years to oil burners, which drastically reduced their operating costs. Atchison, Topeka & Santa Fe issued a shop order in 1900 to convert every locomotive on its roster from burning wood or coal to burning oil and achieved its goal before the year ended (Ibid).

The area west of the Mississippi River began to assert its leadership in another way in 1904, when for the first time the West outstripped the East in oil production (Taylor 1997:25-6). The advent of the automobile and its internal combustion engine made the oil industry even more important to 20th century America's economy. Demand soon exceeded supply, causing the United States to begin importing foreign oil (Ferguson 2006:334).

3.1.2.2 State

During the early years of the oil industry, California producers could not compete with their Pennsylvania counterparts—not until the 1890 discoveries of the Sunset Area of the Midway-Sunset Field in Kern County and the Coalinga Field in Fresno County (Oil & Gas Production n.d.:4). These discovery wells were small producers, but in February 1892, Union Oil Company's Well No. 28 near Santa Paula blew out of control. It was the State's first oil gusher and the first big well in California, producing an estimated 1,500 barrels per day (Ibid). Unfortunately, there were no storage facilities, and the oil ran down Adams Canyon into the ocean, with a loss of about 40,000 barrels of oil before the well was brought under control (Ibid).

The first offshore wells in the United States were drilled in the Pacific Ocean as an offshore extension to the Summerfield Oil Field in Santa Barbara County in 1896 (Oil & Gas Production n.d.:4). Summerfield was the site of onshore drilling as early as 1886. As field development continued, operators realized the oil sands extended under the ocean. To reach the offshore sands, piers were built over the water to support drilling and production machinery. By 1900, numerous piers and wood oil derricks (no longer extant) dotted the Santa Barbara coastline.

Los Angeles City Oil Field was discovered in 1893. Soon afterwards, overproduction became so acute that the price of oil dropped to 25 cents per barrel. Los Angeles City Oil Field produced about 750,000 barrels in 1895, over half of the 1.2 million barrels produced in California that year (Oil & Gas Production n.d.:4).

New fields were discovered, and new gushers occurred with surprising regularity until March 1910, when Well "Lakeview" 1 in the Midway-Sunset Oil Field came in, the greatest gusher of them all. At that time, the Union Oil Company of California had acquired controlling interest in the well from the Lakeview Oil Company, which spudded the well on January 1, 1909, but completely exhausted its finances when the well reached a depth of 1,655 feet. Union continued to drill intermittently until reaching a depth of 2,225 feet. Then, shortly after dawn on March 15, 1910, the well started flowing and quickly went out of control. Estimates vary, but within 24 hours, anywhere between 15,000 and 125,000 barrels of oil spewed from the well. Two months later, the well's production was estimated to range from 68,000 to 90,000 barrels of oil per day. The well continued to flow out of control, spewing oil and sand, for 18 months. This finally stopped on September 9, 1911, after producing an

estimated 8.2 million barrels of oil. By the early 1920s, the oil had been cleaned up and the well itself was redrilled and placed in production. Located near Maricopa, Kern County, the well has been plugged and abandoned. No well comparable to the Lakeview Gusher has ever been drilled to this day (Oil & Gas Production n.d.:4).

California produced 77.7 million barrels of oil in 1910 (Oil & Gas Production n.d.:6). The years 1910 and 1911 also saw the discovery of three very important oil fields: Elk Hills, Lost Hills, and South Belridge, all in Kern County. However, because the United States Government withdrew the Elk Hills land to form Naval Petroleum Reserve No. 1, the field produced no oil until 1919.

Continued exploration for new oil fields and the development of existing oil fields greatly increased oil production for the next 10 years (Tennyson 2005). The most important new oil fields during this period were North Belridge (1912) in Kern County; Ventura (1916) and South Mountain (1916) in Ventura County; and Montebello (1917), Santa Fe Springs (1919), and Richfield (1919) in Los Angeles County (Ibid.).

California oil production for 1920 reached 103.4 million barrels (Tennyson 2005). An important discovery during the ensuing decade was the giant Kettleman Hills Oil Field (1928) in Kings County. Except for the Wilmington Oil Field (1932), all the major oil fields in the Los Angeles Basin were discovered between 1920 and 1930. These include Dominguez (1923), Inglewood (1924), Long Beach (1921), Seal Beach (1924), Torrance (1922), Yorba Linda (1930), and Huntington Beach (1920) (Ibid).

The subject property is one of the 16 large oil fields comprising the Los Angeles Basin, a geological formation that extends along two lines, one from Beverly Hills to Newport Beach and the other from Inglewood to Huntington Beach. Wilmington is the largest of these oil fields in area at 20,394 acres, Huntington Beach ranks second at 10,914 acres (Department of Conservation 2025).

3.1.3 Huntington Beach, Oil Boom Years (1920-1950)

This section is excerpted from *City of Huntington Beach Historic Context and Survey,* prepared by Galvin Preservation Associates in 2014 (Galvin Preservation Associates 2014:65-75).

> The Huntington Beach Oil Field was the first of the Los Angeles basin oil fields discovered in Southern California in the 1920s. The Bolsa Bluff was the largest piece of stable land between Long Beach and Newport Beach. Huntington Beach was located on Bolsa Bluff overlooking swampland, and for much of the year was separated from nearby Newport Beach and Seal Beach by flood water in the marshes.
>
> In October 1919 Standard Oil leased Huntington Beach Company land for oil exploration north of the high school. In 1920, oil was discovered on the bluff north of the city limits which soon transformed the region into an urban oil boom town. In May of that year, Standard Oil Company announced that the Huntington #1 well showed traces of oil. In September, drillers brought the initial well in at 2700 feet and it began producing about 100 barrels per day. At the same time, the second well, Huntington #2, became the first gusher in the field at 500 barrels per day. Bolsa

Chica #1 was located a short distance from the first two wells. Following these discoveries, other major oil companies, including Union and General Petroleum, entered the field at Huntington Beach. The population in Huntington Beach increased from 815 in 1910 to 1687 in 1920.

The new oil field in Huntington Beach attracted independent speculators, whose activities were limited by Standard Oil of California's lease of large blocks of undeveloped land. The average cost of drilling a well at Huntington Beach was $65,000. At the price of $1.75 per barrel, with an average of only 200-400 barrels per day for most wells, it could take a long time to recover the initial expense. Almost all of the oil drilling or production companies operating in the Huntington Beach field were based in Los Angeles. The mineral wealth of Huntington Beach was exploited by non-resident owners, and with the development of new oil fields at Signal Hill and Santa Fe Springs in Los Angeles, capital was generally not invested locally.

The oil fields drilled within the Huntington Beach area proved profitable, as oil investment significantly increased the value of assets in local banks. Although Huntington Beach's original First National Bank was founded in 1904 by Stephen Townsend, William Newland and others, the bank tripled the value of its assets through oil investment between 1919 and 1921, before merging into the Security Trust Bank.

Within three years, the first Huntington Beach sub-field, called the Old Field, was explored and its boundaries defined by unproductive wells on the northern and eastern perimeters. As drilling continued in the Old Field, two more sub-fields were developed, the Barley Field, which paralleled 23rd Street [later renamed Goldenwest Street], and the Town Lot Field, which stretched through the residential area from 23rd Street to about 7th Street. The Barley Field [which is where the project site is located] was owned by the Huntington Beach Company and leased to Standard Oil of California. The Town Lot Field was developed on town lots in the residential neighborhood that bordered on the Methodist campground.

With the oil boom in the winter of 1919-1920, an acute housing shortage developed. Within a year and a half, the city's population had grown from just over 1,600 to 7,000 people, with another 4,000 job seekers drifting around town without a place to stay. Oil workers were often housed in tourist apartments over commercial buildings, with three men on different shifts sharing one room during the boom period of 1920-1922. Standard Oil Company leased the largest hotels in town, the Huntington Inn and the Evangeline, as boarding houses for single men. Later the company gave up the leases and built bunk houses on the Barley Field oil lease for the workers. In some cases residential cottages were remodeled to accommodate male oil workers. These types of multi-unit residences often shared a common bathroom and washroom facility. In 1930, the U.S. Federal Census designated the numbered streets between Orange Avenue and the Pacific Coast Highway (the 100-300 blocks) and south towards 9th Street as "Standard Oil Company Camp." This

area was part of Standard Oil Company's fields, and those who occupied property in this section rented or leased from the Standard Oil Company. Consequently, the nearby numbered streets were occupied by oil workers and their families, many from the Midwest, who lived in modest residential homes, intermixed with oil wells.

During the oil boom, new subdivisions were created around the perimeter of the oil field for oil workers and their families. These subdivisions included Midway City and Liberty Park, which were later annexed into Huntington Beach. Unlike Wintersburg, whose early history was based principally on agriculture, Liberty Park, likely named in honor of the armistice with Germany which ended the First World War, was subdivided on April 7, 1923, as a speculative residential development in concert with the region's oil boom. The subdivision, which was located south of Oceanview and Warner Avenue bordering present-day Beach Boulevard, consisted of 20 narrow, rectangular parcels arranged on a grid accessed by three streets, originally lettered and later changed to (from north to south) Speer Avenue, Liberty Avenue, and Cary Avenue (later changed to Newman Avenue). Ronald Drive on the south was added later. In subsequent years, the streets were extended to the west and additional lots were apparently added. In 1947, approximately 70 percent of all the parcels in the original subdivision were developed. Liberty Park's success was largely due to its location along Beach Boulevard, which became the major thoroughfare between the beach communities and inland cities of Westminster, Buena Park, Orange, and Santa Ana. By 1964, the Liberty Park subdivision appears to have been fully developed with modest single-family residential homes. A few dozen of the original circa 1920s-1930s single-story, wood-frame homes still exist within the Liberty Park neighborhood, surrounded by infill built since the 1940s. The subdivision was not a planned development, and lots were apparently sold individually.

The oil boom of the 1920s and 1930s resulted in a decline in farm land, as oil wells subsumed previously cultivated lands. In communities such as Wintersburg, the size and number of farming families declined, and they were replaced by a population of oil workers. Residential multifamily homes were built during this boom period in Wintersburg, Oceanview, and other nearby communities. Many of these structures initially provided housing for farm workers, but were later occupied by oil workers and their families.

Marion A. Speer, an oil worker who built his home in Liberty Park, was the subdivision's most recognized figure, having established the "Western Trails Museum" at his home. In 1956, Speer made a deal with his friend Walter Knott to have everything moved for display to Knott's Berry Farm, provided Knott construct a facility to house the collection, which Knott did. Speer was the curator at the museum at Knott's Berry Farm until 1969, and he died in Fullerton in 1978. Speer's home/museum at 7862 Speer Avenue no longer exists. At least a portion of Speer’s museum collection resides to this day at Knott’s Berry Farm.

The oil boom catalyzed the physical and economic development of the once relatively serene beach community, impacting other areas beyond Liberty Park. By

the 1920s the main business district of Huntington Beach grew into a strip of businesses centered along Main Street about five blocks long and three blocks wide, composed typically of two story commercial buildings with retail stores on the ground level and apartments or rooming houses on the second floor. Compelled to take some form of action to stabilize the expansion of oil drilling in the city, in September 1920, the Board of Trustees of Huntington Beach proposed a restricted zone, encompassing the west side residential area, an east side section, and the business district, in which oil drilling would be prohibited. By 1922, local residents petitioned for a change in the boundaries to allow drilling between 17th Street and 23rd Street, next to the Barley Field, but the measure was defeated. Outside the restricted area, California Department of Oil and Gas statistics show that by April 1923, the field was producing 124,406 barrels of oil per day from 149 wells. The maximum production of the Huntington Beach Field was reached on July 13, 1923 at 127,163 barrels per day from 199 wells.

Between 1921 and 1926, Standard Oil continued to drill in the Barley Field. In April of 1926, permits were granted for drilling in the west side residential section. By November of 1926, city residents voted to lift drilling restrictions from the rest of the city except the Main Street commercial area. By 1928, Standard Oil leased the Pacific Electric right of way on the sand and placed drilling rigs near the shoreline. By early 1929, the major oil companies were suffering an oversupply of oil. Standard Oil shut down 30 producing wells in Huntington Beach, which marked the end of the era of the early oil booms. Nonetheless, the oil industry had virtually overtaken the early city of Huntington Beach.

By the 1930s, the composition of Huntington Beach had dramatically changed with the discovery of oil. The oil boom of the 1920s and 1930s resulted in a decline in farm land, as oil wells subsumed previously cultivated lands. Equally important was the decline of farm families and increase in petroleum workers, many from the southwestern United States. U.S. Federal Census records for 1920 and 1930 illustrate the marked change in communities such as Wintersburg, where oil workers displaced farm families.

