



City of Huntington Beach Planning and Building Department  
**STAFF REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, AICP, Director of Planning and Building  
**BY:** Ricky Ramos, Senior Planner *RR*  
**DATE:** April 23, 2013

**SUBJECT: ENVIRONMENTAL IMPACT REPORT NO. 07-001 (WARNER NICHOLS)**

**APPLICANT/  
PROPERTY**

**OWNER:** Jerry Moffatt, Rainbow Environmental Services, 17121 Nichols St., Huntington Beach, CA 92647

**LOCATION:** 7622-7642 Warner Ave, 92647 (southeast corner of Warner Ave. and Nichols St.)

---

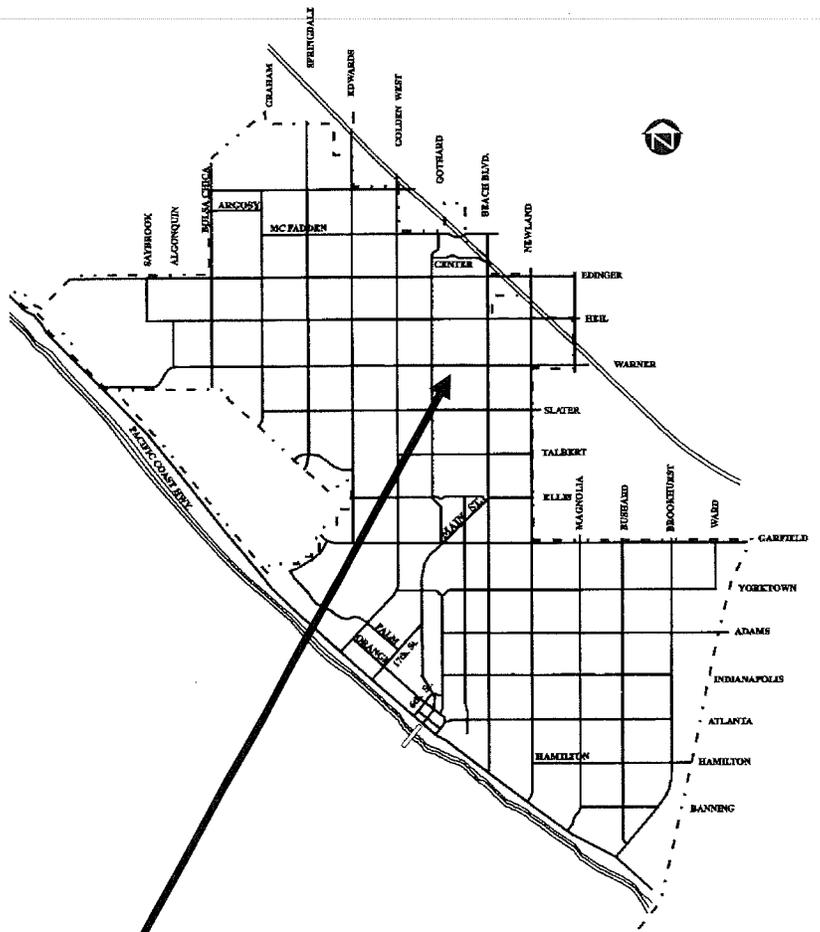
**STATEMENT OF ISSUE:**

- ◆ Environmental Impact Report (EIR) No. 07-001 request:
  - Analyzes the potential environmental impacts associated with a proposal to change the land use and zoning designations on the subject property from residential to commercial and industrial and demolish or remove four existing structures that meet state criteria for historic resources.
  - Documents potential impacts to Cultural Resources and Land Use and Planning.
  - Evaluates three alternatives to the proposed project.
  - Concludes that all potential impacts can be mitigated to a less than significant level with the exception of impacts to Cultural Resources, which remain significant and unavoidable.
  
- ◆ Staff's Recommendation: Certify EIR No. 07-001 based upon the following:
  - It was prepared in accordance with the California Environmental Quality Act (CEQA); and
  - It adequately analyzes the potential environmental impacts associated with the proposed project, evaluates project alternatives, and identifies mitigation measures to lessen the project's impacts consistent with General Plan policies.

**RECOMMENDATION:**

Motion to:

“Certify Environmental Impact Report No. 07-001 as adequate and complete in accordance with CEQA requirements by approving Resolution No. 1669 (Attachment No. 1);”



**PROJECT  
SITE**

**VICINITY MAP**  
**Environmental Impact Report No. 07-001**  
**(Warner Nichols)**

**ALTERNATIVE ACTION(S):**

The Planning Commission may take alternative actions such as:

- A. "Continue EIR No. 07-001 and direct staff accordingly."
- B. "Deny certification of EIR No. 07-001 with findings for denial."

**PROJECT PROPOSAL:**

Environmental Impact Report No. 07-001 represents a request to analyze the potential environmental impacts associated with a proposal to change the land use and zoning designations on the subject property from residential to commercial and industrial and demolish or remove four existing structures that meet state criteria for historic resources pursuant to Chapter 240 of the Huntington Beach Zoning and Subdivision Ordinance and CEQA.

The proposed land use and zoning amendments are discussed in detail in an accompanying staff report for General Plan Amendment (GPA) No. 05-001/Zoning Map Amendment (ZMA) No. 05-001. The focused EIR discusses environmental impacts relating to Cultural Resources and Land Use/Planning and provides mitigation measures necessary to reduce impacts but still concludes that significant and unavoidable impacts will result from the demolition or removal of the four historic structures. An analysis of three alternatives is also provided.

The EIR consists of the Draft EIR and Appendices that were circulated for a 45-day public review period. In addition, there is also a Final EIR which includes the comments received during the public review period, responses to those comments, and text changes to the Draft EIR to clarify or correct information in response to comments or as identified subsequent to the circulation of the EIR (Attachment No. 2).

The applicant has indicated that the proposal to change the land use and zoning designations on the subject property is necessary to prevent residential development from taking place in such close proximity to the Rainbow disposal and transfer operations. The demolition or removal of the existing structures is proposed to eliminate public safety concerns and unsightly conditions.

**Study Session:** The request was presented to the Planning Commission for study session on March 26, 2013. Several questions raised at the study session required the follow-up responses below:

- 1. How much land would be needed to relocate and reuse the structures and what is the value of the land if retained onsite?

It is estimated that about 36,000 square feet of land would be needed to relocate and reuse the structures onsite. The value of that land area is estimated at about \$2.3 to \$2.5 million (\$65 to \$69 per square foot).

- 2. Will there be any subsidies involved in the future development of the site?

There is a remote possibility that Community Development Block Grant funding could be used to provide a subsidy for the project if it is determined to be an eligible activity that met a national objective. There may be other federal, state, or private grant opportunities and tax incentives available.

3. Should Historic and Cultural Resources Element Policy 3.2.1 have been analyzed in the EIR?

This policy has been included and analyzed in the Final EIR (Attachment No. 2). The project is also inconsistent with this policy as it is with the other goals, objectives, and policies that encourage protection, preservation, and retention of historic resources.

**Background:** Charles Mitsuji Furuta relocated from Japan in 1900 and purchased the subject property. He then donated a portion of the land for construction of a church and pastor's house in 1910 for the Japanese Presbyterian Mission of Wintersburg. In 1912, the first house was built for his family. In 1934 the second church located on the corner was constructed. In 1947 another house was built on the property for the Furuta family. The Furuta family farmed on the property and also raised goldfish and water lilies.

