

WARNER-NICHOLS PROJECT

DRAFT ENVIRONMENTAL IMPACT REPORT SCH# 2011081099

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Acronyms and Abbreviations

CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CG	Commercial General
CG-F1	Commercial General
City	City of Huntington Beach
CORTESE	California Office of Environmental Protection
CRHP	California Register of Historic Places
DPR	Department of Parks and Recreation
EIR	environmental impact report
FAR	floor area ratio
HABS	Historic American Building Survey
HCM	Highway Capacity Manual
HCPs	Habitat Conservation Plans
HRB	Historic Resources Board
I-F2-d	Industrial
IG	General Industrial
LUST	Leaking Underground Storage List
NCCPs	Natural Community Conservation Plans
NOP	notice of preparation
NRHP	National Register of Historic Places
PRC	Public Resources Code
PRGs	Preliminary Remedial Goals
Rainbow	Rainbow Environmental Services
RCRIS	Resource Confirmation and Recovery Information System
RM	Residential Medium Density
RM-15	Residential Medium Density - Max 15 dwelling units per acre

SCAB	South Coast Air Basin
SCAQMD	South Coast Air Quality Management District
sf	square foot
SWLF	Solid Waste Facilities/Landfill Facilities
ZSO	Zoning and Subdivision Ordinance

Executive Summary

ES.1 Introduction

The City of Huntington Beach (City) has prepared this Draft Environmental Impact Report (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 is the lead agency responsible for the preparation of this EIR to address the proposed project.

The Executive Summary identifies the purpose of the EIR; provides an overview of the proposed project and alternatives, summarizes the potential impacts and mitigation measures associated with the proposed project, and includes the required contents set forth by the California Environmental Quality Act (CEQA) Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.) and CEQA Statutes provided in California Public Resources Code Section 21000 et seq.

ES.2 Authority

This Draft EIR was prepared to evaluate the potential environmental impacts associated with approvals related to the General Plan amendment and zone change for the project, and to address appropriate and feasible mitigation measures or project alternatives that would reduce or eliminate these impacts. This document is a project EIR and has been prepared pursuant to CEQA and the Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines) (California Code of Regulations, Title 14, Section 15000 et seq.) and CEQA Statutes provided in California Public Resources Code Section 21000 et seq.

This EIR does not set forth City policy about the desirability of the potential project, but is an informational document to be used by decision-makers, public agencies, and the general public that enables them to consider the environmental consequences of the proposed project. During the project review process, the City must consider implementation of all feasible mitigation measures and alternatives developed in the EIR to substantially lessen anticipated environmental impacts of the project.

ES.3 Project Location

The proposed project site is located in the City of Huntington Beach in western Orange County. The project site comprises two contiguous parcels totaling approximately 4.4 gross acres at the southeast corner of Warner Avenue and Nichols Street. The site is bounded by Warner Avenue to the north, Belsito Drive to the south, Emerald Lane to the east, and Nichols Street to the west. The site is known historically as the Wintersburg Japanese Presbyterian Mission and the Furuta residences. The subject assessor parcel numbers (APNs) are 111-372-06 and 111-372-07. The site is located at 33° 42' 54" north latitude and 117° 59' 43" west longitude.

ES.4 Site History and Existing Conditions

The site is currently developed with several vacant structures that have been identified in the General Plan as having historic significance as local landmarks. These structures consist of three residences (Furuta House #1 and #2; and Pastor's House), a barn, and two church buildings (Church #1 and #2). The subject property and its buildings served as a key part of the cultural center of the Japanese immigrants of the Wintersburg area (annexed into the City of Huntington Beach in 1957). The first chapel (Church #1) and residence (Pastor's House) were dedicated on May 8, 1910. In 1930, the Mission became a full-fledged Church and in 1934 a new building (Church #2) was constructed at the front of the property on Warner Avenue. The Furuta Houses #1 and #2 were built in 1914 and 1947, respectively. The site was used by the Japanese Presbyterian Church until 1966, when the Japanese congregation moved to Santa Ana. Subsequently the church buildings were used by various religious congregations until 1997. Since 1997, the church buildings have been vacant. The residential buildings were used by the Furuta family until the late 1990s, and have since been vacant. Since sitting vacant the buildings on site have been vandalized by vagrants and boarded up by the property owner because of security concerns.