Unfortunately, the great wealth generated by the discovery of oil at Huntington Beach was not reinvested into other industrial development. Industries such as the Holly Sugar Refinery, the Huntington Beach Broom Factory and the La Bolsa Tile Factory that had come to Huntington Beach before the discovery of oil once provided a number of jobs for residents; however, with the increase in oil activity, these industries were forced to relocate, or turn their focus to oil production. The Holly Sugar Refinery was converted to a petroleum refinery. The city remained a one-industry town and its geographical isolation prevented absorption into other thriving cities. Only in the late 1950s, after the freeways were located through Orange County, did the city incorporate the oil land and residential areas around the fields.

Thereafter, residents began to physically move their houses to the east side of town, away from the drilling operations. All told, fifty blocks of houses were moved to keep them out of the path of oil exploration – some houses were moved multiple times – and 300 people left the city during the rush. Another “shuffle” of residential buildings occurred in 1953 following another oil strike. Despite this activity, Huntington Beach experienced another housing shortage during this second oil boom as a result of the influx of new oil workers.

Between 1910 and 1950 there were significant changes in both the economic and cultural history of Huntington Beach. The changes are evident when one compares the U.S. Federal Census data for the city between 1910 and 1930. Prior to 1930 the city was equally divided between agricultural or farm laborers and non-farm laborers, most of who lived in the core downtown area. Excluding farm laborers, who were comprised primarily of Mexicans and Japanese, the downtown was occupied principally by Anglo-European families, most of who were born in the United States. By 1930, census figures illustrate the in-migration of oil workers, primarily single men. This mass influx to Huntington Beach included drillers, machinists, chemists, engineers, plumbers, truck drivers, steam engine operators, cutters, and what were called "derrick men" and "rough necks." These oil workers came from across the United States, including Texas, Kansas, West Virginia, Mississippi, Pennsylvania, and Indiana.

Associated Property Types:

- Office buildings associated with the oil companies
- Simple one to one-and-one-half story front gable or cottage residences
- Tourist apartments located over commercial buildings
- Huntington Inn and Evangeline Hotels converted into boarding houses for single men
- Company constructed bunk houses (for oil workers)
- Settlements developed around the perimeter of the oil field for oil workers; Liberty Park, Ocean View, and Boulevard Gardens absorbed into Huntington Beach; Midway City still exists)
- Commercial buildings with retail stores on ground floor and apartments or rooming houses on the second floor.
- Drilling derricks
- Craftsman style worker’s cottages

- Courtyard bungalows
- Single occupancy rental housing, such as 124 7th Street
- Small commercial stores located on corners (601 11th Street)

3.1.4 Technological Advancements

The extraction of natural resources such as oil and gas has entailed a related suite of engineering, scientific, and technological advances (Hardesty and Little 2000). Of the numerous technological advancements related to the oil and gas industry, one is associated with the Huntington Beach Oil Field. Records from two wells drilled in Huntington Beach, California, in 1930 are the first records from directionally controlled bore holes drilled from an onshore location to oil/gas deposits under the ocean (offshore) (IADC 2015). The steel whipstock was the deflection tool used to drill these wells out to sea. H. John Eastman is widely acknowledged to be the father of the whipstock (Photo 2). The discovery well, Superior Oil Company Well No. 1 "Babbitt" 1, was in the City Lot (aka Town Lot) portion of the field; this well was redrilled and diverted out to sea (*Oil & Gas Journal* 1947). This began as an illegal drilling operation, as described in a *Popular Science Monthly* article published in May 1934 (Gleason 1934).

> "While engineers have been perfecting new methods of drilling straighter, a new school of experts has arisen who are reversing ordinary procedure by purposely drilling on a slant. Their operations caused a furor.
>
> Recently, rumors of such drilling sent state oil sleuths secretly investigating fifty mystery wells that were being drilled along the coast of California. Suspicion was aroused when, in the middle of an old, dying field, a new well suddenly roared into life with a heavy flow of oil. Old wells adjoining were nearly lifeless and had to be pumped. Soon, a whole series of gushers burst into heavy production.
>
> Geologists were astonished. They knew the old field was nearly exhausted. Another and richer oil sand was known to underlie the ocean, but it was separated from the old pool by a fault. Had the mystery wells crossed the fault to penetrate this submarine zone?
>
> Drillers were tight-lipped and uncommunicative. State operatives did undercover investigation. Suddenly, a veritable bombshell was exploded. The owners of all fifty wells were brought into court and charged with mechanically deflecting their wells out under the ocean and filching oil from publicly-owned tidelands at the rate of some fifteen million barrels annually.



Photo 2: H. John Eastman in Texas in 1934, holding a whipstock (Engineering and Technology History Wiki 2021).

> To reach the submarine pool, drillers of the new wells had to drive their bits almost 1,000 feet seaward, crossing under a strip of beach land owned by a large oil company. Soon two old wells in this strip along the ocean were pierced by the bits of drilling wells. Little doubt existed that all fifty wells were aiming at the rich store of oil underlying state property.
>
> As this is written, the case is still pending while state officials and officers of the oil companies involved are trying to reach an agreement whereby the slant drilled wells will be allowed to tap the pool if they pay a royalty percentage into the state treasury.
>
> The newly developed technique of slant drilling may be utilized to develop unexploited fields in inaccessible locations or to reduce the number of holes that must be drilled to drain all the oil from subterranean storage. In some localities, the cost of erecting a suitable foundation for an oil well is almost prohibitive. For example, in parts of Venezuela where the oil underlies deep lakes or bays, the cost of making a suitable foundation is greater than the whole drilling cost of the well. Simply by drilling along the shore, and deflecting the bit out under the lake, this huge expense may be saved.
>
> A revolutionary scheme for reducing the number of wells necessary in an oil field has been proposed by an expert who suggests that each will be used as a center for four or more holes, all drilled from one derrick, but diverging at the bottom so as to drain a large territory. Each territory would thus be the nucleus of four or more pipes, each corresponding to an ordinary well. Such a system would greatly reduce the cost of developing an oil field, and make it much simpler to pump."

Babbitt 1 is approximately 1 mile southeast of the project site and no longer extant. The City Lot portion of the Huntington Beach Oil Field is now developed with multifamily residential housing.

3.1.5 Previous Studies

In 1986, a reconnaissance-level (windshield) survey was completed for downtown Huntington Beach (Galvin Preservation Associates 2014). The survey boundaries were Goldenwest Street on the west/northwest (east of the project site); Clay Avenue on the north; Ranch Lane, Lake Street, and 1st Street on the east/southeast; and the ocean on the southwest. This survey, which included buildings that were constructed or appeared to have been constructed prior to 1946, evaluated 556 buildings (Ibid.). The project site is adjacent to but outside of the 1986 survey area.

In 2008–2012, a historic context was prepared for the City, and another reconnaissance-level survey was conducted (Galvin Preservation Associates 2014). The survey included every property in the city that was constructed prior to 1959 (Ibid.). The survey also updated the 1986 survey, noting that more than 50 percent of the buildings identified in that survey had been significantly altered or demolished (Galvin Preservation Associates n.d.). A review of the survey data available on the City's website revealed that the project site was not included and is not on the City's list of Landmark properties. In addition, a review of the *City of Huntington Beach Historic Context & Survey Report*,

which was updated by the Historic Resources Board in 2013 and finalized in 2014, did not find any specific references to the project site.

LSA also reviewed the City's Voluntary Historic Properties Inventory (November 2015) but did not find the project site listed.

3.2 FIELD SURVEY

The project site is developed with a multitude of pipes and below-ground wells (plugged, idle, and active), numerous above-ground tanks, oil pumps, at least two portable derricks, three large ponds, more than 30 buildings/structures, dirt roads, parking areas, and various other industrial infrastructure. Research indicates that oil and gas production has taken place within the project site since at least the 1930s, but the oldest building permit found for the project site only dates to 1972. Efforts to obtain earlier documentation for the site were unsuccessful. Therefore, historic aerial photographs were used to identify pre-1980 resources (Appendix A). Using this method, 14 resources were identified and the field survey focused on those resources. These resources were documented and evaluated on Department of Parks and Recreation (DPR) 523 Forms (Appendix B).

Given the industrial nature of the project site and its long use with continually changing features, identifying pre-1980 remnants is challenging and the aerial photograph approach is not purported to be 100 percent accurate. For this reason, during the field survey, effort was made to identify additional pre-1980 resources. This also proved challenging due to extensive weathering and the mix of older and newer features within systems throughout the property. However, four buildings were identified as potential pre-1980 resources. However, during the survey, it was noted that two of these have been demolished and one additional building, not identified by research, appeared to be a pre-1980 resource. This resulted in a total of 13 resources surveyed. The locations of these resources are shown on Figure 3-1. Descriptions and photographs of the resources are provided below (Photos 3 through 19).

3.2.1 Producing Well, Cable Trays, and Pit 22 (Map Reference 1)

Although it is difficult to determine specifically what the resource consisted of prior to 1980, the current configuration of the resource is consistent with its pre-1980 configuration, which includes cable trays, wells, and Pit 22. However, several building permits have been issued for cable trays and cable tray supports since 1987 (City of Huntington Beach var.). Based on a visual inspection, the cable trays do not appear to be particularly old, but some of the pipes look old and research indicates the active well (#91-37) dates to 1975 (Department of Conservation 2025). Pit 22, which has poured concrete walls, is visible in the pre-1980 aerials.



LSA

Project Location

Surveyed Resources

1 - Producing Well, Cable Trays, Pit 22
2 - Water Injection Plant 4
3 - Tank Farm Production Office
4 - Tanks
5 - Free Water Knockout Tanks
6 - Free Water Knockout Tanks
7 - CRC Employee Office
8 - Work Shed 1A-1F
9 - Shipping and Receiving
10 - CRC Drilling Office
11 - Metal Building (3A-3D)
12 - Metal Building (2A-2E)
13 - Modernized Building
Demolished

0 175 350
FEET

SOURCE: Nearmap Imagery (4/29/2025)

I:\H\HBC2201.05\GIS\Pro\Palm Goldenwest Specific Plan Redevelopment Project\Palm Goldenwest Specific Plan Redevelopment Project.aprx (Fig 3 - Field Survey Map)
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FIGURE 3-1

Palm/Goldenwest Specific Plan Redevelopment Project

Field Survey Map



Photo 3:Producing well and cable trays. View southwest.



Photo 4: Pit 22 at the northwest end of this feature. View southeast.



Photo 5:Cable trays and producing well. View west.

3.2.2 Water Injection Plant 4 (Map Reference 2)

Water Injection Plant 4 is roughly rectangular in plan, with an angled corner on the east side. It is a three-sided structure, open to the southwest, and has no roof. The walls consist of exposed steel framing and rows of sheet metal panels.

The northeast elevation has a metal bay door and a pair of metal pedestrian doors. There is a small, detached building on concrete piers adjacent to this elevation. This raised building has a shed roof, doors accessed by metal stairs, and wall-mounted air-conditioning units. The northwest (side) elevation does not appear to have any openings. The southwest side of the building is open. At the south corner of the plant, there are three small, vertical, freestanding dry instrument air receiver tanks (V-201, 202, and 203).

Water injection was first introduced in the Pennsylvania oil fields in the late 1800s and is now used throughout the world (ScienceDirect 2025). The basic process involves obtaining water, treating the

water, pumping or injecting the treated water into the oil field, and monitoring and controlling the process. Components of the system typically include a water treatment system (coolers, degassing drums, filters, and chemical treatment), a pumping station, pipelines, injection wells, and surface facilities for utilities and power generation.



Photo 6: Water Injection Plant 4, view west.



Photo 7: Water Injection Plant 4, view north-northeast.

3.2.3 Tank Farm Production Office (Map Reference 3)

Based on aerial photographs, this resource was built between 1970 and 1978 (County of Orange var.). This two-story, concrete block building has a low-pitched, front-gable, corrugated metal roof that is covered with composition sheets and has narrow eaves. A small, one-story bay at the northwest corner of the building has a shed roof with narrow eaves. The asymmetrical, southwest-facing façade has a wide metal and glass door and a pair of fixed windows, all of which are sheltered beneath a flat roof supported by three posts. Concrete ramps with metal pole railings have been added to either side of the low concrete stoop to provide accessible access. The southeast (side) elevation has a pair of fixed windows below a pent roof. The northeast (rear) elevation has a single door with a concrete stoop. The northwest (side) elevation has a non-original aluminum-framed sliding window below a pent roof and the one-story bay with a single door.