The site was used by the Japanese Presbyterian Church until 1965. Subsequently the church buildings were used by various congregations until 1997. Since then the church buildings have been vacant. In 2002 a proposal to develop a multi-family residential development on the subject site was submitted. Because of concerns with the property being across the street from the Rainbow transfer station, the proposed residential development was withdrawn. In 2004, Rainbow purchased the subject property to prevent it from being developed for residential purposes. In 2008, Rainbow submitted an application for the construction of a commercial building and recreational vehicle/boat storage facility on the subject site to be processed concurrently with the GPA and ZMA. However, due to the downturn in the economy the project was withdrawn. No new development is proposed at this time. When Rainbow is ready to develop the property in the future, the intent is to develop the property in such a way as to provide a transition between the transfer facility and the residential neighborhood to the east.

**ISSUES:**

**General Plan Conformance:**

Sections 3.1 (Cultural Resources) and 3.2 (Land Use and Planning) of the EIR provide an analysis of the project's conformance with existing goals, objectives, and policies of the General Plan. It concludes that the project is consistent with relevant Land Use and Economic Development goals, objectives, and policies. It also identifies that the demolition or removal of historic structures is not consistent with Historic and Cultural Resources goals and objectives that encourage protection, preservation, and retention of historic resources. As a result, project impacts in this regard are significant and unavoidable even with the mitigation measures identified.

**Zoning Compliance:** Not applicable.

**Urban Design Guidelines Conformance:** Not applicable

**Environmental Status:**

In accordance with CEQA, EIR No. 07-001 was prepared by ICF International to analyze the potential impacts of the project as well as identify appropriate mitigation measures. The required CEQA procedure that was followed is outlined below:

2011	Staff conducted an initial study and determined that a focused EIR would be necessary for the project.
Sept. 1-30, 2011	A Notice of Preparation and Initial Study were filed with the State Clearinghouse to notify public of intent to prepare a focused EIR and made available for a 30-day public review period.
Oct. 4, 2012 to Nov. 19, 2012	Notice of Completion and Draft EIR filed with the State Clearinghouse and made available for a 45-day public review period.

The analysis indicates that the proposed project would have less than significant or no impacts in all environmental factors analyzed with the exception of Cultural Resources where the demolition or removal of House 1, Church 1, Church 2, and the Pastor's House results in significant and unavoidable impacts that cannot be completely eliminated through the mitigation measures identified.

Notwithstanding the adoption and implementation of the recommended mitigation measures, approval of the demolition or removal of the historic structures requires that a Statement of Overriding Considerations be adopted by the Planning Commission, finding that the economic and social benefits of the proposed project outweigh its potentially adverse impacts. Prior to certification and adoption of the EIR by resolution, the Planning Commission may amend the document. It should be noted, however, that removal of any of the recommended mitigation measures will require findings and justification.

**Environmental Board:** The Environmental Board (EB) was notified of the EIR and submitted a letter which is included and responded to in the Final EIR and Response To Comments (Attachment No. 2). The EB indicated that it would be favorable if the structures could be preserved for future generations. Since there are no real alternatives and the site is in disrepair, the EB agrees with the findings of the Draft EIR and is supportive of the demolition and removal of the site's existing structures.

**Historic Resources Board:** The Historic Resources Board (HRB) was notified of the EIR and submitted a letter which is included and responded to in the Final EIR and Response To Comments (Attachment No. 2). The HRB favors preservation of the structures. They have concerns with the project being in conflict with General Plan goals, objectives, and policies that encourage protection, preservation, and retention of historic structures. They believe the EIR is inadequate in its historic analysis, archaeological analysis, and alternatives analysis.

**Coastal Status:** Not applicable.

**Redevelopment Status:** Not applicable.

**Design Review Board:** Not applicable.

**Subdivision Committee:** Not applicable.

**Other Departments Concerns and Requirements:** The EIR did not require review by other city departments due to its focus on Cultural Resources and Land Use/Planning.

**Public Notification:**

Legal notice was published in the Huntington Beach/Fountain Valley Independent on April 11, 2013 and notices were sent to property owners of record and tenants within a 500 foot radius of the subject property, individuals/organizations requesting notification (Planning Division's Notification Matrix), applicant, persons who commented on the EIR, and interested parties. All written communications received are attached to the staff report.

**Application Processing Dates:**

<b><u>DATE OF COMPLETE APPLICATION:</u></b>	<b><u>MANDATORY PROCESSING DATE(S):</u></b>
October 4, 2012 (Notice of Completion)	October 4, 2013

**ANALYSIS:**

The analysis section provides an overview of the EIR and its conclusions, project alternatives, the Statement of Overriding Considerations, and the Response to Comments.

**EIR Overview**

The EIR provides a detailed analysis of potential impacts associated with the proposed project. The issues discussed in the EIR are those that have been identified in the course of extensive review of all potentially significant environmental impacts associated with the project. In the Initial Study, the project was determined to have less than significant or no impacts in the following areas and that no further analysis is required in the EIR: Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems. Though not required based on the analysis, three precautionary mitigation measures requiring archaeological and paleontological monitoring and an arborist report to protect existing mature trees have been included.

The focused EIR discusses potential adverse impacts in the two issue areas outlined below. The cumulative impacts of the project are addressed, as are the impacts of project alternatives. A summary of key issues and mitigation measures resulting from the EIR is provided below.

◆ Cultural Resources

The EIR provides an analysis of the historic significance of the six structures existing on the property. It

concludes that four structures are historic resources (House 1, Church 1, Church 2, and Pastor's House) and their demolition or removal is considered a significant impact that cannot be mitigated to a level of less than significant. The project is also inconsistent with General Plan goals, objectives, and policies that encourage protection, preservation, and retention of historic resources.

There are two mitigation measures identified in the EIR that would reduce the impacts from the loss of the historic structures. Mitigation Measure CR-1 requires photography and recordation of the four historic resources prior to demolition or relocation. Mitigation Measure CR-2 requires the applicant to offer the buildings for relocation offsite for a period not less than one year following project approval and contribute money towards the relocation in an amount equal to the cost of demolition based on an estimate from a licensed contractor. However, after implementation of these mitigation measures, impacts remain significant and unavoidable.

#### ◆ Land Use and Planning

The EIR analyzed and concluded that the project is consistent with relevant General Plan Land Use and Economic Development goals, objectives, and policies. The project would help sustain the City's economic viability by providing additional sites for commercial and industrial facilities. Any future development would be required to conform to goals and policies requiring high level of quality while incorporating features to be compatible with abutting residential and school properties. It also analyzed and concluded that the project will not conflict with existing on-site and adjacent land use. The proposed commercial and industrial designations are consistent with existing industrial and commercial activities to the west. As noted above, future development of the site would be required to be compatible with existing sensitive residential and school uses to the east and south. Impacts are less than significant and no mitigation is required.

#### Alternatives to the Proposed Project

CEQA guidelines require that an EIR evaluate a reasonable range of alternatives to the project that would meet the project objectives while potentially avoiding or reducing any of the significant impacts caused by the project. The three alternatives below were evaluated in the EIR:

- Alternative 1: No Project – This alternative assumes that existing historic resources will remain on site and the existing General Plan and zoning designations for the property would remain residential.
- Alternative 2: Reduce Project (Historic Resource Avoidance) – This alternative involves removing House 2 and the barn which have been identified as not being historic resources and amending the General Plan and zoning designations as proposed by the applicant. The four buildings that have been identified as historic resources (House 1, Church 1, Church 2, and Pastor's House) would remain in place.
- Alternative 3: Historic Resource Renovation Alternative – This alternative is similar to Alternative 2 except that the four buildings that have been identified as historic resources would remain somewhere on site and be renovated for future commercial or industrial uses.