The project site has an existing General Plan Land Use designation of RM-15, Residential Medium Density, and is currently zoned RM (Residential Medium Density). The existing designations allow for a mix of residential uses up to a maximum density of 15 dwelling units per net acre.

The project site is located within a developed mixed-use urban area of Huntington Beach. Surrounding uses consist of a school, a church, and multi-family residential uses to the north across Warner Avenue; a school to the south across Belsito Drive; single- and multi-family residential uses to the east; and industrial uses to the west across Nichols Street. The existing industrial uses include the Rainbow Environmental solid waste disposal facility, an industrial storage facility, vehicle tire stores, a hazardous waste (asbestos) trucking and transfer facility, and a building material sales center.

ES.5 Summary of the Proposed Project

ES.5.1 General Plan Amendment and Zone Change

The proposed project includes an amendment to change the existing General Plan land use designation from RM-15 (Residential Medium Density) to I-F2-d (Industrial) on the southern 3.3 acres of the project site (located adjacent to the north of Belsito Lane) and to CG-F1 (Commercial General) on the northern 1.1 acres of the project site that is adjacent to Warner Ave. To be consistent with the General Plan, the project includes a zone change from RM (Residential Medium Density) to IG (General Industrial) on the southern 3.3-acre portion of the project site and to CG (Commercial General) on the northern 1.1-acre portion of the project site.

ES.5.2 Removal of Site Buildings and Improvements

The project would demolish or remove the six existing buildings and the site improvements. This includes removal of the water tanks, agricultural fixtures, and any other remnants from previous uses. However, the existing vegetation on the site (including trees, bushes, and grass) would remain.

After demolition and removal activities, the project site would remain undeveloped and vacant. Only the existing fencing that surrounds the project site and the existing trees and bushes would remain.

No new development or active use is proposed for the project site. The intent of the proposed land uses and zoning designations is to provide appropriate non-conflicting land uses. If any development is proposed for the project site in the future, a project-specific development plan would be required by the City, and any project would be implemented consistent with City entitlement requirements and existing General Plan land use policies that minimize impacts on adjacent existing sensitive uses. Further, an industrial and commercial development proposal may require additional documentation pursuant to CEQA.

ES.6 Project Objectives

The CEQA Guidelines (Section 15124[b]) require that an EIR project description contain a statement of objectives including the underlying purpose of the project. Accordingly, the applicant's objectives of the proposed project include the following:

- Establishing land use and zoning designations that are compatible with the adjacent existing commercial and industrial uses to the west and southwest of the project site.
- Providing a buffer to limit conflicts between the commercial and industrial uses to the west and the existing residential neighborhood to the east.
- Removing the existing structures to eliminate public safety concerns and unsightly conditions.

ES.7 Areas of Controversy

Section 15123(b)(2) of the CEQA Guidelines requires that an EIR contain areas of controversy known to the lead agency, including issues raised by the public. Written agency and public comments received during the public review period are provided in Appendix A. Those comments were used to establish the following environmental issues as areas of controversy warranting detailed analysis in the Draft EIR:

- Potential impacts to a local historic landmark and recommended preservation and/or relocation methods.

ES.8 Issues to Be Resolved

Section 15123(b)(3) of the CEQA Guidelines requires that an EIR contain issues to be resolved; this includes the choice among alternatives and whether or how to mitigate significant impacts. The major issues to be resolved within the proposed project include decisions by the lead agency as to whether:

- this Draft EIR adequately describes the environmental impacts of the project,
- the recommended mitigation measures should be adopted or modified,
- additional mitigation measures need to be applied to the project, or
- the project should or should not be approved.

ES.9 Significant and Unavoidable Impacts

The following cultural resource related unavoidable impacts would result from implementation of the proposed project.