Photo 8: Tank Farm Production Office. Façade, view northeast.

3.2.4 Tanks (Map Reference 4)

This resource consists of seven above-ground tanks and two mostly below-ground tanks. The three tanks on the southeast side of the group, which are identified as SKIM Oil Tank T-318, Surge-SKIM Tank T-317, and Surge Tank T-350, are taller than the others. Two of these tanks (T-318 and T-350) have domed roofs. They all have exterior staircases that partially wrap around each tank. The four shorter tanks are labeled LACT Tank T-102 Crude Oil, LACT Tank T-101 Crude Oil, Divert Tank T-103 Wet, and Divert Tank T-104 Wet. The two in-ground tanks, on the southwest side of the group, have above-ground domed roofs. Tanks T-101 and T-102 are connected by a central metal staircase and bridge. Numerous pipes of various sizes are associated with the tanks; some are labeled Produced Water.



Photo 9: Tanks, view southwest. The big tank on the left is SKIM Oil Tank T-318. The middle and right tanks are LACT Tanks T-102 and T-101, respectively. They are crude oil tanks.



Photo 10: Tanks, view northeast. Note the domed roofs of two in-ground tanks.

3.2.5 Free Water Knockout Tanks (Map References 5 and 6)

These resources are labeled Free Water Knockout Tanks 107–111, 114, and 115. Tanks 114 and 115 are separated from the others to the northeast. The primary purpose of these tanks is to remove large volumes of free water from crude oil before further processing. This protects the downstream equipment from corrosion and other issues.



Photo 11: Free Water Knockout Tanks, view north-northwest.

3.2.6 CRC Employees Office (Map Reference 7)

Based on aerial photographs, this resource was built between 1955 and 1960 (County of Orange var.). This concrete block building has a very low-pitched, gable roof sheathed with composition sheets and has moderate eaves. All fenestration has a horizontal-rectangular orientation unless noted, and all windows slide horizontally. The asymmetrical, southwest-facing façade has a door, an aluminum-framed window, two pairs of wood-framed windows, a door, and another pair of wood-framed windows. The northwest (side) elevation has three aluminum-framed windows. The northeast (rear) elevation has two pairs of aluminum-framed windows; two doors; a vertical-rectangular, aluminum-framed window; a door; and another aluminum-framed window. The southeast (side) elevation has two pairs of wood-framed windows.



Photo 12: CRC Employees Office, view northeast.

3.2.7 Work Shed 1A through 1F (Map Reference 8)

This building is rectangular in plan and has a steeply pitched, front-gable roof flanked by low-pitched shed roofs with exposed rafter tails. The roof is sheathed with corrugated metal covered with composition sheets and has narrow eaves. The structure is wood-framed with corrugated metal siding. The southeast elevation has a bay that is open on two sides, a central bay with a wide opening without a door, a pedestrian door-sized opening (1E), and a tall opening that is missing its bay door(1F). The middle opening is below a patched section of wall that suggests it may have been a larger opening at one time. The northeast (long side) elevation is partially obscured from view by cargo containers, but it does not appear to have any openings. The southwest (long side) elevation has two openings (1D) with no doors and what may be an office area with a southeast-facing door. The northwest elevation has three openings (1A–1C), only one of which has a door (1C). The middle opening is the height and shape of the patch above the middle opening in the southeast elevation.



Photo 13: Work Shed, view northwest.



Photo 14: Work Shed, view east.

3.2.8 Shipping and Receiving (Map Reference 9)

This metal building is roughly rectangular in plan and has a moderately pitched, side-gable roof sheathed with corrugated metal. Several openings in the roof that may have been skylights have been filled in. A shed-roofed addition with no eaves has been added to the southeast end of the building. The northeast elevation has a bay door in the addition. Four bay doors and a pedestrian door are all sheltered by an extended eave, and there is another bay door and a pedestrian door. The southeast elevation has no openings. The southwest elevation has one pedestrian door. The northwest elevation was not visible.



Photo 15: Shipping and Receiving, view southwest.

3.2.9 CRC Drilling Office (Map Reference 10)

This resource was identified during the field survey as dating to the pre-1980 period and, based on historic aerial photographs, was built between 1960 and 1978 (County of Orange var.). Historic aerials were subsequently reviewed to verify the field observation. The concrete block building has a very low-pitched, gable roof with moderate eaves. Fenestration consists of aluminum-framed and vinyl-framed windows. The southwest elevation (façade) has a pair of windows, two doors, and two ribbon windows, one of which has an air conditioning unit in it. The southeast elevation has three windows. The northwest and northeast elevations each have two windows.



Photo 16: CRC Drilling Office, view northeast.

3.2.10 Metal Building 3A–3D (Map Reference 11)

This long rectangular, metal building is two stories in height and has a moderately pitched, side-gable, metal roof sheathed with composition sheets and has no eaves. At the northwest end of the building, there is a small, one-story section with a steeply pitched gable and shed roof with narrow eaves and exposed rafter tails. On the northeast elevation, there is a one-story addition with a flat roof and narrow eaves. The most striking feature of this building are the bands of large, metal-framed, multi-paned windows just below the roofline. The windows consist of panels of four-over-four fixed windows and three-over-four windows, with the six middle panes being a pivot window.

The windows extend the length of the northwest elevation, but in the northeast elevation, they only extend about halfway.

The northwest elevation has metal steps that access a pedestrian door (3C [door is missing]), a ground-level door (3D), a pair of horizontal-rectangular windows, and three more pedestrian doors. The southeast elevation has an off-center bay door. The northeast elevation has a filled-in bay door with a pedestrian door in it (3A), a bay door, and a one-story, metal building addition with a southeast-facing modern door (3B), aluminum-framed windows, and a northwest-facing door (also 3B).



Photo 17: Metal Building 3A–3D, view south.

3.2.11 Metal Building 2A–2E (Map Reference 12)

This long, rectangular metal building appears to be two buildings that are now connected. The southeast half of the building and the middle section are on raised foundations. The northwest half of the building appears to be on grade. The building has a multi-level, side-gable metal roof sheathed with composition sheets. Most of the building has wide eaves supported by metal braces, but the central section has no eaves.

The northeast elevation has a ground-level pedestrian door (2A); a bay door (2B); a covered opening the size of a pedestrian door; wood steps to a recessed door; a filled-in bay door; a filled-in pedestrian door; a pair of doors; an aluminum-framed, sliding window; a boarded-over window; a filled-in bay door; a pedestrian door (2C); a bay door; a pedestrian door (2D); a bay door labeled "Emergency Response Equipment"; a pedestrian door (2E);, another bay door labeled "Emergency Response Equipment"; and a pedestrian door. The northwest elevation has three aluminum-framed sliding windows.

The southwest elevation has 10 aluminum-framed windows and two doors in the at-grade section. All of the window openings have been resized, and the doors and windows are not original. The central section has a three-over-three, metal-framed window with an air-conditioning unit in it. The raised foundation section of the building has wood steps to a recessed door, six aluminum-framed

sliding windows, and visible concrete foundation piers. The southeast elevation has an off-center bay door.



Photo 18: Metal Building 2A–2E, view southwest.

3.2.12 Modernized Building (Map Reference 13)

Based on aerial photographs, this resource was built between 1970 and 1978. This L-shaped office building rests on a raised foundation and has a flat roof with parapets. The walls are covered with stucco. Fenestration consists of aluminum-framed, horizontally sliding windows. The doors are modern and accessed by non-original concrete ramps with metal pole railings. Pent roofs with ribbed metal sheathing shelter the doors. Aside from the aluminum-framed windows, the building does not appear to date to the historic period.



Photo 19: Modernized Building, view east.

4.0 SIGNIFICANCE EVALUATION

Based on the research results discussed above, the following sections present the regulatory framework and historical significance evaluations for the historic-period buildings in the project area.

4.1 REGULATORY FRAMEWORK

4.1.1 National Register of Historic Places

The National Register of Historic Places (National Register) criteria for evaluation exclude properties that are less than 50 years old unless they are of exceptional importance. "Fifty years is a general estimate of the time needed to develop historical perspective and to evaluate significance. This consideration guards against the listing of properties of passing contemporary interest and ensures that the National Register is a list of truly historic places" (National Park Service 1995). In addition to meeting at least one of the National Register criteria, "historic properties must retain integrity. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity" (National Park Service 1995). These are: location, design, setting, materials, workmanship, feeling, and association (discussed in more detail below). "To retain integrity a property will always possess several, and usually most, of the aspects" (Ibid.). Guidance for applying the National Register criteria is provided in National Register Bulletin 15, *How to Apply the National Register Criteria for Evaluation.*

Pursuant to 36 Code of Federal Regulations (CFR) Part 60.4:

> The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and
>
> A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
>
> B. That are associated with the lives of persons significant in our past; or
>
> C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
>
> D. That have yielded, or may be likely to yield, information important in prehistory or history.

"Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible

for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they" meet certain criteria considerations (National Park Service 1995). None of the resources associated with this project fall into these categories; therefore, these criteria considerations are not discussed further.

4.1.1.1 Integrity

Integrity is the ability of a property to convey its significance. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance. Historic properties either retain integrity (this is, convey their significance) or they do not. To retain historic integrity, a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects is most important to a particular property requires knowing why, where, and when the property is significant. National Register Bulletin 15 elaborates on the seven aspects of integrity as follows (National Park Service 1995):

a) Location is the place where the historic property was constructed or the place where the historic event occurred.

b) Design is the combination of elements that create the form, plan, space, structure, and style of a property.

c) Setting is the physical environment of a historic property.

d) Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

e) Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

f) Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

g) Association is the direct link between an important historic event or person and a historic property.

4.1.2 California Register of Historical Resources

CEQA (PRC Chapter 2.6, Section 21083.2 and California Code of Regulations [CCR] Title 145, Chapter 3, Article 5, Section 15064.5) calls for the evaluation and recordation of historical resources. The criteria for determining the significance of impacts to historical resources are based on Section 15064.5 of the *State CEQA Guidelines* and Guidelines for the Nomination of Properties to the California Register of Historical Resources (California Register). Properties eligible for listing in the California Register and subject to review under CEQA are those meeting the criteria for listing in the California Register or National Register, or designation under a local ordinance.

The California Register criteria are based on National Register criteria. For a property to be eligible for inclusion in the California Register, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

2. It is associated with the lives of persons important to local, California, or national history;

3. It embodies the distinctive characteristics of a type, period, region, or method or construction, represents the work of a master, or possesses high artistic values; and/or

4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the Nation.

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

The California Register also requires that a resource possess integrity, which is defined as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance" (California Office of Historic Preservation 1999). To retain integrity, a resource should have its original location, design, setting, materials, workmanship, feeling, and association. Which of these factors is most important depends on the particular criterion under which the resource is considered eligible for listing (California Office of Historic Preservation 1999).

4.1.3 City of Huntington Beach

The City does not have a preservation ordinance or any criteria for evaluating historical significance.

4.2 SIGNIFICANCE EVALUATION

During the field survey, 13 pre-1980 buildings, structures, or groups of structures were identified (Figure 3-1). Of those, four are office buildings associated with oil companies. This property type, office building, is identified by the City's context statement under the theme, "Oil Boom Years (1920–1950). The context does not call out industrial infrastructure as an associated property type under this theme. Therefore, the four office buildings are evaluated individually, and the remaining pre-1980 structures are grouped together as industrial infrastructure associated with the oil field. In keeping with the City's context statement, the period of significance for the project site is 1920–1950.

Because the national and State criteria are very similar, they have been grouped together to avoid redundancy.

National Register Criterion A: It is associated with events that have made a significant contribution to the broad patterns of our history.

California Register Criterion 1: It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Four Office Buildings. All four office buildings were constructed outside the period of significance (1920–1950) and therefore are not associated with the theme Oil Boom Years (1920–1950). They are not significant under these criteria.

Industrial Infrastructure. The year built for the industrial infrastructure, such as above-ground pipes, valves, tanks, pits, well cellars, pumps, etc., could not be definitively documented by observations in the field or by archival research. In any case, this type of industrial infrastructure is not called out as an associated property type in the City's historic context. Therefore, it is not significant under these criteria.

National Register Criterion B: It is associated with the lives of persons significant in our past.

California Register Criterion 2: It is associated with the lives of persons important to local, California, or national history.

Four Office Buildings. Research did not identify any historically significant people associated with any of the four office buildings. They are not significant under these criteria.

Industrial Infrastructure. Research did not identify any historically significant people associated with any of the industrial infrastructure. It is not significant under these criteria.