Environmentally Superior Alternative – The EIR concludes that Alternative 3 is the environmentally superior alternative. However, it would not be a feasible alternative because the small size and internal configurations of the four buildings would constrain commercial activities and make them difficult to lease. In addition, restoration and preservation of the four buildings (not including the cost of building and site maintenance) would be an expensive process that is estimated to take 19 years of lease payments to pay for.

### Statement of Overriding Considerations

Environmental impacts associated with implementation of a project may not always be mitigated to a level considered less than significant. In such cases, the Planning Commission and City Council may still approve the project if a Statement of Overriding Considerations (SOC) is adopted indicating that the benefits of the proposed project outweigh the significant and unavoidable impacts to historic resources. The SOC is part of the companion report for this project, which analyzes General Plan Amendment No. 05-001/Zoning Map Amendment No. 05-001 for the proposed land use and zone change.

### Public Comments and Errata

During the EIR public review period, the City received a total of 17 comment letters. All comment letters were responded to in the Response to Comments of the Final EIR. The Final EIR also includes revised EIR sections (errata) to clarify or correct information in response to comments or as identified subsequent to the circulation of the EIR. The following is a summary of recurring significant comments received:

1. The barn should also be deemed a historic structure together with Church 1, Church 2, House 1, and the Pastor's House and the property should be deemed a historic district;
2. Mitigation measures for the historic structures should be strengthened;
3. The EIR failed to demonstrate and provide evidence that Alternative 3 would not be feasible.
4. The EIR does not adequately analyze archaeological and paleontological impacts.
5. The EIR separates future land development plans from the land use/zone change which does not allow full evaluation.

### **SUMMARY:**

EIR No. 07-001 serves as an informational document with the sole purpose of identifying potential environmental impacts associated with the proposed project, project alternatives, and appropriate mitigation measures

- ♦ Staff's Recommendation: Certify EIR No. 07-001 based upon the following:
  - It was prepared in accordance with the California Environmental Quality Act (CEQA); and
  - It adequately analyzes the potential environmental impacts associated with the proposed project, evaluates project alternatives, and identifies mitigation measures to lessen the project's impacts consistent with General Plan policies.

### **ATTACHMENTS:**

1. Draft Planning Commission Resolution No. 1669 (Certifying EIR No. 07-001)

2. Final EIR No. 07-001, Errata, and Response To Comments (**not attached – previously provided under separate cover and available for review at City Hall and City’s website**)
3. Draft EIR No. 07-001 and Appendices (**not attached – previously provided under separate cover and available for review at City Hall, Central Library, and City’s website**)
4. Project Narrative dated and received July 26, 2011
5. Site Aerial
6. Letters in Opposition and in Support
7. Final EIR No. 07-001 Appendix G (Cost Estimate for Onsite Restoration) dated April 3, 2013

SH:MBB:RR:kdc

**RESOLUTION NO. 1669**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF HUNTINGTON BEACH CERTIFYING THE FINAL  
ENVIRONMENTAL IMPACT REPORT (SCH#2011081099)  
FOR THE WARNER NICHOLS PROJECT**

**WHEREAS**, Environmental Impact Report No. 07-001, State Clearinghouse # 2011081099 (“EIR”) was prepared by the City of Huntington Beach (“City”) to address the environmental implications of the proposed Warner Nichols Project (the “Project”); and

- On September 1, 2011, a Notice of Preparation/Initial Study for the Project was distributed to the State Clearinghouse, other responsible agencies, trustee agencies and interested parties; and
- After obtaining comments received in response to the Notice of Preparation, the City completed preparation of the Draft EIR and filed a Notice of Completion with the State Clearinghouse on October 4, 2012; and
- The Draft EIR was circulated for public review and comment from October 4, 2012 to November 19, 2012, and was available for review at several locations including Planning and Building Department, City Clerk’s Office, Central Library, Oakview Library, and the City’s website; and

**WHEREAS**, public comments have been received on the Draft EIR, and responses to those comments have been prepared and provided to the Planning Commission; and

**WHEREAS**, Public Resources Code 21092.5(a) requires that the City of Huntington Beach provide a written proposed response to any public agency that commented on the Environmental Impact Report, and the Response to Comments included in the Final Environmental Impact Report satisfies this provision; and

**WHEREAS**, the Planning Commission held a public meeting on the EIR on April 23, 2013 and received and considered public testimony.

**NOW, THEREFORE**, the Planning Commission of the City of Huntington Beach does hereby resolve as follows:

**SECTION 1.** Consistent with CEQA Guidelines Section 15132, the Final EIR for the Project is comprised of the Draft EIR and Appendices, the comments received on the Draft EIR, the Responses to Comments (including a list of persons, organizations, and public agencies commenting on the Draft EIR), the Text Changes to the Draft EIR (bound together with the Responses to Comments) and all Planning and Building Department Staff Reports to the

Planning Commission, including all minutes, transcripts, attachments and references. All of the above information has been and will be on file with the City of Huntington Beach Department of Planning and Building, 2000 Main Street, Huntington Beach, California 92648.

**SECTION 2.** The Planning Commission finds and certifies that the Final EIR is complete and adequate in that it has identified all significant environmental effects of the Project and that there are no known potential environmental impacts not addressed in the Final EIR.

**SECTION 3.** The Planning Commission finds that although the Final EIR identifies certain significant environmental effects that will result if the Project is approved, all significant effects which can feasibly be mitigated or avoided have been mitigated or avoided by the incorporation of Project features, standard requirements, and by the imposition of mitigation measures on the approved Project. All mitigation measures are included in the "Mitigation Monitoring Reporting Program" attached as Exhibit "A" to this Resolution and incorporated herein by this reference.

**SECTION 4.** The Planning Commission finds that the Final EIR has described reasonable alternatives to the Project that could feasibly obtain the basic objectives of the Project, even when these alternatives might impede the attainment of Project objectives. Further, the Planning Commission finds that a good faith effort was made to incorporate alternatives in the preparation of the Draft EIR and that a reasonable range of alternatives was considered in the review process of the Final EIR and ultimate decisions on the Project.

**SECTION 5.** The Planning Commission finds that no "substantial evidence" (as that term is defined pursuant to CEQA Guidelines Section 15384) has been presented that would call into question the facts and conclusions in the EIR.

**SECTION 6.** The Planning Commission finds that no "significant new information" (as that term is defined pursuant to CEQA Guidelines Section 15088.5) has been added to the Final EIR after circulation of the Draft EIR. The Planning Commission finds that the minor refinements that have been made to the Project as a result of clarifications in the mitigation measures and EIR text do not amount to significant new information concerning the Project, nor has any significant new information concerning the Project become known to the Planning Commission through the public hearings held on the Project, or through the comments on the Draft EIR and Responses to Comments.

**SECTION 7.** The Planning Commission finds that the Mitigation Monitoring Reporting Program establishes a mechanism and procedures for implementing and verifying the mitigations pursuant to Public Resources Code 2108.6 and hereby adopts the Mitigation Monitoring Reporting Program. The mitigation measures shall be incorporated into the Project prior to or concurrent with Project implementation as defined in each mitigation measure.

**SECTION 8.** The Planning Commission finds that the Final EIR reflects the independent review and judgment of the City of Huntington Beach Planning Commission, that the Final EIR was presented to the Planning Commission, and that the Planning Commission reviewed and considered the information contained in the Final EIR prior to approving General Plan Amendment No. 05-001 and Zoning Map Amendment No. 05-001 (Warner Nichols).

**SECTION 9.** The Planning Commission finds that the Final EIR serves as adequate and appropriate environmental documentation for the Project. The Planning Commission certifies that the Final EIR prepared for the Project is complete, and that it has been prepared in compliance with the requirements of the California Environmental Quality Act and CEQA Guidelines.