- The proposed project would result in a substantial adverse change in the significance of several historical resources that exist on the project site. Demolition of a historic resource is considered a significant adverse impact that cannot be mitigated to a level of less than significant.
- The proposed project would conflict with applicable General Plan policies adopted for the purpose of avoiding or mitigating an environmental effect. Demolition of historic resources, as proposed by the project, is not consistent with the City's General Plan goals, objectives, and policies that encourage protection, preservation, and retention of historic resources. The inconsistency with the City's resource protection policies is a significant adverse impact that cannot be mitigated to a level of less than significant.

Section 3.1, Cultural Resources, provides a detailed discussion of the environmental setting, impacts associated with the proposed project, and mitigation measures designed to reduce impacts to existing resources on the project site. Implementation of the proposed mitigation measures would reduce some but not eliminate all of the significant impacts. Therefore, impacts related to cultural resources would remain significant and unavoidable. As a result, to approve the proposed project the City of Huntington Beach must adopt a Statement of Overriding Considerations pursuant to CEQA Guidelines Section 15093.

The impacts, mitigation measures, and residual impacts for the proposed project are summarized in Table ES-1 at the end of this Executive Summary.

ES.10 Alternatives to the Proposed Project

As required by Section 15126.6(a) of the CEQA Guidelines, an EIR must:

Describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives.

Further, Section 15126.6(b) Guidelines state:

The discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.

These alternatives evaluated in the EIR include the following:

- Alternative 1. No-Project Alternative
- Alternative 2. Reduced Project (Historic Resource Avoidance Alternative)
- Alternative 3. Historic Resource Renovation Alternative

ES.11 Summary of Impacts and Mitigation Measures

Pursuant to Section 15123(b)(1) of the CEQA Guidelines, Table ES-1 contains a summary of environmental impacts associated with the proposed project, mitigation measures that would reduce or avoid those effects, and the level of significance of the impacts following the implementation of mitigation measures.

Table ES-1. Summary of Impacts

Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
Cultural Resources			
Impact CR-1. Cause an Adverse Change in the Significance of a Historical Resource	Significant	<p>Mitigation Measure CR-1. Photography and Recordation of Furuta House #1, Pastor’s House, Church #1, and Church #2 . 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. This written report and 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 and text pursuant to Level III recordation of the Historic American Building Survey (HABS) documentation. Photographic documentation noting all elevations and additional details of the buildings’ architectural features will be undertaken. 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> <p>Mitigation Measure CR-2. Offer Buildings for Relocation Prior to Demolition. Prior to the issuance of a demolition permit for the historic buildings on site, the applicant shall demonstrate to the City that it has worked with community/preservation groups to offer the buildings for</p>	Significant and Unavoidable

Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
Impact CR-2. Cause an Adverse Change in the Significance of an Archaeological Resource	Less than Significant	<p>relocation to an offsite location for preservation. Relocation of the buildings would be at the expense of the party that takes responsibility for relocation, and not at the applicant's expense. 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.</p> <p>Mitigation Measure CR-3. Archaeological Resources. 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 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.</p>	Less than Significant
Impact CR-3. Directly or Indirectly Destroy a Unique Paleontological Resource or Site	Less than Significant	<p>Mitigation Measure CR- 4. Paleontological Resources. 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 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</p>	Less than Significant

Impact	Level of Significance before Mitigation	Mitigation Measures	Level of Significance after Mitigation
		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.	
Impact CR-4. Disturb Human Remains	Less than Significant	None.	
Impact CR-5. Conflict with applicable General Plan policies	Significant	Mitigation Measures CR-1 and CR-2.	Significant and Unavoidable
Land Use			
LU-1. Conflict with any applicable land use plan, policy, or regulation	Less than Significant	None.	
LU-2. Conflict with existing on-site and adjacent land uses	Less than Significant	None.	

Chapter 1

Introduction and Overview

1.1 Purpose of the EIR

The City has prepared this draft 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 historic structures on the project site located at 7622 and 7642 Warner Avenue. The project is proposed by the landowner, Rainbow Environmental Services, and the City is the lead agency under the CEQA for the preparation of the EIR and will be taking primary responsibility for conducting the environmental review and certifying the EIR.