National Register 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.

California Register Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values.

Four Office Buildings. All four of the office buildings are Industrial Vernacular in style. They are nondescript and utilitarian. No evidence was found that they are the work of a master architect, designer, or builder, and they do not possess high artistic values. They are not significant under these criteria.

Industrial Infrastructure. The industrial infrastructure is typical of 20th century extractive oil and gas facilities. Research did not discover any technological innovations or advancements associated with the project site. It is not significant under these criteria.

National Register Criterion D: Has yielded, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4: Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the Nation.

Four Office Buildings. The four office buildings were built between 1955 and 1978 using common methods and materials. They do not have the potential to yield important prehistoric or historical information. They are not significant under these criteria.

Industrial Infrastructure. These criteria relate primarily to archaeology. This is an active, producing oil and gas facility that uses common 20th century construction methods and material. It does not have the potential to yield important prehistoric or historical information. It is not significant under these criteria.

4.2.1 Integrity Considerations

Although integrity is normally only a consideration if a resource meets one or more of the criteria listed above, it is worth noting that this 92-acre portion of the 10,914-acre Huntington Beach Oil Field does not retain a high degree of integrity from its 1920–1950 period of significance. Only 13 buildings and structures or groups of structures were identified as dating to before 1980. Of those, only the four office buildings are a property type identified by the City's historic context statement as associated with the theme Oil Boom Years (1920–1950). All four of the offices were constructed after 1950, outside the period of significance. Neither research nor field observations were able to establish definitive dates of construction for the nine historic-period industrial infrastructure resources. However, these nine resources are a minute percentage of the infrastructure within the project site, and even if they do date to the 1920–1950 period, it would not be enough to convey an association with the Oil Boom theme. Overall, the integrity of this 92-acre portion of the oil field is low.

5.0 RECOMMENDATIONS

The foregoing report has provided background information on the project site, outlined the methods used in the current study, and presented the results of the various avenues of research. In compliance with CEQA, the property has been evaluated for significance using the National Register and California Register criteria. No local criteria were found.

Through the various avenues of research and the intensive-level field survey, a total of 13 historic-period (pre-1980) resources were identified within the project site. Of these, four are office buildings constructed between 1955 and 1978 and nine consist of industrial infrastructure such as tanks, pipes, and pumps. As discussed in detail above, the resources were evaluated in the context of the Huntington Beach Oil Boom, 1920–1950, which was identified in the *City of Huntington Beach Historic Context & Survey Report*. Although the project site has operated as an oil and gas facility for more than 100 years, none of the office buildings date to the 1920–1950 period. Research and field observations failed to definitively date the nine industrial infrastructure resources.

The resources were evaluated for historical significance using the National Register and California Register criteria. No local criteria were found. As a result of these efforts, none of the pre-1980 resources appear to meet the National Register or California Register criteria. LSA recommends to the City that none of the pre-1980 resources within the project site qualify as a "historical resource" as defined by CEQA either individually or collectively.

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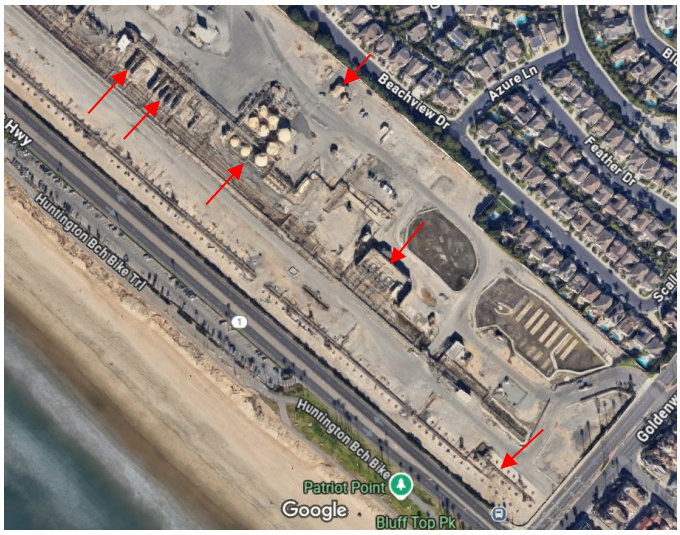
APPENDIX A

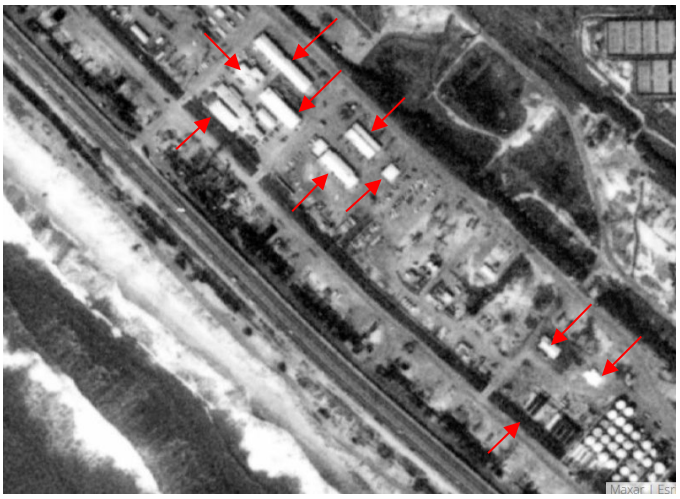
HISTORIC AERIAL PHOTOGRAPH COMPARISON

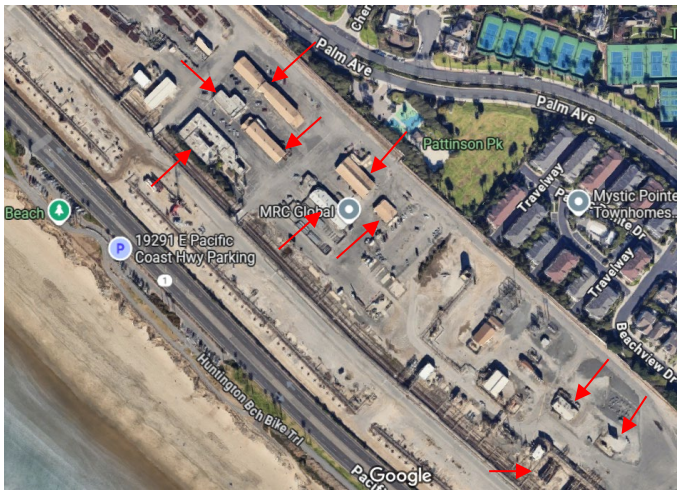
Aerial Comparison – 1980 (OC Historical Aerial Imagery)/2025 (Google)

Red arrows point to buildings/structures that are in both sets of aerials.



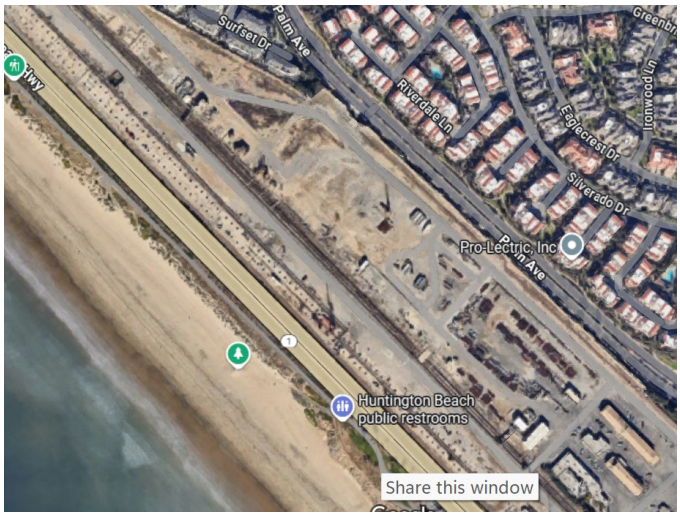




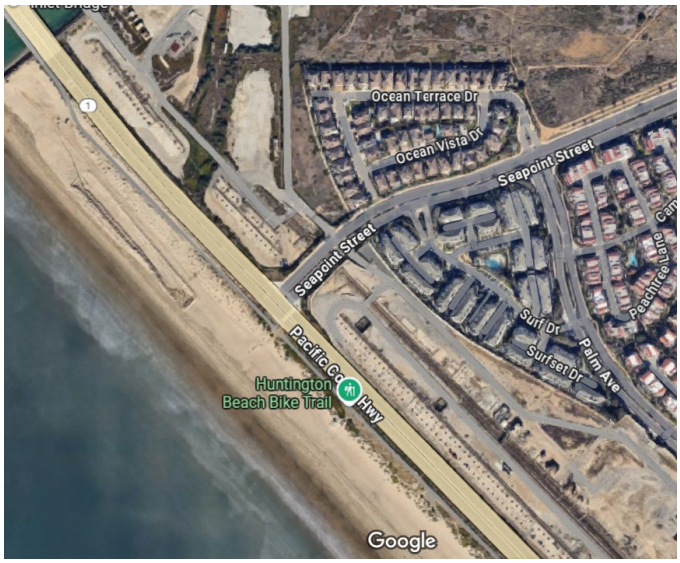


Arrow furthest to the right points to a dirt spot.








Ocean Terrace Dr
Ocean Vista Dr
Seapoint Street
Seapoint Street
Surf Dr
Surfset Dr
Palm Ave
Huntington
Beach Bike Trail
Hwy
Google

APPENDIX B

DEPARTMENT OF PARKS AND RECREATION (DPR) FORMS

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

 Resource Name or #: 20101 Goldenwest Street – Tank Farm Production Office

P1. Other Identifier: Map Reference 3
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County:** Orange **and** (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad:** *Seal Beach, CA* **Date:** 1981 **T**6S; **R**11W; S.B.**B.M.**
c. Address: 20101 Goldenwest Street **City:** Huntington Beach **Zip:** 92648
d. UTM: Zone: 11; _____mE/ _____mN (G.P.S.)
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN 023-181-54; located on the northwest side of Goldenwest Street, north of Pacific Coast Highway.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This two-story, concrete block building has a low-pitched, front-gable, corrugated metal roof that is covered with composition sheets and has narrow eaves. A small, one-story bay at the northwest corner of the building has a shed roof with narrow eaves. The asymmetrical, southwest-facing façade has a wide metal and glass door and a pair of fixed windows, all of which are sheltered beneath a flat roof supported by three posts. Concrete ramps with metal pole railings have been added to either side of the low concrete stoop to provide accessible access. The southeast (side) elevation has a pair of fixed windows below a pent roof. The northeast (rear) elevation has a single door with a concrete stoop. The northwest (side) elevation has a non-original aluminum-framed sliding window below a pent roof and the one-story bay with a single door.

***P3b. Resource Attributes:** (Original uses) HP8-Industrial building (office)
***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Façade, view northeast (9/26/25).

***P6. Date Constructed/Age and Sources:** ☒Historic ☐Prehistoric ☐Both
Between 1970 and 1978 (County of Orange var.).

***P7. Owner and Address:**
Holding SoCal
27200 Tourney Road, Suite 315
Santa Clarita, CA 91355

***P8. Recorded by:** (Name, affiliation, and address)
Casey Tibbet, M.A.
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, CA 92507

***P9. Date Recorded:**
September 26, 2025

***P10. Survey Type:** (Describe) Intensive-level CEQA compliance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Historic Resources Assessment, Palm/Goldenwest Specific Plan Redevelopment Project, 20101 Goldenwest Street, Huntington Beach, Orange County, California (2025).

***Attachments:** ☐NONE ☒Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #:** 20101 Goldenwest Street – Tank Farm Production Office

B1. Historic Name:
B2. Common Name:
B3. Original Use: Office **B4. Present Use:** Office
***B5. Architectural Style:** Industrial Vernacular
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Based on aerial photographs, this resource was built between 1970 and 1978 (County of Orange var.).

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** oil and gas production facility

B9a. Architect: None found **b. Builder:** None found
***B10. Significance: Theme:** Not applicable (NA) **Area:** NA
Period of Significance: NA **Property Type:** NA **Applicable Criteria:** NA
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Tank Farm Production Office was built between 1970 and 1978. As discussed in detail in the related report, the office was evaluated in the context of the Huntington Beach Oil Boom, 1920–1950, which was identified in the *City of Huntington Beach Historic Context & Survey Report*. The office was built outside of the period of significance (1920–1950) and does not appear to meet the National Register of Historic Places (National Register) or California Register of Historical Resources (California Register) criteria individually or as part of a larger resource (i.e., the Huntington Beach Oil Field). It is not a "historical resource" as defined by the California Environmental Quality Act (CEQA).