**PASSED AND ADOPTED** by the Planning Commission of the City of Huntington Beach at a regular meeting thereof held on April 23, 2013.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

---

Scott Hess, Secretary

---

Chairperson, Planning Commission

Exhibit A: Mitigation Monitoring Reporting Program

ATTACHMENT NO. 1.3

## Exhibit A

# Warner-Nichols Mitigation Monitoring and Reporting Program

---

## Introduction

This document provides the Mitigation Monitoring and Reporting Program (MMRP) for the Warner-Nichols project. This document is required by the California Environmental Quality Act (CEQA) under Section 15097 for any public agency that is required to make findings in accordance with the CEQA Guidelines Section 15091(a).

In order to ensure that the mitigation measures that are identified in an environmental impact report (EIR) or mitigated negative declaration are implemented, a public agency must adopt a program for monitoring or reporting on the revisions that have been required in the project and the measures it has imposed to mitigate or avoid significant environmental effects. The MMRP must be designed to ensure compliance during project implementation (Public Resources Code Section 21081.6).

The City of Huntington Beach (City) prepared an EIR to evaluate the potential environmental impacts related to proposed changes in General Plan land use and zoning designations, and removal or demolition of the existing structures on the project site located at 7622 and 7642 Warner Avenue. The City was the lead agency responsible for the preparation of the EIR to address the proposed Warner-Nichols project.

No revisions have been required for the Warner-Nichols project. In the final EIR, five mitigation measures were identified to be imposed as a condition of approval for the project. The requirements for monitoring and reporting on the required mitigation are provided in the Table MMRP-1.

ATTACHMENT NO. 1.5

**Table MMRP-1. Warner-Nichols Mitigation Monitoring and Reporting Program**

Mitigation Measure No.	Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
CR-1	<p><b>Photography and Recordation of Furuta House #1, Pastor's House, Church #1, and Church #2 .</b> Prior to the issuance of a demolition permit or relocation of the historic buildings on site, large format photographic documentation and a written report will be prepared by a qualified architectural historian, architect experienced in historic preservation, or historic preservation professional who satisfies the Secretary of the Interior's Professional Qualifications Standards for History, Architectural History, or Architecture pursuant to 36 CFR 61. The written report will follow the guidelines associated with HABS Level I documentation, which uses the "Outline Format" instead of the one-sheet architectural data form associated with Level III recordation. The large format 4x5 photography with photo index will document the significance of Furuta House #1, Pastor's House, Church #1, and Church #2 and their physical conditions, both historic and current, through photographs pursuant to Level III HABS documentation. Photographic documentation noting all elevations and additional details of the buildings' architectural features will be undertaken.</p>	<p>Proof of retention of qualified architectural historian/architect or historic preservation professional</p> <p>Written report by architectural historian/architect or historic preservation professional</p>	<p>Verify credentials of report writer</p> <p>Verify requirements of report are met</p>	<p>Prior to issuance of demolition permit or relocation of the historic buildings</p> <p>Prior to issuance of demolition permit or relocation of the historic buildings</p>	<p>Planning</p> <p>Planning</p>	_____	_____

Mitigation Measure No.	Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
	<p>The photographer will be familiar with the recordation of historic resources. Photographs will be prepared in a format consistent with the HABS standard for field photography. Copies of the report will be submitted to the City of Huntington Beach Planning and Building Department, Huntington Beach Central Library, Huntington Beach Historic Resources Board, Huntington Beach Historical Society, Historical and Cultural Foundation of Orange County – Japanese American Council, Wintersburg Presbyterian Church, Orange County Archives, and Orange County Japanese American Association.</p>						
<b>CR-2</b>	<p><b>Mitigation Measure CR-2. Offer Buildings for Relocation Prior to Demolition.</b> Prior to the issuance of a demolition permit for the Furuta House #1, the Pastor's House, Church #1, and/or Church #2, the applicant shall demonstrate to the City that it has worked with community/preservation groups to offer the buildings for relocation to a compatible location that will reestablish contributing aspects of the dwelling's historic orientation, immediate setting, and general environment. (If such a site is not available, a less compatible site may be used, if the only other option is demolition.) In the offer, the applicant</p>	<p>Documentation from applicant of consultation with community and/or preservation groups, including offer and responses</p>	<p>Verification that consultation occurred</p>	<p>Prior to issuance of demolition permit</p>	<p>Planning</p>		
		<p>Documentation of offer</p>	<p>Verification that offer met all requirements and that at least 1 year had elapsed</p>	<p>Prior to issuance of demolition permit, but at least 1</p>	<p>Planning</p>		

Mitigation Measure No.	Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
	shall state that they will contribute money towards this relocation in an amount equal to the cost of demolition, based on an estimate approved by the City from a licensed contractor. The relocation efforts will be conducted in accordance with the guidelines recommended by the National Park Service that are outlined in the booklet "Moving Historic Buildings," by John Obed Curtis (1979). In addition, any maintenance, repair, rehabilitation, stabilization, or preservation work performed in conjunction with the relocation of the buildings will be undertaken in a manner consistent with the Secretary of the Interior's Standards for Rehabilitation. Negotiations shall be accommodated for a period of not less than 1 year following project approval. Should no plan of relocation be brought forward within 1 year, demolition will be allowed to occur.	If relocation occurs for one or more buildings, letter describing relocation	after project approval	year after project approval	Planning		
CR-3	<b>Mitigation Measure CR-3. Archaeological Resources.</b> Prior to the issuance of demolition permits, the Huntington Beach Department of Planning and Building Director or his designee will confirm that the project plans stipulate that a qualified professional archaeologist will be contacted in the event that potential archaeological resources are discovered	Notes on demolition plans  If potential archaeological resources are discovered, documentation of retention of	Review and approve demolition plans for inclusion  Verify credentials of archaeologist and review and approve assessment	Prior to issuance of demolition permit  Through-out demolition activities	Planning		

Mitigation Measure No.	Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
	during the demolition or removal of the structures. Work will stop until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures to the approval of the City's Planning and Building Department. Treatment measures typically include development of avoidance strategies or mitigation of impacts through data recovery programs such as excavation or detailed documentation. If during cultural resources monitoring the qualified archaeologist determines that the site area of work is unlikely to contain significant cultural materials, the qualified archaeologist can specify that monitoring be reduced or eliminated.	qualified professional archaeologist's assessment, and treatment plan, if required If treatment plan required, documentation by archaeologist of completion of treatment plan	and treatment plan, if required	Throughout demolition activities	Planning		
<b>CR-4</b>	<b>Mitigation Measure CR- 4. Paleontological Resources.</b> Prior to the issuance of demolition permits, the Huntington Beach Department of Planning and Building Director or his designee will confirm that the project plans stipulate that a qualified paleontological monitor will be contacted in the event that potential paleontological resources are discovered during demolition or removal of the structures. Work will stop until a qualified paleontologist can assess the significance of the find and, if necessary, develop	Notes on demolition plans If potential paleontologist resources are discovered, documentation of retention of qualified professional paleontologist, paleontologist's assessment, and	Review and approve demolition plans for inclusion Verify credentials of paleontologist and review and approve assessment and treatment plan, if required	Prior to issuance of demolition permit Throughout demolition activities	Planning		