The EIR includes an analysis of the potentially significant environmental impacts that could occur as a result of implementation of the project and is meant to inform agencies and the public of significant environmental effects associated with the proposed project, to describe and evaluate reasonable alternatives to the project, and to identify mitigation measures that would avoid or reduce the project's significant effects.

1.2 CEQA Authority and Process

The preparation of an EIR is guided by a complex set of laws and guidelines. CEQA was enacted in 1970 by the California legislature to disclose to decision makers and the public the significant environmental effects of proposed activities and the ways to avoid or reduce those effects by requiring implementation of feasible alternatives or mitigation measures. CEQA applies to all California government agencies at all levels, including local government agencies that must issue permits or provide discretionary approvals for projects proposed by private applicants. As such, the City of Huntington Beach is required to undertake the CEQA process before making a decision on the project.

The process and contents for the preparation of an EIR codified in the CEQA Statutes provided in California Public Resources Code Section 21000 et seq., and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.) provide guidance in the preparation of EIRs. The CEQA process begins by determining whether the project is subject to environmental review. The approval of the proposed General Plan land use and zoning designation changes meets the definition of a *project* under CEQA (State CEQA Guidelines, Section 15378). All projects within the State of California are required to undergo an environmental review in accordance with CEQA to determine the environmental impacts associated with implementation of a project. If it is determined that the project could result in significant environmental effects, then a *notice of preparation* (NOP) is circulated, and a *draft EIR* is then prepared. The *final EIR* is considered for certification by the City of Huntington Beach Planning Commission, following the public review and comment period. This EIR has been prepared pursuant to the State CEQA Guidelines and the CEQA Statutes.

1.3 Public and Agency Involvement

One of the primary objectives of CEQA is to enhance public participation in the environmental process. In addition to providing information and disclosing environmental impacts, the environmental review process provides several opportunities for the public to participate through scoping, public notice, public review of the CEQA document, and public hearings. Thus, public involvement is considered an essential feature of CEQA, and community members are encouraged to participate in the environmental review process, request to be notified, monitor newspapers for formal announcements, and submit substantive comments at every possible opportunity afforded by the agency. Additionally, agencies are required to consider comments from the scoping process in the preparation of the draft EIR and respond to public comments in the final EIR.

1.4 Scope of Analysis

The draft EIR addresses the potential environmental effects of the proposed project and was prepared following input from the public, as well as responsible and affected agencies through the EIR scoping process. The scoping of the draft EIR was conducted using several of the tools available under CEQA.

In accordance with Section 15063 of the State CEQA Guidelines, an NOP was prepared and distributed to responsible and affected agencies and other interested parties for a 30-day public review. The public review period for the NOP began on September 1, 2011, and ended on September 30, 2011. The NOP was also posted in the Orange County Clerk's office for 30 days and sent to the State Clearinghouse at the Governor's Office of Planning and Research to solicit statewide agency participation in determining the scope of the EIR. The State Clearinghouse issued a project number for the EIR (SCH No. 2011081099). Written responses to the NOP were received from the following agencies and/or citizens:

- Department of Toxic Substances Control
- Department of Transportation
- Native American Heritage Commission
- Reverend Ted Esaki
- Donna Graves
- Mary Urashima

Issues raised in the responses to the NOP included cultural resources, hazards and hazardous materials, and traffic.

The contents of this EIR were established based on the findings in the Initial Study and NOP and on public and agency input. A copy of the Initial Study and NOP, as well as comments received during the NOP review period, are included in Appendix A. The City determined that an EIR is required to address potentially significant environmental effects of the proposed project. The environmental areas identified as potentially significant include:

- Cultural resources
- Land use and planning

Chapter 3 of this draft EIR is divided into sections for each of the potentially significant issues listed above and includes a detailed discussion of the impacts.

1.5 Effects Found Not to be Significant

As required by State CEQA Guidelines, Section 15128, this draft EIR identifies the potential effects of the proposed project that were determined to not be significant and adverse. The proposed project would not result in adverse impacts related to the resources identified below. These environmental factors are briefly described below along with reasons why they were determined not to be significant. Effects from the proposed project found not to be significant are also described in the Initial Study and NOP, which is included as Appendix A of this draft EIR.