Historic Context. Refer to the related report (see P11 on page 1).

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

County of Orange
Var. Historical Aerial Imagery. Accessed online in September and October 2025 at: https://www.ocgis.com/ocpw/historicalimagery/.

B13. Remarks:

***B14. Evaluator:** Casey Tibbet, M.A., and Eugene Heck, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

***Date of Evaluation:** October 2025

(Sketch Map with north arrow required.)

Refer to DPR Location Map

(This space reserved for official comments.)

***B10. Significance:** (continued from page 2)
This building is being evaluated for significance using the National Register and California Register criteria. The City of Huntington Beach does not have any criteria.

National Register Criterion A: It is associated with events that have made a significant contribution to the broad patterns of our history. Because the national and State criteria are very similar, they have been grouped together to avoid redundancy.

California Register Criterion 1: It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

This office building was constructed outside the period of significance (1920–1950) and therefore is not associated with the theme Oil Boom Years (1920–1950). It is not significant under these criteria.

National Register Criterion B: It is associated with the lives of persons significant in our past.

California Register Criterion 2: It is associated with the lives of persons important to local, California, or national history.

Research did not identify any historically significant people associated with this office building. It is not significant under these criteria.

National Register 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.

California Register Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values.

The office building is Industrial Vernacular in style. It is nondescript and utilitarian. No evidence was found that it is the work of a master architect, designer, or builder, and it does not possess high artistic values. It is not significant under these criteria.

National Register Criterion D: Has yielded, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4: Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the Nation.

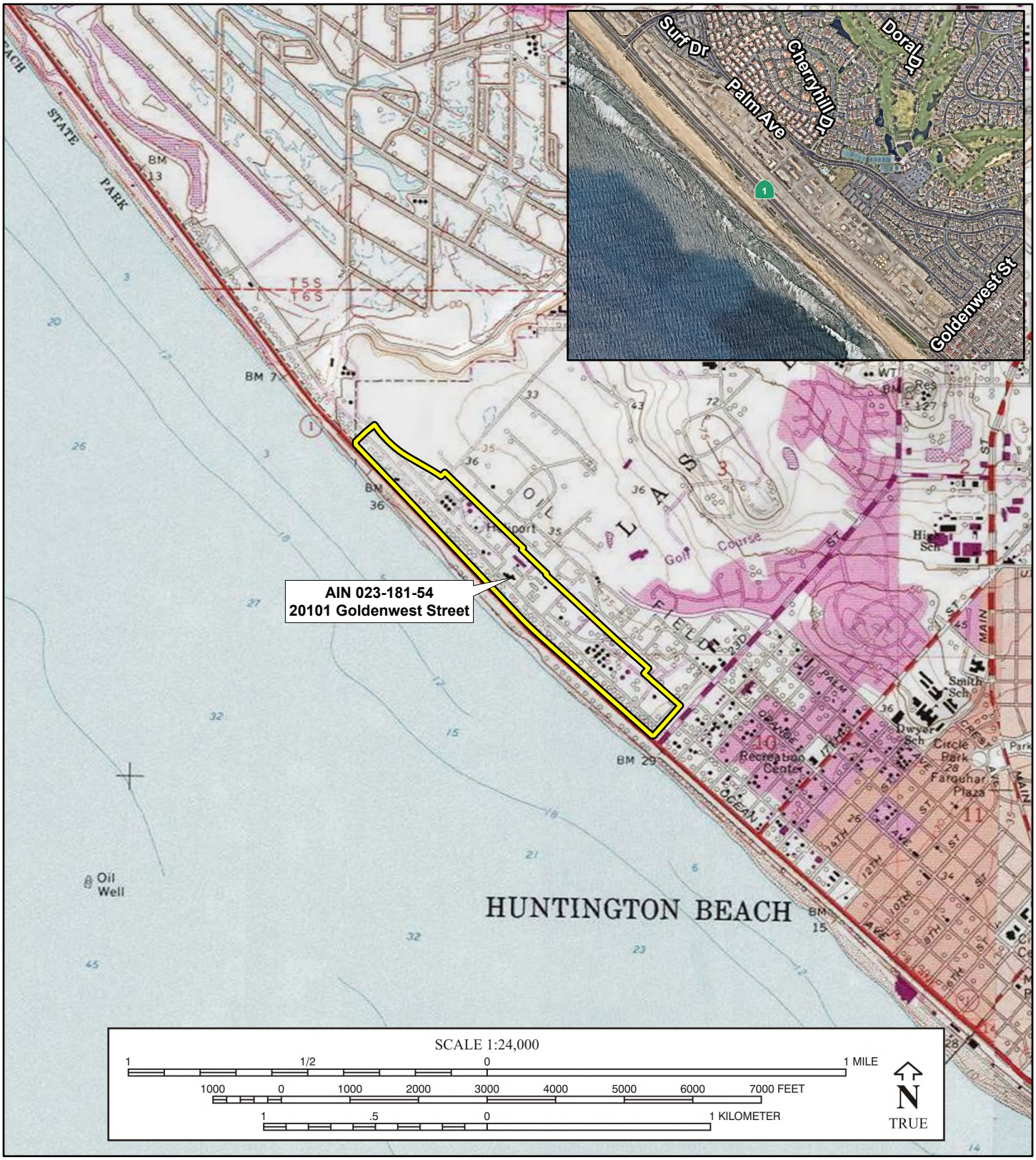
The office building was built between 1970 and 1978 using common methods and materials. It does not have the potential to yield important prehistoric or historical information. It is not significant under these criteria.

State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

*Resource Name or 20101 Goldenwest Street

*Map Name: USGS 7.5' Quad, Seal Beach; Nearmap *Scale: 1:24000 *Date of Map: 1981; 2025



I:\H\HBC2201.05\GIS\Pro\Palm Goldenwest Specific Plan Redevelopment Project\Palm Goldenwest Specific Plan Redevelopment Project.aprx (10/7/2025)

*Required Information

State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 5 *Resource Name or 20101 Goldenwest Street

*Map Name: Nearmap *Scale: 1:24000 *Date of Map: 2025



I:\H\HBC2201.05\GIS\Pro\Palm Goldenwest Specific Plan Redevelopment Project\Palm Goldenwest Specific Plan Redevelopment Project.aprx (10/7/2025)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

 Resource Name or #: 20101 Goldenwest Street – CRC Employees Office

P1. Other Identifier: Map Reference 7

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County:** Orange **and** (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** *Seal Beach, CA* **Date:** 1981 **T**6S; **R**11W; S.B.**B.M.**

c. Address: 20101 Goldenwest Street **City:** Huntington Beach **Zip:** 92648

d. UTM: Zone: 11; _____mE/ _____mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN 023-181-54; located on the northwest side of Goldenwest Street, north of Pacific Coast Highway.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This concrete block building has a very low-pitched, gable roof that is sheathed with composition sheets and has moderate eaves. All fenestration has a horizontal-rectangular orientation unless noted, and all windows slide horizontally. The asymmetrical, southwest-facing façade has a door, an aluminum-framed window, two pairs of wood-framed windows, a door, and another pair of wood-framed windows. The northwest (side) elevation has three aluminum-framed windows. The northeast (rear) elevation has two pairs of aluminum-framed windows; two doors; a vertical-rectangular, aluminum-framed window; a door; and another aluminum-framed window . The southeast (side) elevation has two pairs of wood-framed windows.

***P3b. Resource Attributes:** (Original uses) HP8-Industrial building (office)

***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Façade, view northeast (9/26/25).

***P6. Date Constructed/Age and Sources:** ☒Historic ☐Prehistoric ☐Both
Between 1955 and 1960 (County of Orange var.).

***P7. Owner and Address:**
Holding SoCal
27200 Tourney Road, Suite 315
Santa Clarita, CA 91355

***P8. Recorded by:** (Name, affiliation, and address)
Casey Tibbet, M.A.
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, CA 92507

***P9. Date Recorded:**
September 26, 2025

***P10. Survey Type:** (Describe) Intensive-level CEQA compliance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Historic Resources Assessment, Palm/Goldenwest Specific Plan Redevelopment Project, 20101 Goldenwest Street, Huntington Beach, Orange County, California (2025).

***Attachments:** ☐NONE ☒Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #:** 20101 Goldenwest Street – CRC Employees Office

B1. Historic Name:
B2. Common Name:
B3. Original Use: Office **B4. Present Use:** Office
***B5. Architectural Style:** Industrial Vernacular
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Based on aerial photographs, this resource was built between 1955 and 1960 (County of Orange var.).

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** oil and gas production facility

B9a. Architect: None found **b. Builder:** None found
***B10. Significance: Theme:** Not applicable (NA) **Area:** NA
Period of Significance: NA **Property Type:** NA **Applicable Criteria:** NA
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The CRC Employees Office was built between 1955 and 1960. As discussed in detail in the related report, the office was evaluated in the context of the Huntington Beach Oil Boom, 1920–1950, which was identified in the *City of Huntington Beach Historic Context & Survey Report*. The office was built outside of the period of significance (1920–1950) and does not appear to meet the National Register of Historic Places (National Register) or California Register of Historical Resources (California Register) criteria individually or as part of a larger resource (i.e., the Huntington Beach Oil Field). It is not a "historical resource" as defined by the California Environmental Quality Act (CEQA).

Historic Context. Refer to the related report (see P11 on page 1).

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

County of Orange
Var. Historical Aerial Imagery. Accessed online in September and October 2025 at: https://www.ocgis.com/ocpw/historicalimagery/.

B13. Remarks:

***B14. Evaluator:** Casey Tibbet, M.A. and Eugene Heck, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

***Date of Evaluation:** October 2025

(Sketch Map with north arrow required.)

Refer to DPR Location Map

(This space reserved for official comments.)

***B10. Significance:** (continued from page 2)
This building is being evaluated for significance using the National Register and California Register criteria. The City of Huntington Beach does not have any criteria.

National Register Criterion A: It is associated with events that have made a significant contribution to the broad patterns of our history. Because the national and State criteria are very similar, they have been grouped together to avoid redundancy.

California Register Criterion 1: It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

This office building was constructed outside the period of significance (1920–1950) and therefore is not associated with the theme Oil Boom Years (1920–1950). It is not significant under these criteria.

National Register Criterion B: It is associated with the lives of persons significant in our past.

California Register Criterion 2: It is associated with the lives of persons important to local, California, or national history.

Research did not identify any historically significant people associated with this office building. It is not significant under these criteria.

National Register 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.

California Register Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values.

The office building is Industrial Vernacular in style. It is nondescript and utilitarian. No evidence was found that it is the work of a master architect, designer, or builder, and it does not possess high artistic values. It is not significant under these criteria.

National Register Criterion D: Has yielded, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4: Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the Nation.