ATTACHMENT NO. 1.9

Mitigation Measure No.	Mitigation Measure	Implementation Documentation	Monitoring Activity	Timing	Responsible Monitor	Compliance Verification Signature	Date
BIO-1	<p>appropriate treatment measures to the approval of the City's Planning and Building Department. The monitor will be equipped to salvage resources to avoid construction delays and will be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Recovered specimens will be prepared to a point of identification and permanent preservation. Specimens will be curated into a professional, accredited museum repository with permanent retrievable storage. A report of findings with an appended itemized inventory of specimens will be prepared.</p> <p><b>Precautionary Mitigation Measure BIO-1:</b> Prior to issuance of a demolition permit the applicant shall provide a consulting arborist report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees shall be protected and how far demolition shall be kept from the trunk.</p>	<p>treatment plan, if required</p> <p>If treatment plan required, documentation by paleontologist of completion of treatment plan</p>	<p>Verification of completion of treatment plan</p>	<p>Through-out demolition activities</p>	<p>Planning</p>		

ATTACHMENT NO. 2

FINAL EIR NO. 07-001, ERRATA,  
AND RESPONSE TO COMMENTS  
NOT ATTACHED

AVAILABLE FOR REVIEW AT:

PLANNING AND ZONING COUNTER – CITY HALL, 3<sup>RD</sup> FLOOR

CITY WEBSITE

[http://www.surfcity-  
hb.org/Government/Departments/Planning/Environmentalreports.  
cfm](http://www.surfcity-hb.org/Government/Departments/Planning/Environmentalreports.cfm)

ATTACHMENT NO. 3

DRAFT EIR NO. 07-001 NOT ATTACHED

AVAILABLE FOR REVIEW AT:

PLANNING AND ZONING COUNTER – CITY HALL, 3<sup>RD</sup> FLOOR

CITY CLERK'S OFFICE – CITY HALL, 2<sup>ND</sup> FLOOR

CENTRAL LIBRARY

CITY WEBSITE

<http://www.surfcity-hb.org/Government/Departments/Planning/Environmentalreports.cfm>



RECEIVED

JUL 26 2011

P.O. BOX 1026 • HUNTINGTON BEACH, CA 92647-1026 • (714) 847-3581 FAX: (714) 847-4660  
Dept 4660 Planning & Building

## RAINBOW DISPOSAL CO., INC. APPLICATION NARRATIVE

Rainbow Disposal Co., Inc. is the owner of the 3.7 acre net parcel of land located at the Southeast corner of Warner Avenue and Nichols Street. The property is currently zoned and generally planned for medium density residential use. Rainbow's purpose in acquiring the property was to prevent residential development from taking place in such close proximity to the disposal and transfer operations. Rainbow is not proposing to develop the property at present. When Rainbow is ready to develop the property in the future, the intent is to develop the property in such a way as to provide a transition between the transfer facility and the residential neighborhood to the east (Oakview).

To accomplish the above objective, Rainbow is proposing the following:

- 1) To amend the Land Use Element of the General Plan
- 2) A Zoning Map Amendment
- 3) To request preparation of an EIR relating to this request including the demolition or removal of all structures on the property

### General Plan

To amend the Land Use Element to:

1. Change the 0.96 acre of land frontage on Warner Avenue from RM Medium Density Residential to CG-F1 (Commercial General – Max FAR of 0.35)
2. Change the 2.74 acres of land fronting on Nichols Street from RM Medium Density Residential to I-F2-d (Industrial – Max FAR of 0.50 – Design Overlay)

### Zoning Map Amendment

To change the zoning of subject property from RM Medium Density Residential to IG (Industrial General) and to CG (Commercial General) to be consistent with the proposed General Plan Amendment.

### Environmental Impact Report (EIR)

An EIR is requested to address the impacts the proposed project will have on the environment.

SURROUNDING PROPERTY – The following is a description of the surrounding property:

- North -- Across Warner Avenue is a private church and school
- West -- Across Nichols Street is industrial (storage facilities and Rainbow Disposal's main facility)
- East -- Multifamily residential (Fourplexes)
- South -- Across Belsito Drive is a public school (Oakview School)



Figure 2-2  
 Existing Buildings  
 Warner-Nichols Project  
 ATTACHMENT NO. 5

**Ramos, Ricky**

---

**From:** De Coite, Kim  
**Sent:** Tuesday, March 26, 2013 2:57 PM  
**To:** Ramos, Ricky  
**Subject:** FW: HISTORIC WINTERSBURG DISTRICT

**Importance:** High

To: Planning Commission

Unfortunately, I am unable to attend today's Planning Commission Study Session, therefore, I am emailing my comments for public record.

This email is in support of preservation for the 5 structures encompassing the Wintersburg Historic District. While I am a member of the Historic Resource Board and the Wintersburg Preservation Task Force, I am submitting this email as an individual. This historic district represents a key and influential part of Huntington Beach's history. The structures themselves represent the immigrant story of those who settled, developed and contributed to Huntington Beach over 100 years ago.

I personally grew up just a few blocks from the Furuta farm in the 1950's so from personal experience I can share with you that farmers and businessmen alike from all around were always both aware and in awe of the beauty and culture that this community brought to the City.

This district, however, represents an history even much deeper on both a local and national level. So let us not forget our American WWII hero whose values and bravery were shaped by this Wintersburg community.

And, of course, what an honor it would be for the City of Huntington Beach to have another structure / structures that are eligible for the National Register of Historic Places!

So as you take this under review, please keep in mind that this history cannot be replaced and very much should be preserved for generations to come.

Gloria Alvarez

3/25/13

## WINTERSBURG

To the members of the Planning Commission,

I firmly believe that Wintersburg should be saved for not only the present but for future generations. As someone from the East Coast who lived and grew up near the battlefields of the Revolution, I understood our history and the buildings that belonged to that history. I spent times at Brandywine Battlefield, toured Washington's Headquarters there - actually a building that belonged to a farmer. My library in my hometown was built in 1888 and is still the town's central library. A block from that library is a stone block that combats General Lafayette addressing his troops.

Too many times older buildings are left to decay and then they are gone. Unfortunately, then we never know anything about them, the people who inhabited them and the mark they left on our history, our neighborhood and our lives today. Wintersburg is one such example. How many times have all of us driven by on Warner and wondered why doesn't someone just tear them down and build something new - they are all falling apart. As an individual that reads at Oak View Library each week, I know I did - asking myself why are they still here, who lived here and what an "eyesore".

I like so many others had no idea of their history. Then Mary Urishama began to talk about saving this "farming community" and of the rich history that inhabits that site, the people who lived in those dilapidated buildings, the church they attended, their fish ponds and their traumatic removal after Pearl Harbor. WOW, now those decaying buildings began to look different in my eyes. I can now envision a thriving community named Wintersburg living in a tight knit community surrounding by open spaces.

Huntington Beach is so much more than "Surf City" and a few blocks on Main Street. Most people don't even know about Wintersburg so saving these precious buildings will give us a much deeper understanding of our rich past and history as a community.

Once you know the history of these buildings and the people who lived here, you will see that this piece of Huntington Beach history is worth saving as a part of our rich legacy. These buildings need a home!!

Sincerely,

Elaine Parker

ATTACHMENT NO. 6.2

**RICHARDSON GRAY**  
415 Townsquare Lane #208  
Huntington Beach, CA 92648  
714-348-1928  
[richardson.gray@yahoo.com](mailto:richardson.gray@yahoo.com)

**HAND DELIVERED**

March 25, 2013

Planning Commissioner Mark Bixby  
Planning Commissioner Bob Dingwall  
Planning Commissioner Robert Franklin  
Planning Commissioner Dan Kalmick  
Planning Commissioner Connie Mandic  
Planning Commissioner Erik Peterson  
Planning Commissioner Edward Pinchiff

City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648

**Re: March 26, 2013, Study Session, Rainbow Environmental Services  
Environmental Impact Report No. 07-001 (EIR)  
General Plan Amendment No. 05-001 (GPA)  
Zoning Map Amendment No. 05-001 (ZMA)  
Warner Nichols, 7622-7642 Warner Avenue, Huntington Beach, CA 92647  
(southeast corner of Warner Avenue and Nichols Street)**

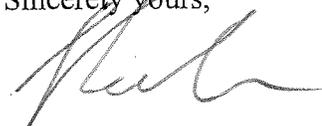
Dear Commissioners Bixby, Dingwall, Franklin, Kalmick, Mandic, Peterson, & Pinchiff:

For the last six years, I have owned my home in our Downtown neighborhood. Having lived in a historic neighborhood in Boston for the better part of two decades before retiring here, I can give you a firsthand account of how historic preservation can benefit a community like ours. My neighborhood in Boston was completely transformed for the better in the decades following its designation as a landmark district.