1.5.1 Aesthetics

The project site is vacant and partially developed. The site is located in an urban and developed portion of the city, and is not situated within, adjacent to, or in the vicinity of any scenic vista or state scenic highway. Implementation of the proposed project would result in a vacant non-developed site, which would not substantially degrade the visual character of the site and its surroundings or result in substantial light and glare. The proposed project would result in no impacts to aesthetics and visual resources.

1.5.2 Agricultural and Forestry Resources

The project site is partially developed and located in an urban and fully developed portion of the city. Although limited agricultural activities occur on a portion of the site, the site is not zoned for agricultural uses; it is not designated as farmland of statewide or local importance on any farmland identification maps and is not subject to a Williamson Act contract. In addition, the project site is not designated as forest land. Therefore, the proposed project would result in no impacts to agricultural and forestry resources.

1.5.3 Air Quality

The project site is located in the South Coast Air Basin (SCAB), which is regulated by the South Coast Air Quality Management District (SCAQMD). The SCAB is designated as a nonattainment area for ozone, PM10, and PM2.5. Although the proposed project would result in short-term emissions due to demolition or removal activities, the daily emission rates would be below SCAQMD thresholds and impacts would not occur. In addition, demolition activities may create some objectionable odors; however, these activities would be short in duration, temporary, and not substantial. Thus, significant odor impacts would not occur. Also, the proposed project would not conflict with or obstruct implementation of the Air Quality Management Plan. The proposed project would result in less-than-significant impacts to air quality.

1.5.4 Biological Resources

The project site is partially developed and located in an urban and fully developed portion of the city. The project site does not support any unique, sensitive, or endangered species or habitats. Furthermore, the project site does not contain any wetlands, riparian habitat, or sensitive natural

community. The site has several mature trees; however, the mature trees would remain and would not be removed as result of the proposed project. A precautionary measure would be implemented prior to the issuance of any demolition permits to ensure the protection of the existing mature trees. The proposed project would result in less-than-significant impacts to biological resources.

1.5.5 Geology/Soils

The project site is not located within an Alquist-Priolo Earthquake Fault Zone. Furthermore, no active or potentially active faults are known to cross the project site or the surrounding areas. However, southern California is known to be a seismically active area and the region is subject to strong seismic groundshaking. The proposed project does not include development of any habitable structures; therefore, any seismic events that may affect the project site would not result in significant risk of loss, injury, or death.

The northerly portion of the site is identified as an area of potential liquefaction according to the State Seismic Hazard Zones Map. Additionally, the project site is located within an area of moderate to high clay content and subject to expansive soils. Because the project does not include development of new structures, the project would not result in impacts related to liquefaction or expansive soils. Any future development that may occur under the proposed commercial and industrial land use designations would need to be developed pursuant to applicable City structural requirements related to whatever structure is proposed.

Implementation of the proposed project is not expected to result in substantial soil erosion or unstable soil conditions. The project site is flat and subject to minimal subsidence according to the General Plan. The proposed project would not significantly alter the site topography or result in adverse impacts related to geology and soils.

1.5.6 Greenhouse Gas Emissions

The proposed project would demolish or remove six structures from the project site. The project does not involve any new construction and therefore would not have any long-term greenhouse gas emission impacts or conflicts. Demolition and removal activities would be temporary and short in duration. The proposed project would result in less-than-significant impacts to greenhouse gas emissions.

1.5.7 Hazards & Hazardous Materials

The proposed project would remove the existing historically aged structures and improvements on the project site and change the land use designation from residential to commercial and industrial. The proposed project does not include a proposed development or proposed future use. As a result, beyond the removal of the existing improvements, the project would not transport potentially hazardous materials, and the routine transport of hazardous materials would not occur.