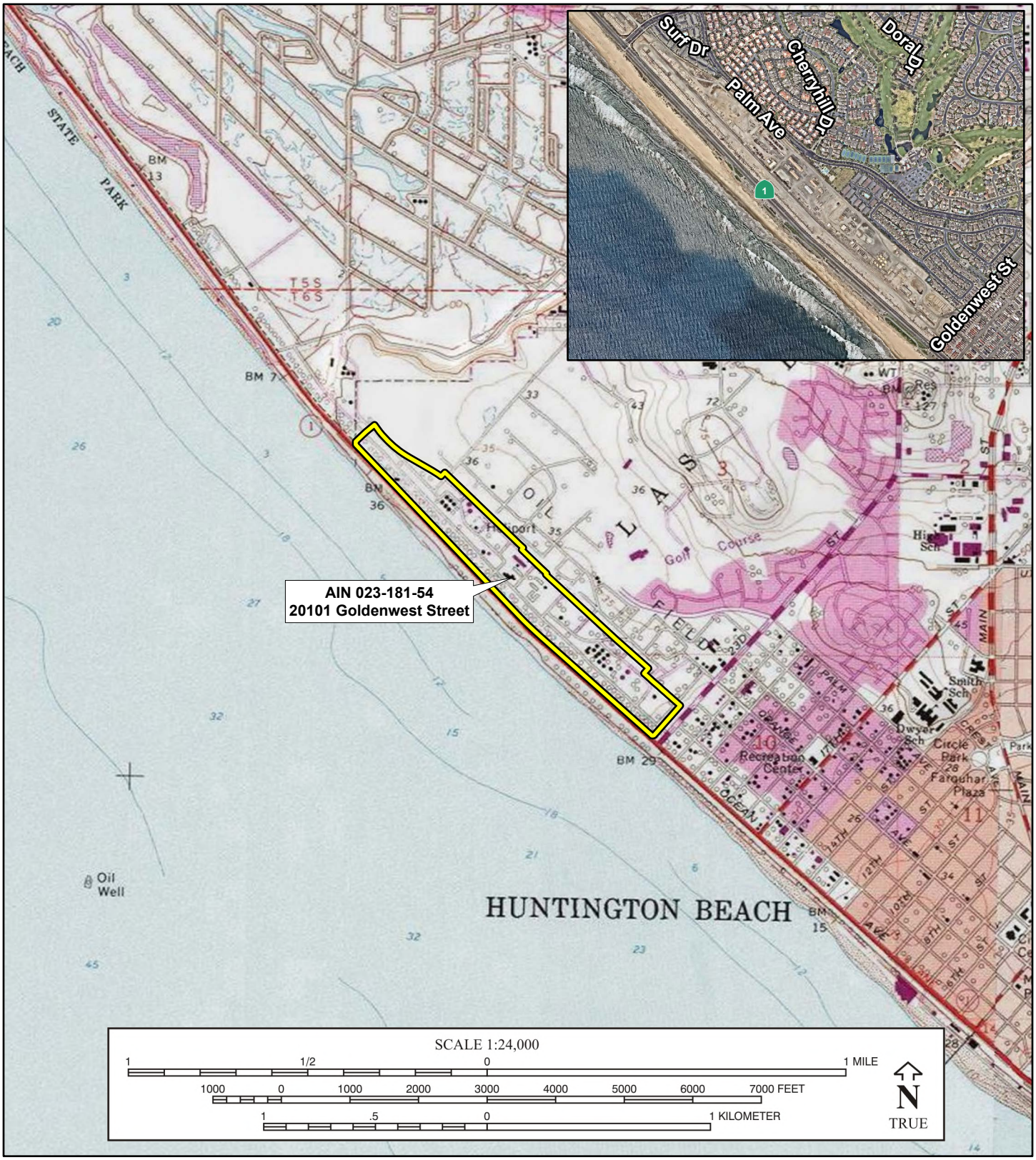
The office building was built between 1955 and 1960 using common methods and materials. It does not have the potential to yield important prehistoric or historical information. It is not significant under these criteria.

State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

*Resource Name or 20101 Goldenwest Street

*Map Name: USGS 7.5' Quad, Seal Beach; Nearmap *Scale: 1:24000 *Date of Map: 1981; 2025



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*Required Information

State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 5 *Resource Name or 20101 Goldenwest Street

*Map Name: Nearmap *Scale: 1:24000 *Date of Map: 2025



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State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

 Resource Name or #: 20101 Goldenwest Street – CRC Drilling Office

P1. Other Identifier: Map Reference 10

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County:** Orange **and** (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** *Seal Beach, CA* **Date:** 1981 **T**6S; **R**11W; S.B.**B.M.**

c. Address: 20101 Goldenwest Street **City:** Huntington Beach **Zip:** 92648

d. UTM: Zone: 11; _____mE/ _____mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN 023-181-54; located on the northwest side of Goldenwest Street, north of Pacific Coast Highway.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The concrete block building has a very low-pitched, gable roof with moderate eaves. Fenestration consists of aluminum-framed and vinyl-framed windows. The southwest elevation (façade) has a pair of windows, two doors, and two ribbon windows, one of which has an air-conditioning unit in it. The southeast elevation has three windows. The northwest and northeast elevations each have two windows.

***P3b. Resource Attributes:** (Original uses) HP8-Industrial building (office)

***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Façade, view northeast (9/26/25).

***P6. Date Constructed/Age and Sources:** ☒Historic ☐Prehistoric ☐Both
Between 1960 and 1978 (County of Orange var.).

***P7. Owner and Address:**
Holding SoCal
27200 Tourney Road, Suite 315
Santa Clarita, CA 91355

***P8. Recorded by:** (Name, affiliation, and address)
Casey Tibbet, M.A.
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, CA 92507

***P9. Date Recorded:**
September 26, 2025

***P10. Survey Type:** (Describe) Intensive-level CEQA compliance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Historic Resources Assessment, Palm/Goldenwest Specific Plan Redevelopment Project, 20101 Goldenwest Street, Huntington Beach, Orange County, California (2025).

***Attachments:** ☐NONE ☒Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #:** 20101 Goldenwest Street – CRC Drilling Office

B1. Historic Name:
B2. Common Name:
B3. Original Use: Office **B4. Present Use:** Office
***B5. Architectural Style:** Industrial vernacular
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Based on aerial photographs, this resource was built between 1960 and 1978 (County of Orange var.).

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** oil and gas production facility

B9a. Architect: None found **b. Builder:** None found
***B10. Significance: Theme:** Not applicable (NA) **Area:** NA
Period of Significance: NA **Property Type:** NA **Applicable Criteria:** NA
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The CRC Drilling Office was built between 1960 and 1978. As discussed in detail in the related report, the office was evaluated in the context of the Huntington Beach Oil Boom, 1920–1950, which was identified in the *City of Huntington Beach Historic Context & Survey Report*. The office was built outside of the period of significance (1920–1950) and does not appear to meet the National Register of Historic Places (National Register) or California Register of Historical Resources (California Register) criteria individually or as part of a larger resource (i.e., the Huntington Beach Oil Field). It is not a "historical resource" as defined by the California Environmental Quality Act (CEQA).

Historic Context. Refer to the related report (see P11 on page 1).

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

County of Orange
Var. Historical Aerial Imagery. Accessed online in September and October 2025 at: https://www.ocgis.com/ocpw/historicalimagery/.

B13. Remarks:

***B14. Evaluator:** Casey Tibbet, M.A. and Eugene Heck, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

***Date of Evaluation:** October 2025

(Sketch Map with north arrow required.)

Refer to DPR Location Map

(This space reserved for official comments.)

***B10. Significance:** (continued from page 2)
This building is being evaluated for significance using the National Register and California Register criteria. The City of Huntington Beach does not have any criteria.

National Register Criterion A: It is associated with events that have made a significant contribution to the broad patterns of our history. Because the national and State criteria are very similar, they have been grouped together to avoid redundancy.

California Register Criterion 1: It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

This office building was constructed outside the period of significance (1920–1950) and therefore is not associated with the theme Oil Boom Years (1920–1950). It is not significant under these criteria.

National Register Criterion B: It is associated with the lives of persons significant in our past.

California Register Criterion 2: It is associated with the lives of persons important to local, California, or national history.

Research did not identify any historically significant people associated with this office building. It is not significant under these criteria.

National Register 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.

California Register Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values.

The office building is industrial vernacular in style. It is nondescript and utilitarian. No evidence was found that it is the work of a master architect, designer, or builder and it does not possess high artistic values. It is not significant under these criteria.

National Register Criterion D: Has yielded, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4: Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the Nation.

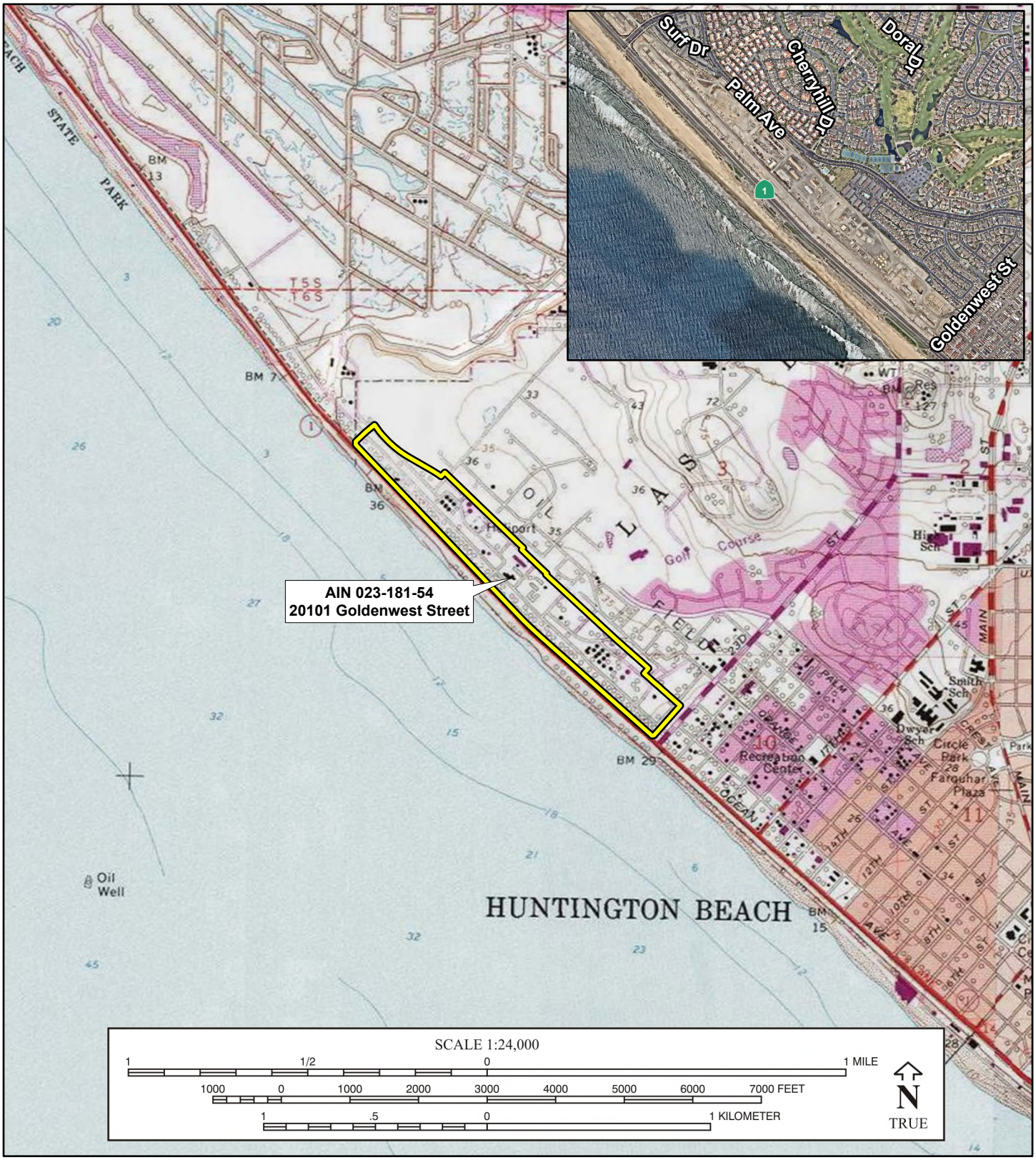
The office building was built between 1960 and 1978 using common methods and materials. It does not have the potential to yield important prehistoric or historical information. It is not significant under these criteria.

State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

*Resource Name or 20101 Goldenwest Street

*Map Name: USGS 7.5' Quad, Seal Beach; Nearmap *Scale: 1:24000 *Date of Map: 1981; 2025



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*Required Information

State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 5 *Resource Name or 20101 Goldenwest Street

*Map Name: Nearmap *Scale: 1:24000 *Date of Map: 2025



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State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

 Resource Name or #: 20101 Goldenwest Street – Modernized Office

P1. Other Identifier: Map Reference 13

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County:** Orange **and** (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** *Seal Beach, CA* **Date:** 1981 **T**6S; **R**11W; S.B.**B.M.**

c. Address: 20101 Goldenwest Street **City:** Huntington Beach **Zip:** 92648

d. UTM: Zone: 11; _____mE/ _____mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN 023-181-54; located on the northwest side of Goldenwest Street, north of Pacific Coast Highway.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This L-shaped office building rests on a raised foundation and has a flat roof with parapets. The walls are covered with stucco. Fenestration consists of aluminum-framed, horizontally sliding windows. The doors are modern and accessed by non-original concrete ramps with metal pole railings. Pent roofs with ribbed metal sheathing shelter the doors. Aside from the aluminum-framed windows, the building does not appear to date to the historic period.

***P3b. Resource Attributes:** (Original uses) HP8-Industrial building (office)

***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Façade and side elevation, view east (9/26/25).

***P6. Date Constructed/Age and Sources:** ☒Historic ☐Prehistoric ☐Both
Between 1970 and 1978 (County of Orange var.).

***P7. Owner and Address:**
Holding SoCal
27200 Tourney Road, Suite 315
Santa Clarita, CA 91355

***P8. Recorded by:** (Name, affiliation, and address)
Casey Tibbet, M.A.
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, CA 92507

***P9. Date Recorded:**
September 26, 2025

***P10. Survey Type:** (Describe) Intensive-level CEQA compliance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Historic Resources Assessment, Palm/Goldenwest Specific Plan Redevelopment Project, 20101 Goldenwest Street, Huntington Beach, Orange County, California (2025).