Attached is a copy of a March 25<sup>th</sup> letter from Huntington Beach Neighbors (HBN) to you on the referenced project. Personally, **I fully endorse HBN's recommendation of "Alternative 2: Reduce Project (Historic Resource Avoidance)" from the EIR, including adding the barn as a fifth historic resource to be preserved,** and all of the other ideas expressed in HBN's letter. Rather than repeat all of these concepts here again, I simply have attached this copy for your reference.

Thank you for your support for the preservation of the referenced project's five important historic properties. I appreciate your consideration of my views.

Sincerely yours,



Richardson Gray

ATTACHMENT NO. 4.3

**Huntington Beach Neighbors**  
[www.hbneighbors.com](http://www.hbneighbors.com)

RECEIVED  
MAR 29 2013

Dept. of Planning  
& Building

**HAND DELIVERED**

March 25, 2013

Planning Commissioner Mark Bixby  
Planning Commissioner Bob Dingwall  
Planning Commissioner Robert Franklin  
Planning Commissioner Dan Kalmick  
Planning Commissioner Connie Mandic  
Planning Commissioner Erik Peterson  
Planning Commissioner Edward Pinchiff

City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648

**Re: March 26, 2013, Study Session, Rainbow Environmental Services  
Environmental Impact Report No. 07-001 (EIR)  
General Plan Amendment No. 05-001 (GPA)  
Zoning Map Amendment No. 05-001 (ZMA)  
Warner Nichols, 7622-7642 Warner Avenue, Huntington Beach, CA 92647  
(southeast corner of Warner Avenue and Nichols Street)**

Dear Commissioners Bixby, Dingwall, Franklin, Kalmick, Mandic, Peterson, & Pinchiff:

This letter is on behalf of Huntington Beach Neighbors (HBN). HBN has over 2,200 local residents as members. Our goal is to improve the quality of life in our Downtown.

**We are writing to urge you to adopt "Alternative 2: Reduce Project (Historic Resource Avoidance)" from the EIR, per the Staff Report on the referenced project, dated March 26, 2013, with one exception: We encourage you also to preserve the barn as a fifth protected historic resource within the project.**

We are convinced that historic preservation in general can greatly benefit a community like ours. Good local examples include Downtown Orange, often cited as the best downtown in our County, in large part due to the area's many historic buildings. As we understand it, too, historic preservationists are highly influential in Santa Barbara. We think that Santa Barbara's strong appreciation for its past is central to its being one of the most desirable, if not the most desirable, coastal city in Southern California.

Last summer, per a public records request, one of HBN's members, Richardson Gray, spent three days in the Planning Department, reviewing a document named: "Galvin Preservation Associates, June 2009, Final, City of Huntington Beach, Historic Context & Survey Report". It is our understanding that this document still has not been released to the public, and that it will serve as the basis eventually for the City's update of the Historic Resources Element of the General Plan.

ATTACHMENT NO. 6.4

# Huntington Beach Neighbors

[www.hbneighbors.com](http://www.hbneighbors.com)

Planning Commissioners  
City of Huntington Beach  
March 25, 2013  
Page 2

As the City Council tentatively has scheduled, for May 6<sup>th</sup>, a Study Session on this update of the Historic Resources Element, we understand that Galvin's survey will not be released to the public until shortly before this Study Session, and after the Planning Commission's public hearing on the referenced project, scheduled for April 23rd. **For these reasons, we recommend that you delay your public hearing on this project until no earlier than June, so that the public can review Galvin's survey beforehand. In the alternative, the City immediately should release to the public the portions of Galvin's survey in draft form that relate to the buildings within the referenced project.**

In our opinion, we think that the portions of Galvin's survey which relate to the referenced project should have been released to the public in draft form at the time of the EIR's Notice of Preparation in 2011, as Richardson Gray stated in his own personal public written comment on the EIR. We do not know how the public can be expected to evaluate fully the historic importance of the buildings in the referenced project, when we did not have ready access to a draft of the materials related to the project from the professional survey that our taxpayer dollars funded.

In the draft survey that Richardson reviewed, on page 102, Galvin states that:

"Twelve properties were given the status code 3S (Appears to be individually eligible for the National Register of Historic Places) because they appeared to be significant for their architectural style, association with important events or persons or if they were representative of an important trend that has made a significant contribution to broad patterns in Huntington Beach's history. . . ."

One of these twelve 3S properties designated by Galvin was 7622 Warner Avenue. From the Wintersburg Task Force, we understand that Galvin now has assigned this 3S code to all four of the buildings in the referenced project that are included in our recommended "Alternative 2".

At present, only three properties in all of Huntington Beach are listed on the National Register of Historic Places, the Newland House, the Helme-Worthy Store and Residence, and the City Gymnasium and Plunge at the Dwyer Middle School. With such a small number of properties so listed in our City, it is all the more important that we try to preserve the remaining local properties that Galvin found to be eligible as individual properties for listing on the National Register.

## Huntington Beach Neighbors

[www.hbneighbors.com](http://www.hbneighbors.com)

Planning Commissioners  
City of Huntington Beach  
March 25, 2013  
Page 3

Last, on page 105 of the report, Galvin identifies ten historic contexts in the City. One of the oldest of these contexts was "Japanese and Mexican Influences (1910 - 1930)". Although Richardson does not have definitive language in his notes from Galvin's report, the Planning Department would not allow him to make a copy, we assume that the historic properties in the referenced project are the most important of the City's Japanese buildings from this historic context. For example, among all of the properties in the City that Galvin assigned the status code of 3S, appears to be individually eligible for the National Register of Historic Places, only the buildings in the referenced project appear to have any connection to our City's Japanese heritage.

Thank you for your support for the preservation of the referenced project's five important historic properties. We appreciate your consideration of our views.