The Phase I assessment prepared for the project site (included as Appendix B) identified Church #1, Church #2, and Parson's House as having asbestos-containing materials and lead-based paints. Additionally, Furuta House #2 is suspected to contain asbestos. Therefore, prior to any demolition or construction activities to these structures, the asbestos and lead-containing materials will be required to be abated according to the California Hazardous Waste Control Law (CA Health and Safety Code, Division 20, Chapter 6.5), the Hazardous Waste Control Regulations (CA Code of

Regulations, Title 22, Division 4.5), and SCAQMD requirements. Removal of hazardous materials pursuant to state and local requirements would reduce potential impacts of a hazardous material release to a less-than-significant level.

The Phase I assessment (Appendix B) states that soil and groundwater sampling was conducted at the site in 2002 to determine if previous agricultural uses and hazardous materials previously stored on site had resulted in onsite contamination. The testing results were either negative for hazardous constituents or below Preliminary Remedial Goals (PRGs) for residential uses. Therefore, the project site is not anticipated to contain contamination that could create a significant hazard to the public or environment.

As described by the Phase I assessment (Appendix B), the project site is not included on a list of hazardous material sites. The following regulatory databases were searched: U.S. EPA Resource Confirmation and Recovery Information System (RCRIS), California Office of Environmental Protection (CORTESE), Solid Waste Facilities/Landfill Facilities (SWLF), State Leaking Underground Storage List (LUST), and California UST database.

The project site is located within the Airport Environs Land Use Plan for the Joint Forces Training Center in Los Alamitos; however, the project is not within 2 miles of an airport or airport hazard area. The project site is also not within a high fire hazard area. Lastly, the project would not initiate any operational activities on the project site that could result in impairment of an emergency response plan. For these reasons, the project would result in no impacts related to hazards and hazardous materials.

1.5.8 Hydrology/Water Quality

The proposed project would demolish or remove six structures from the project site. However, the topography of the site would remain essentially unchanged from the existing conditions. The topography of the site and vicinity is generally flat and most of the site is pervious. Therefore, a majority of stormwater infiltrates soils and the depressed former lily pond and crop areas. Groundwater recharge and drainage would be similar to existing conditions because no development is proposed, and removal of the existing improvements would provide greater pervious areas on site. The project site is not located within a flood hazard area and not subject to tsunami inundation. The proposed project would implement best management practices, pursuant to City grading permit requirements, to avoid, prevent, or reduce pollution of stormwater. In addition, a Stormwater Pollution Prevention Plan is required to be prepared and all requirements per the National Pollutant Discharge Elimination System permit would be implemented. The proposed project would result in less-than-significant impacts related to hydrology and water quality.

1.5.9 Mineral Resources

The project site is not a known mineral resource recovery site. Implementation of the proposed project would not result in the loss of a known or locally important mineral resource recovery site. The proposed project would not result in impacts to mineral resources.

1.5.10 Noise

The proposed project could generate noise and groundborne vibration during demolition or removal activities; however, these activities would be temporary and short term in duration. The proposed project will require compliance with Chapter 8.40 (Noise) of the Huntington Beach Municipal Code, which prohibits construction activity between the hours of 8 pm and 7am on weekdays and Saturday, and all day on Sundays. The proposed project would result in less-than-significant impacts to noise.

1.5.11 Population/Housing

The proposed project includes a General Plan amendment, zoning map amendment, and demolition or removal of six vacant structures that have been identified as having historical significance. Three of the existing vacant structures are residences; however, due to their age and existing condition they are currently not habitable. Implementation of the project would change designated land uses on site from residential to commercial and industrial. This land use change would not induce growth, and growth effects would not occur.

Although the proposed project includes removal of three residential structures, these structures are not habitable or occupied and the project will not displace a substantial number of persons or dwelling units in the city. The proposed project would not result in significant impacts related to population and housing.

1.5.12 Public Services

The project would result in removal of existing improvements and change of land use and zoning designations. The project would not generate population on site or increase the demand for public services. Conversely, the project could reduce potential service needs by removing aged, unsafe structures (in their existing condition) that may result in fire or safety hazards. Therefore, the proposed project would not result in increased demand impacts to public services.