***Attachments:** ☐NONE ☒Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #:** 20101 Goldenwest Street – Modernized Office

B1. Historic Name:
B2. Common Name:
B3. Original Use: Office **B4. Present Use:** Office
***B5. Architectural Style:** Vernacular
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Based on aerial photographs, this resource was built between 1970 and 1978 (County of Orange var.).

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** oil and gas production facility

B9a. Architect: None found **b. Builder:** None found
***B10. Significance: Theme:** Not applicable (NA) **Area:** NA
Period of Significance: NA **Property Type:** NA **Applicable Criteria:** NA
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This modernized office building was built between 1970 and 1978. As discussed in detail in the related report, the office was evaluated in the context of the Huntington Beach Oil Boom, 1920–1950, which was identified in the *City of Huntington Beach Historic Context & Survey Report*. The office was built outside of the period of significance (1920–1950) and does not appear to meet the National Register of Historic Places (National Register) or California Register of Historical Resources (California Register) criteria individually or as part of a larger resource (i.e., the Huntington Beach Oil Field). It is not a "historical resource" as defined by the California Environmental Quality Act (CEQA).

Historic Context. Refer to the related report (see P11 on page 1).

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

County of Orange
Var. Historical Aerial Imagery. Accessed online in September and October 2025 at: https://www.ocgis.com/ocpw/historicalimagery/.

B13. Remarks:

***B14. Evaluator:** Casey Tibbet, M.A. and Eugene Heck, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

***Date of Evaluation:** October 2025

(Sketch Map with north arrow required.)

Refer to DPR Location Maps

(This space reserved for official comments.)

***B10. Significance:** (continued from page 2)
This building is being evaluated for significance using the National Register and California Register criteria. The City of Huntington Beach does not have any criteria.

National Register Criterion A: It is associated with events that have made a significant contribution to the broad patterns of our history. Because the national and State criteria are very similar, they have been grouped together to avoid redundancy.

California Register Criterion 1: It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

This office building was constructed outside the period of significance (1920–1950) and therefore is not associated with the theme Oil Boom Years (1920–1950). It is not significant under these criteria.

National Register Criterion B: It is associated with the lives of persons significant in our past.

California Register Criterion 2: It is associated with the lives of persons important to local, California, or national history.

Research did not identify any historically significant people associated with this office building. It is not significant under these criteria.

National Register 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.

California Register Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values.

The office building is Industrial Vernacular in style. It is nondescript and utilitarian. No evidence was found that it is the work of a master architect, designer, or builder, and it does not possess high artistic values. It is not significant under these criteria.

National Register Criterion D: Has yielded, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4: Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the Nation.

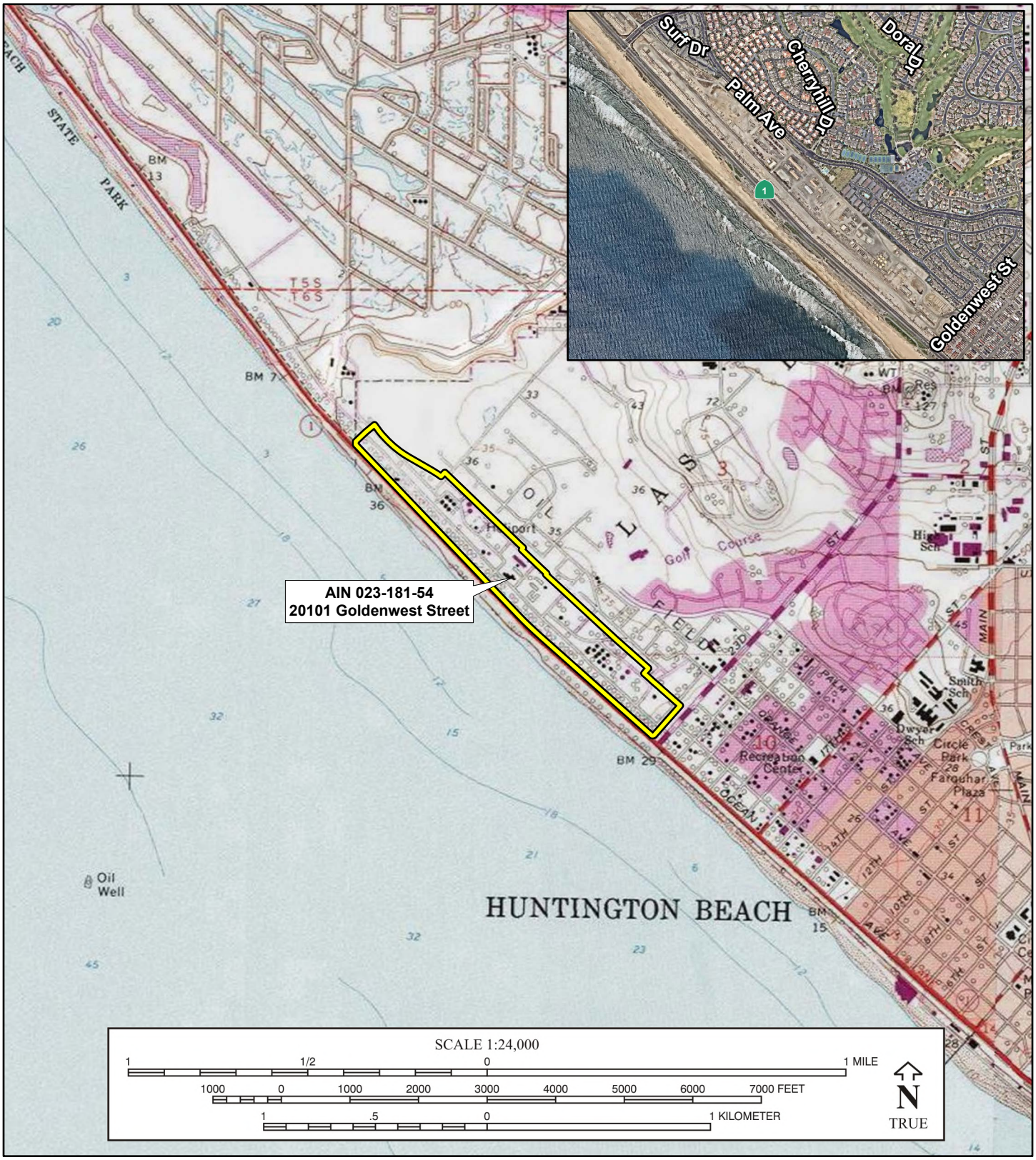
The office building was built between 1970 and 1978 using common methods and materials. It does not have the potential to yield important prehistoric or historical information. It is not significant under these criteria.

State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

*Resource Name or 20101 Goldenwest Street

*Map Name: USGS 7.5' Quad, Seal Beach; Nearmap *Scale: 1:24000 *Date of Map: 1981; 2025



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*Required Information

State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 5 *Resource Name or 20101 Goldenwest Street

*Map Name: Nearmap *Scale: 1:24000 *Date of Map: 2025



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State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

 Resource Name or #: 20101 Goldenwest Street – Industrial Infrastructure

P1. Other Identifier: Map References 1, 2, 4, 5, 7, 8, 9, 11, and 12

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County:** Orange **and** (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** *Seal Beach, CA* **Date:** 1981 **T**6S; **R**11W; S.B.**B.M.**

c. Address: 20101 Goldenwest Street **City:** Huntington Beach **Zip:** 92648

d. UTM: Zone: 11; _____mE/ _____mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN 023-181-54; located on the northwest side of Goldenwest Street, north of Pacific Coast Highway.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This property is developed with a multitude of pipes and below-ground wells (plugged, idle, and active), numerous above-ground tanks, oil pumps, at least two portable derricks, three large ponds, more than 30 buildings/structures, dirt roads, parking areas, and various other industrial infrastructure. Using aerial photographs, eight components of the industrial infrastructure were identified as dating to before 1980. These include: a producing well, cable trays, and Pit 22 (Map Reference [MR] 1); Water Injection Plant 4 (MR 2); tanks (MR 4); free-water knockout tanks (MRs 5 and 6); Work Shed 1A–1F (MR 8); Shipping and Receiving (MR 9); Metal Building 3A–3D (MR 11); and Metal Building 2A–2E (MR 13). These are described below (*see Continuation Sheets*). See the related report (refer to P11 below) for more detail and additional photographs.

***P3b. Resource Attributes:** (Original uses) HP39-Other (industrial infrastructure)

***P4. Resources Present:** ☒Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

See Continuation Sheets

P5b. Description of Photo: (View, date, accession #) *See Continuation Sheets*

***P6. Date Constructed/Age and Sources:** ☒Historic ☐Prehistoric ☐Both
Pre-1980 (County of Orange var.).

***P7. Owner and Address:**
Holding SoCal
27200 Tourney Road, Suite 315
Santa Clarita, CA 91355

***P8. Recorded by:** (Name, affiliation, and address)
Casey Tibbet, M.A.
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, CA 92507

***P9. Date Recorded:**
September 26, 2025

***P10. Survey Type:** (Describe) Intensive-level CEQA compliance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Historic Resources Assessment, Palm/Goldenwest Specific Plan Redevelopment Project, 20101 Goldenwest Street, Huntington Beach, Orange County, California (2025).

***Attachments:** ☐NONE ☒Location Map ☐Sketch Map ☒Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** 6Z

***Resource Name or #:** 20101 Goldenwest Street – Industrial Infrastructure

B1. Historic Name:
B2. Common Name:
B3. Original Use: industrial infrastructure **B4. Present Use:** industrial infrastructure
***B5. Architectural Style:** Not applicable (NA)
***B6. Construction History:** (Construction date, alterations, and date of alterations)
The industrial infrastructure addressed in this DPR from dates to before 1980 (County of Orange var.).

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:** oil and gas production facility

B9a. Architect: None found **b. Builder:** None found
***B10. Significance: Theme:** NA **Area:** NA
Period of Significance: NA **Property Type:** NA **Applicable Criteria:** NA
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

As discussed in the related report (refer to P11 on page 1), the nine industrial infrastructure resources that date to before 1980 were evaluated in the context of the Huntington Beach Oil Boom, 1920–1950, which was identified in the *City of Huntington Beach Historic Context & Survey Report*. The dates of construction/installation for these resources were not definitively documented by observations in the field or archival research. However, this type of industrial infrastructure is not called out as an associated property type in the City of Huntington Beach's (City) historic context. It does not appear to meet the National Register of Historic Places (National Register) or California Register of Historical Resources (California Register) criteria individually or as part of a larger resource (i.e., the Huntington Beach Oil Field). The industrial infrastructure is not a "historical resource" as defined by the California Environmental Quality Act (CEQA).

Historic Context. Refer to the related report (see P11 on page 1).

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

City of Huntington Beach
Var. Building permits for 20101 Goldenwest Street. Provided by the City of Huntington Beach in September 2025.
County of Orange
Var. Historical Aerial Imagery. Accessed online in September and October 2025 at: https://www.ocgis.com/ocpw/historicalimagery/.
Department of Conservation
2025 Well Records. Accessed online for Well 91-37 in October 2025 at: https://filerequest.conservation.ca.gov/WellRecord?api=05920711.

B13. Remarks:

***B14. Evaluator:** Casey Tibbet, M.A. and Eugene Heck, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

***Date of Evaluation:** October 2025

(Sketch Map with north arrow required.)

Refer to DPR Location Map

(This space reserved for official comments.)

***P3a. Description** and **P5a. Photo:** (continued from page 1)
Producing well, cable trays, and Pit 22 (MR 1). Although it is difficult to tell specifically what the resource consisted of prior to 1980, the current configuration of the resource is consistent with its pre-1980 configuration which includes cable trays, wells, and Pit 22. However, several building permits have been issued for cable trays and cable tray supports since 1987 (City of Huntington Beach var.). Based on a visual inspection, the cable trays do not appear to be particularly old, but some of the pipes look old and research indicates the active well (#91-37) dates to 1975 (Department of Conservation 2025). Pit 22, which has poured concrete walls, is visible in the pre-1980 aerials.


Producing well and cable trays. View southwest.

Water Injection Plant 4 (MR 2). Water Injection Plant 4 is roughly rectangular in plan, with an angled corner on the east side. It is a three-sided structure, open to the southwest, and has no roof. The walls consist of exposed steel framing and rows of sheet-metal panels.