Sincerely yours,



Richard Plummer  
President  
Huntington Beach Neighbors

Appendix G  
**Cost Estimate for Onsite Restoration**

---

Project:	Rainbow Disposal Co. Inc.. Existing Structures		Status:	Conceptual
Location:	Huntington Beach CA		Date:	3-Apr-13
	Thirtieth Street Architects, Inc		Date Rev:	
	<b>ALTERNATIVE 3</b>		Project No.	
<b>SUMMARY OF COSTS</b>				
	<b>Work item</b>	<b>s.f.</b>	<b>Cost</b>	<b>Cost/s.f.</b>
	Church-1.	922	\$249,636	\$270.75
	Pastor's House	461	\$127,422	\$276.40
	Church-2	2552	\$694,586	\$272.17
	Furuta-1	900	\$250,045	\$277.83
	New Site Work		\$642,157	
	Subtotal Project	4,835	\$1,963,846	
	A/E professional fees @14%		\$274,938	
	Fees, permits, etc. @ 10%		\$196,385	
	Total Project		\$2,435,169	
<b>DESIGN ASSUMPTIONS</b>				
	<b>1. Buildings to be completed to 'Shell' level of completion.</b>			
	2. Buildings to be rehabilitated using State Historic Building Code.			
	3. Site work includes both existing site and relocation site.			
	4. Since no tenant has been identified, an assumption was made for parking spaces/s.f.			
	based on zoning code requirements for differing uses.			
	<b>Exclusions:</b>			
	Escalation			
	Owner's in-house costs for administering project.			
	All Risks Insurance if required by the owner			
	Hazardous material mitigation			
	Unforeseen site conditions.			
	Tenant improvements.			
	Furniture, fixture and equipment			
	Offsite work, Work outside property line.			
	Water/drainage remediation.			
	Roadwork.			
	Fencing			
	Pest Control			
	Historical Documentation			
	<b>Limitations:</b>			
	This opinion of cost has been based on a competition open bid situation with a recommended 5 -7 bona fide reputable bids from general contractors and a minimum of 3 bidders for all items of sub-contracted work. Based on historical data, a fewer number of bidders may result in higher bids, conversely an increased number of bidders may result in more competitive bids.			
	This opinion of cost is based on a walk-thru of buildings and an ALTA Land Title Survey by ANACAL Engineering Co. dated 11.4.04.			
	Since TSA has no control over the cost of labor, material or equipment or over the contractor's method of determining prices, or over competitive bidding or market conditions, the opinion of budget analysis and cost plans provided for herein are made on the basis of professional experience and qualifications.			
	The opinion represents TSA's best judgment as a professional construction consultant familiar with the construction industry. However, TSA cannot and does not guarantee that proposals, bids, or the construction cost will not vary from opinions of probable cost prepared by them.			

Project:	Rainbow Disposal Co. Inc.. Existing Structures			Status:	Conceptual	
Location:	Huntington Beach CA			Date:	3-Apr-13	
	Thirtieth Street Architects, Inc			Date Rev:		
	ALTERNATIVE 3			Project No.		
CODE	DESCRIPTION	QUANTITY	UNIT	U/PRICE	TOTAL	Description
<b>Church-1</b>						
<b>Area Assumptions</b>						
	Building Area	922	sf			
<b>GENERAL SUMMARY:</b>						
				<b>\$/sf (bldg)</b>	<b>Total Bldg.</b>	
2	MOVING COST			\$ 24.00	\$ 22,128	misc demo, shoring, lifting, moving, setting
3	CONCRETE			\$ 25.00	\$ 23,050	excavation, forming, concrete pads and footings
4	MASONRY			\$ -	\$ -	
5	METALS			\$ 12.00	\$ 11,064	railings, misc. metals
6	WOOD AND PLASTIC			\$ 20.00	\$ 18,440	seismic & vertical load strengthening, new ADA ramp.
7	THERMAL & MOISTURE PROTECTION			\$ 9.00	\$ 10,787	flashing, roofing
8	DOORS AND WINDOWS			\$ 14.00	\$ 12,908	patch repair doors, windows, hardware
9	FINISHES (drywall, thincoat, paint)			\$ 36.00	\$ 33,192	patch & repair interior/exterior finishes, finish new shear walls.
10	SPECIALTIES			\$ 3.00	\$ 2,766	Restroom equipment
11	EQUIPMENT			\$ -	\$ -	
12	FURNISHINGS			\$ -	\$ -	
14	CONVEYING SYSTEMS			\$ -	\$ -	
15	MECHANICAL (HVAC, Plumbing,)			\$ 25.00	\$ 23,050	Set units, no ductwork. Restroom fans, plumbing, fixtures
15.2	FIRESPRINKLERS			\$ 5.25	\$ 4,841	
16	ELECTRICAL (service nic)			\$ 15.00	\$ 13,830	New service, main panel, exterior lighting..
	SUBTOTAL DIRECT COST			\$ 190.95	\$ 176,056	
	GENERAL CONDITIONS	7.00%		\$ 13.36	\$ 12,320	
	SUB-TOTAL INCL. GENERAL CONDITION			\$ 204.31	\$ 188,376	
	BONDS AND INSURANCE	2.00%		\$ 4.09	\$ 3,770	
	SUB-TOTAL			\$ 208.40	\$ 192,146	
	OVERHEAD AND PROFIT	16.00%		\$ 33.34	\$ 30,740	
	SUBTOTAL			\$ 241.74	\$ 222,886	
	CONTINGENCY	12.00%		\$ 29.01	\$ 26,750	
	TOTAL			\$ 270.75	249,635.90	

Project:	Rainbow Disposal Co. Inc.. Existing Structures			Status:	Conceptual	
Location:	Huntington Beach CA			Date:	3-Apr-13	
	Thirtieth Street Architects, Inc			Date Rev:		
	<b>ALTERNATIVE 3</b>			Project No.		
CODE	DESCRIPTION	QUANTITY	UNIT	U/PRICE	TOTAL	Description
<b>Pastor's House</b>						
<b>Area Assumptions</b>						
	Building Area	461	sf			
<b>GENERAL SUMMARY:</b>						
				<b>\$/sf (bldg)</b>	<b>Total Bldg.</b>	
2	MOVING COST			\$ 28.00	\$ 12,908	misc demo, shoring, lifting, moving, setting excavation, forming, concrete pads and footings
3	CONCRETE			\$ 25.00	\$ 11,525	
4	MASONRY			\$ -	\$ -	
5	METALS			\$ 12.00	\$ 5,532	railings, misc. metals
6	WOOD AND PLASTIC			\$ 20.00	\$ 9,220	seismic & vertical load strengthening, new ADA ramp.
7	THERMAL & MOISTURE PROTECTION			\$ 9.00	\$ 5,394	flashing, roofing
8	DOORS AND WINDOWS			\$ 14.00	\$ 6,454	patch repair doors, windows, hardware
9	FINISHES (drywall, thincoat, paint)			\$ 36.00	\$ 16,596	patch & repair interior/exterior finishes, finish new shear walls.
10	SPECIALTIES			\$ 3.00	\$ 1,383	Restroom equipment
11	EQUIPMENT			\$ -	\$ -	
12	FURNISHINGS			\$ -	\$ -	
14	CONVEYING SYSTEMS			\$ -	\$ -	
15	MECHANICAL [HVAC, Plumbing,)			\$ 25.00	\$ 11,525	Set units, no ductwork. Restroom fans, plumbing, fixtures
15.2	FIRESPRINKLERS			\$ 5.25	\$ 2,420	
16	ELECTRICAL (service nic)			\$ 15.00	\$ 6,915	New service, main panel, exterior lighting..
	SUBTOTAL DIRECT COST			\$ 194.95	\$ 89,872	
	GENERAL CONDITIONS	7.00%		\$ 13.64	\$ 6,290	
	SUB-TOTAL INCL. GENERAL CONDITION			\$ 208.59	\$ 96,162	
	BONDS AND INSURANCE	2.00%		\$ 4.16	\$ 1,920	
	SUB-TOTAL			\$ 212.76	\$ 98,082	
	OVERHEAD AND PROFIT	16.00%		\$ 34.03	\$ 15,690	
	SUBTOTAL			\$ 246.79	\$ 113,772	
	CONTINGENCY	12.00%		\$ 29.61	\$ 13,650	
	TOTAL			\$ 276.40	\$ 127,421.95	