1.5.13 Recreation

The proposed project includes a General Plan amendment, zoning map amendment, and demolition or removal of six structures that have been identified as having historical significance. Designated land uses on the site would change from residential to commercial and industrial; however, the project site is currently vacant and no development is proposed. Implementation of the proposed project would not generate population and/or a demand for recreation facilities in the city. In addition, the existing recreational facilities at the school to the south of the project site are far enough from the structures to be removed that demolition and removal activities would not significantly impact the use of these existing facilities. As a result, the proposed project would result in less than significant impacts to recreation.

1.5.14 Transportation/Traffic

As described in the Initial Study and NOP (Appendix A), implementation of the project would not conflict with an applicable plan or policy establishing measures of roadway effectiveness. As described in the Initial Study and NOP, a traffic study was completed to evaluate the effects of

potential maximum site development. The study determined that significant traffic impacts would not occur if the site were developed to its maximum allowable density under the proposed General Plan and zoning designations. The only Caltrans intersection in the traffic study area is Warner Avenue/Beach Boulevard. Impacts to this intersection were evaluated pursuant to the Caltrans approved Highway Capacity Manual (HCM) methodology, which also determined that traffic impacts would be less than significant. In addition, project activities would not encroach upon any Caltrans right-of-way.

Further, the project would not conflict with an applicable congestion management plan or plans related to public transit, bicycle, or pedestrian facilities. The project would have no effect on adjacent roadways; therefore, hazardous designs and inadequate emergency access would not occur. Lastly, the proposed project would not have any impact on airspace, and a change in air traffic patterns would not occur. For these reasons, the project would result in less-than-significant impacts related to transportation and traffic.

1.5.15 Utilities/Service Systems

The project would result in removal of existing improvements and a change of land use and zoning designations. However, the project site is currently vacant and no development is proposed. As such, implementation of the proposed project would not generate population and/or a demand for utilities.

Removal of the existing onsite improvements would generate a limited amount of solid waste. This waste would be handled and disposed of by the project applicant in the existing waste transfer facility located to the southwest of the project site. Therefore, the proposed project would result in less-than-significant impacts to utilities and service systems.

1.6 Required EIR Contents

In addition to the environmental issues identified above, this EIR includes all of the sections required by CEQA. Table 1-1 contains a list of sections required under CEQA, along with a reference to the chapter in which they can be found.

Table 1-1. Required EIR Contents

Requirement (CEQA Section)	Location in EIR
Table of contents (Section 15122)	Table of Contents
Summary (Section 15123)	Executive Summary
Project description (Section 15124)	Chapter 2
Significant environmental impacts (Section 15126.2)	Sections 3.1 and 3.2
Environmental setting (Section 15125)	Sections 3.1 and 3.2
Mitigation measures (Section 15126.4)	Sections 3.1 and 3.2
Cumulative impacts (Section 15130)	Chapter 4
Alternatives to the proposed project (Section 15126.6)	Chapter 5
Growth-inducing impacts (Section 15126.2)	Chapter 6
Effects found not to be significant (Section 15128)	Chapter 1, Sections 3.1 and 3.2, Chapter 7
Significant irreversible changes	Chapter 7

Unavoidable significant environmental impacts (Section 15126.2)	Sections 3.1 and 3.2, Chapter 7
References (Section 15129)	Chapter 8
List of preparers (Section 15129)	Chapter 9

1.7 Document Organization

The content and organization of this draft EIR are designed to meet the current requirements of CEQA and the State CEQA Guidelines. The draft EIR is organized as described below:

The **Executive Summary** presents a summary of the proposed project and alternatives, potential impacts and mitigation measures, and impact conclusions regarding growth inducement and cumulative impacts.

Chapter 1, Introduction, provides an overview of the EIR process, describes the purpose and scope of this draft EIR, and outlines required draft EIR contents and the organization of the draft EIR.

Chapter 2, Project Description, describes the project location, project details, and the objectives for the proposed project.

Chapter 3, Environmental Setting, Analysis, and Mitigation, describes the existing conditions for each environmental issue before project implementation, methods and assumptions used in the impact analysis, criteria for determining significance, impacts that would result from the proposed project, and applicable mitigation measures that would eliminate or reduce significant impacts. Chapter 3 is divided into Sections 3.1 and 3.2, each section focusing on a specific environmental resource topic.