The northeast elevation has a metal bay door and a pair of metal pedestrian doors. There is a small, detached building on concrete piers adjacent to this elevation. This raised building has a shed roof, doors accessed by metal stairs, and wall-mounted air-conditioning units. The northwest (side) elevation does not appear to have any openings. The southwest side of the building is open. At the south corner of the plant, there are three small, vertical, freestanding dry instrument air receiver tanks (V-201, 202, and 203).

Water injection was first introduced in the Pennsylvania oil fields in the late 1800s and is now used throughout the world (ScienceDirect 2025). The basic process involves obtaining water, treating the water, pumping or injecting the treated water into the oil field, and monitoring and controlling the process. Components of the system typically include a water treatment system (coolers, degassing drums, filters, and chemical treatment), a pumping station, pipelines, injection wells, and surface facilities for utilities and power generation.

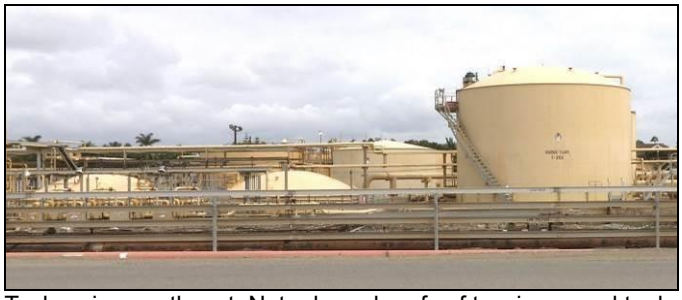

Water Injection Plant 4, view west.


Water Injection Plant 4, view north-northeast.

Tanks (MR 4). This resource consists of seven above-ground tanks and two mostly below-ground tanks. The three tanks on the southeast side of the group, which are identified as SKIM Oil Tank T-318, Surge-SKIM Tank T-317, and Surge Tank T-350, are taller than the others. Two of these tanks (T-318 and T-350) have domed roofs. They all have exterior staircases that partially wrap around each tank. The four shorter tanks are labeled LACT Tank T-102 Crude Oil, LACT Tank T-101 Crude Oil, Divert Tank T-103 Wet, and Divert Tank T-104 Wet. The two in-ground tanks, on the southwest side of the group, have above-ground domed roofs. Tanks T-101 and T-102 are connected by a central metal staircase and bridge. Numerous pipes of various sizes are associated with the tanks; some are labeled Produced Water. (*See Continuation Sheet*)

***P3a. Description** and **P5a. Photo:** (continued from page 3)


Tanks, view southwest.


Tanks, view northeast. Note domed roofs of two in-ground tanks.

Free Water Knockout Tanks (MRs 5 and 6). These resources are labeled Free Water Knockout Tanks 107-111, 114, and 115. Tanks 114 and 115 are separated from the others to the northeast. The primary purpose of these tanks is to remove large volumes of free water from crude oil before further processing. This protects the downstream equipment from corrosion and other issues.


Free Water Knockout Tanks, view north-northwest.

Work Shed 1A-1F (MR 8). This building is rectangular in plan and has a steeply pitched, front-gable roof flanked by low-pitched shed roofs with exposed rafter tails. The roof is sheathed with corrugated metal covered with composition sheets and has narrow eaves. The structure is wood framed with corrugated metal siding. The southeast elevation has a bay that is open on two sides, a central bay with a wide opening without a door, a pedestrian door-sized opening (1E), and a tall opening that is missing its bay door (1F). The middle opening is below a patched section of wall that suggests it may have been a larger opening at one time. The northeast (long side) elevation is partially obscured from view by cargo containers, but it does not appear to have any openings. The southwest (long side) elevation has two openings (1D) with no doors and what may be an office area with a southeast-facing door. The northwest elevation has three openings (1A–1C), only one of which has a door (1C). The middle opening is the height and shape of the patch above the middle opening in the southeast elevation.

See Continuation Sheet

***P3a. Description** and **P5a. Photo:** (continued from page 4)



Work Shed, view east.

Shipping and Receiving (MR 9). This metal building is roughly rectangular in plan and has a moderately pitched, side-gable roof sheathed with corrugated metal. Several openings in the roof that may have been skylights have been filled in. A shed-roofed addition with no eaves has been added to the southeast end of the building. The northeast elevation has a bay door in the addition. Four bay doors and a pedestrian door are all sheltered by an extended eave, and there is another bay door and a pedestrian door. The southeast elevation has no openings. The southwest elevation has one pedestrian door. The northwest elevation was not visible.



Shipping and Receiving, view southwest.

Metal Building 3A–3D (MR 11). This long, rectangular, metal building is two stories in height and has a moderately pitched, side-gable, metal roof that is sheathed with composition sheets and has no eaves. At the northwest end of the building, there is a small, one-story section with a steeply pitched gable and shed roof with narrow eaves and exposed rafter tails. On the northeast elevation, there is a one-story addition with a flat roof and narrow eaves. The most striking feature of this building are the bands of large, metal-framed, multi-paned windows just below the roofline. The windows consist of panels of four-over-four fixed windows and three-over-four windows, with the six middle panes being a pivot window. The windows extend the length of the northwest elevation, but in the northeast elevation, they only extend about halfway.

The northwest elevation has metal steps that access a pedestrian door (3C [door is missing]), a ground-level door (3D), a pair of horizontal-rectangular windows, and three more pedestrian doors. The southeast elevation has an off-center bay door. The northeast elevation has a filled-in bay door with a pedestrian door in it (3A), a bay door, and a one-story, metal building addition with a southeast-facing modern door (3B), aluminum-framed windows, and a northwest-facing door (also 3B).

See Continuation Sheet

***P3a. Description** and **P5a. Photo:** (continued from page 5)



Metal Building 3A-3D, view south.

Metal Building 2A-2E (MR 12). This long, rectangular metal building appears to be two buildings that are now connected. The southeast half of the building and the middle section are on raised foundations. The northwest half of the building appears to be on grade. The building has a multi-level, side-gable metal roof sheathed with composition sheets. Most of the building has wide eaves supported by metal braces, but the central section has no eaves.

The northeast elevation has a ground-level pedestrian door (2A); a bay door (2B); a covered opening the size of a pedestrian door; wood steps to a recessed door; a filled-in bay door; a filled-in pedestrian door; a pair of doors; an aluminum-framed, sliding window; a boardedo-ver window; a filled-in bay door; a pedestrian door (2C); a bay door; a pedestrian door (2D); a bay door labeled Emergency Response Equipment; a pedestrian door (2E); another bay door labeled Emergency Response Equipment; and a pedestrian door. The northwest elevation has three aluminum-framed sliding windows.

The southwest elevation has 10 aluminum-framed windows and two doors in the at-grade section. All of the window openings have been resized, and the doors and windows are not original. The central section has a three-over-three, metal-framed window with an air-conditioning unit in it. The raised foundation section of the building has wood steps to a recessed door, six aluminum-framed sliding windows, and visible concrete foundation piers. The southeast elevation has an off-center bay door.



Metal Building 2A–2E, view southwest.

***B10. Significance:** (continued from page 2)

The industrial infrastructure is being evaluated for significance using the National Register and California Register criteria. The City does not have any criteria. Because the national and State criteria are very similar, they have been grouped together to avoid redundancy.

See Continuation Sheet

***B10. Significance:** (continued from page 6)

National Register Criterion A: It is associated with events that have made a significant contribution to the broad patterns of our history. Because the national and State criteria are very similar, they have been grouped together to avoid redundancy.

California Register Criterion 1: It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

The year built for the industrial infrastructure, such as above-ground pipes, valves, tanks, pits, well cellars, pumps, etc., could not be definitively documented by observations in the field or archival research. In any case, this type of industrial infrastructure is not called out as an associated property type in the City's historic context. Therefore, it is not significant under these criteria.

National Register Criterion B: It is associated with the lives of persons significant in our past.

California Register Criterion 2: It is associated with the lives of persons important to local, California, or national history.

Research did not identify any historically significant people associated with any of the industrial infrastructure. It is not significant under these criteria.

National Register 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.

California Register Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values.

The industrial infrastructure is typical of 20th century extractive oil and gas facilities. Research did not discover any technological innovations or advancements associated with the project site. It is not significant under these criteria.

National Register Criterion D: Has yielded, or may be likely to yield, information important in prehistory or history.

California Register Criterion 4: Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the Nation.

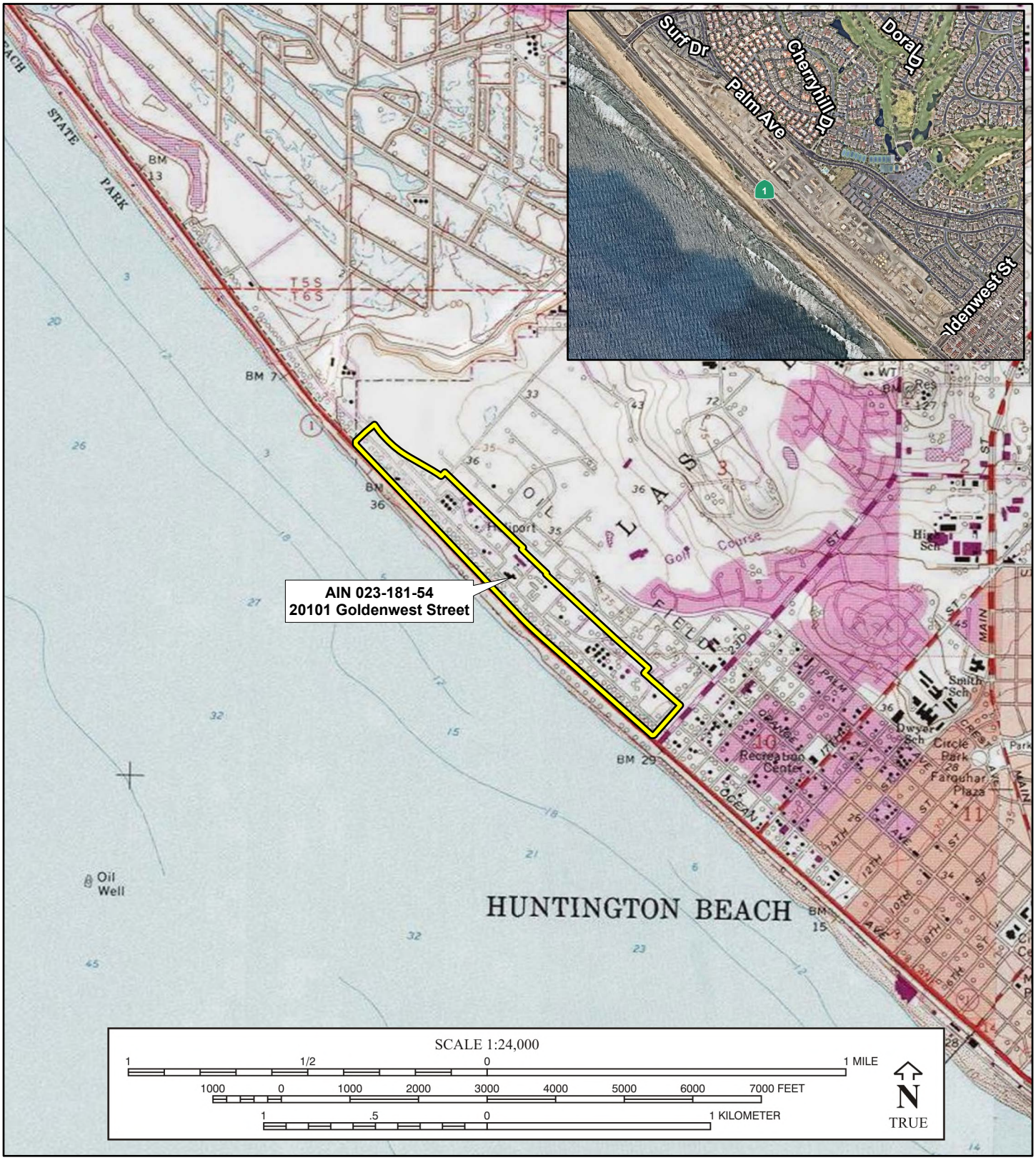
These criteria relate primarily to archaeology. This is an active, producing oil and gas facility that uses common 20th century construction methods and materials. It does not have the potential to yield important prehistoric or historical information. It is not significant under these criteria.

State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

Page 8 of 9 *Resource Name or 20101 Goldenwest Street

*Map Name: USGS 7.5' Quad, Seal Beach; Nearmap *Scale: 1:24000 *Date of Map: 1981; 2025



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DPR 523J (1/95) *Required Information

State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

*Resource Name or 20101 Goldenwest Street

*Map Name: Nearmap *Scale: 1:24000 *Date of Map: 2025



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*Required Information