Project:	Rainbow Disposal Co. Inc.. Existing Structures			Status:	Conceptual	
Location:	Huntington Beach CA			Date:	3-Apr-13	
	Thirtieth Street Architects, Inc			Date Rev:		
	<b>ALTERNATIVE 3</b>			Project No.		
<b>CODE</b>	<b>DESCRIPTION</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>U/PRICE</b>	<b>TOTAL</b>	<b>Description</b>
<b>Church-2</b>						
<b>Area Assumptions</b>						
	Building Area	2552	sf			
<b>GENERAL SUMMARY:</b>						
				<b>\$/sf (bldg)</b>	<b>Total Bldg.</b>	
2	MOVING COST			\$ 14.00	\$ 35,728	misc demo, shoring, lifting, moving, setting
3	CONCRETE			\$ 25.00	\$ 63,800	excavation, forming, concrete pads and footings
4	MASONRY			\$ -	\$ -	
5	METALS			\$ 12.00	\$ 30,624	railings, misc. metals
6	WOOD AND PLASTIC			\$ 28.00	\$ 71,456	seismic & vertical load strengthening, new ADA ramp.
7	THERMAL & MOISTURE PROTECTION			\$ 9.00	\$ 29,858	flashing, roofing
8	DOORS AND WINDOWS			\$ 14.00	\$ 35,728	patch repair doors, windows, hardware
9	FINISHES (drywall, thincoat, paint)			\$ 44.00	\$ 112,288	patch & repair interior/exterior finishes, finish new shear walls.
10	SPECIALTIES			\$ 3.00	\$ 7,656	Restroom equipment
11	EQUIPMENT			\$ -	\$ -	
12	FURNISHINGS			\$ -	\$ -	
14	CONVEYING SYSTEMS			\$ -	\$ -	
15	MECHANICAL (HVAC, Plumbing,)			\$ 20.00	\$ 51,040	Set units, no ductwork. Restroom fans, plumbing, fixtures
15.2	FIRESPRINKLERS			\$ 5.25	\$ 13,398	
16	ELECTRICAL (service nic)			\$ 15.00	\$ 38,280	New service, main panel, exterior lighting..
	SUBTOTAL DIRECT COST			\$ 191.95	\$ 489,856	
	GENERAL CONDITIONS	7.00%		\$ 13.44	\$ 34,290	
	SUB-TOTAL INCL. GENERAL CONDITION			\$ 205.39	\$ 524,146	
	BONDS AND INSURANCE	2.00%		\$ 4.11	\$ 10,480	
	SUB-TOTAL			\$ 209.49	\$ 534,626	
	OVERHEAD AND PROFIT	16.00%		\$ 33.52	\$ 85,540	
	SUBTOTAL			\$ 243.01	\$ 620,166	
	CONTINGENCY	12.00%		\$ 29.16	\$ 74,420	
	TOTAL			\$ 272.17	694,586.40	

Project:	Rainbow Disposal Co. Inc.. Existing Structures			Status:	Conceptual	
Location:	Huntington Beach CA			Date:	3-Apr-13	
	Thirtieth Street Architects, Inc			Date Rev:		
	<b>ALTERNATIVE 3</b>			Project No.		
CODE	DESCRIPTION	QUANTITY	UNIT	U/PRICE	TOTAL	Description
<b>Furuta-1</b>						
<b>Area Assumptions</b>						
	Building Area	900	sf			
<b>GENERAL SUMMARY:</b>						
				<b>S/sf (bidg)</b>	<b>Total Bldg.</b>	
2	MOVING COST			\$ 18.00	\$ 16,200	misc. demo, shoring, lifting, moving, setting
3	CONCRETE			\$ 25.00	\$ 22,500	excavation, forming, concrete pads and footings
4	MASONRY			\$ -	\$ -	
5	METALS			\$ 12.00	\$ 10,800	railings, misc. metals
6	WOOD AND PLASTIC			\$ 28.00	\$ 25,200	seismic & vertical load strengthening, new ADA ramp.
7	THERMAL & MOISTURE PROTECTION			\$ 9.00	\$ 10,530	flashing, roofing
8	DOORS AND WINDOWS			\$ 14.00	\$ 12,600	patch repair doors, windows, hardware
9	FINISHES (drywall, thincoat, paint)			\$ 44.00	\$ 39,600	patch & repair interior/exterior finishes, finish new shear walls.
10	SPECIALTIES			\$ 3.00	\$ 2,700	Restroom equipment
11	EQUIPMENT			\$ -	\$ -	
12	FURNISHINGS			\$ -	\$ -	
14	CONVEYING SYSTEMS			\$ -	\$ -	
15	MECHANICAL (HVAC, Plumbing,)			\$ 20.00	\$ 18,000	Set units, no ductwork. Restroom fans, plumbing, fixtures
15.2	FIRESPRINKLERS			\$ 5.25	\$ 4,725	
16	ELECTRICAL (service nic)			\$ 15.00	\$ 13,500	New service, main panel, exterior lighting..
	SUBTOTAL DIRECT COST			\$ 195.95	\$ 176,355	
	GENERAL CONDITIONS	7.00%		\$ 13.71	\$ 12,340	
	SUB-TOTAL INCL. GENERAL CONDITION			\$ 209.66	\$ 188,695	
	BONDS AND INSURANCE	2.00%		\$ 4.19	\$ 3,770	
	SUB-TOTAL			\$ 213.85	\$ 192,465	
	OVERHEAD AND PROFIT	16.00%		\$ 34.21	\$ 30,790	
	SUBTOTAL			\$ 248.06	\$ 223,255	
	CONTINGENCY	12.00%		\$ 29.77	\$ 26,790	
	TOTAL			\$ 277.83	250,045.00	

Project:	Rainbow Disposal Co. Inc.. Existing Structures			Status:	Conceptual
Location:	Huntington Beach CA			Date:	3-Apr-13
	Thirtieth Street Architects, Inc			Date Rev:	
	<b>ALTERNATIVE 3</b>			Project No.	
<b>CODE</b>	<b>DESCRIPTION</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>U/PRICE</b>	<b>TOTAL</b>
<b>New Site Work</b>					
<b>Area Assumptions</b>					
	Total Building Area	4,835	sf		
	1-parking space required for each 225/s.f.	21.00	sp		
	Allow 450 s.f./ parking space, includes aisle, driveways.	9,450	sf		
	Landscape area at 15%	1,418	sf		
	Total Parking Lot Area	10,868	sf		
	Gross Building site area to match orientation, assume 20ft setbacks at perimeter	24,975	sf		
	Net Building Site to be landscaped	20,140	sf		
	Gross Site Area	35,843	sf		
	Parking + net building site area	31,008	sf		
<b>GENERAL SUMMARY:</b>					
				<b>Area</b>	<b>\$/sf</b>
					<b>Total</b>
	SITE DEMO	35,843		\$ 4.00	\$ 143,370
	GRADING	35,843		\$ 2.00	\$ 71,685
	LIGHTING	10,868		\$ 2.25	\$ 24,452
	LANDSCAPE/IRRIGATION	31,008		\$ 4.00	\$ 124,030
	AC PAVING	9,450		\$ 3.00	\$ 28,350
	NEW TRANSFORMER	1		allow	\$ 50,000
	ELECTRICAL/CABLE	1		allow	\$ 5,000
	WATER/SEWER	1		allow	\$ 6,000
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
	SUBTOTAL DIRECT COST			\$ 93.67	\$ 452,887
	GENERAL CONDITIONS	7.00%		\$ 6.56	\$ 31,700
	SUB-TOTAL INCL. GENERAL CONDITION			\$ 100.22	\$ 484,587
	BONDS AND INSURANCE	2.00%		\$ 2.00	\$ 9,690
	SUB-TOTAL			\$ 102.23	\$ 494,277
	OVERHEAD AND PROFIT	16.00%		\$ 16.36	\$ 79,080
	SUBTOTAL			\$ 118.58	\$ 573,357
	CONTINGENCY	12.00%		\$ 14.23	\$ 68,800
	TOTAL			\$ 132.81	\$ 642,157