Chapter 4, Cumulative Impacts, describes impacts that could occur from the combined effect of other past, present, and reasonably foreseeable future projects.

Chapter 5, Alternatives Analysis, evaluates the environmental effects of project alternatives, including the no-project alternative. It also identifies the environmentally superior project alternative.

Chapter 6, Growth-Inducing Impacts, includes a discussion of direct and indirect growth-inducing impacts that could be caused by the proposed project.

Chapter 7, Significant Unavoidable Impacts and Irreversible Changes, includes a discussion of significant adverse impacts that cannot be reduced to less-than-significant levels due to unavailable or infeasible mitigation measures, as well as irreversible commitments of resources caused by the project.

Chapter 8, References, identifies the documents (printed references) and individuals (personal communications) consulted during preparation of this draft EIR. This chapter includes the agencies and people consulted to ascertain information for the analysis of impacts and support for the conclusions made from the analysis.

Chapter 9, List of Preparers, lists the individuals involved in preparing this draft EIR.

Technical Appendices provide information and technical studies that support the environmental analysis contained within this document.

Chapter 2
Project Description

2.1 Introduction and Overview

The proposed project would amend the General Plan land use designation and change the zoning designations of a 4.4-acre project site in the City of Huntington Beach from residential to commercial and industrial. The project area includes two parcels located at 7622 and 7642 Warner Avenue. The project would also remove the existing structures and improvements on the project site, some of which have been identified in the City's General Plan as having historical significance as local landmarks. The project does not include any proposed development.

This chapter describes the project location, the project background, and the existing conditions of the project site and surrounding areas. In addition, this chapter provides the project description, project objectives, and the required discretionary actions.

2.2 Project Location and Existing Conditions

2.2.1 Regional and Local Setting

The proposed project site is located in the city of Huntington Beach in western Orange County. Regionally, the City of Huntington Beach is located 40 miles south of Los Angeles, and is bounded by the cities of Seal Beach and Westminster to the north, Fountain Valley and Costa Mesa to the east, Newport Beach to the south, and the Pacific Ocean to the west. Figure 2-1 shows the regional location of the project area.

The site is located on the southeast corner of Warner Avenue and Nichols Street, which is approximately 0.5 mile west of Beach Boulevard, and approximately 2 miles west of Interstate 405. The site is bounded by Warner Avenue to the north, Belsito Drive to the south, Emerald Lane to the east, and Nichols Street to the west.

2.2.2 Existing Site Conditions

The project site comprises two contiguous parcels totaling approximately 4.4 gross acres at the southeast corner of Warner Avenue and Nichols Street. The site is located at 7622-7642 Warner Avenue, which is located at 33° 42' 54" north latitude and 117° 59' 43" west longitude.

The project site is currently developed with three residences, a barn, and two churches. The remainder of the project site consists of open areas, some of which were used for agriculture. The project site is currently vacant, fenced, and the buildings onsite are boarded up. In addition, evidence exists in the structures (i.e., trash and graffiti) that transients and vandals have gained access to the buildings.

The existing structures on the project site are described below and shown on Figures 2-2 through 2-4:

- **Church #1.** This structure was constructed in 1911, measures approximately 50 feet north-south by 20 feet east-west, and is approximately 922 square feet in size. It is located in the northwest corner of the project site behind Church #2 adjacent to the Pastor's House. This

building is included in the City of Huntington Beach's list of local landmarks considered to be of significant importance to the local community.

- **Pastor's House.** This structure was constructed in 1911 and is connected to Church #1 by a breeze-way. It measures approximately 21 feet east-west by 23 feet north-south, is approximately 461 square feet in size, and is located in the northwest corner of the project site along Nichols Street. This building is legal non-conforming because it is setback 3-feet from the ultimate Nichols Street right-of-way, instead of the required 10-foot setback. This building is included in the City of Huntington Beach's list of local landmarks considered to be of significant historical importance to the local community.
- **Church #2.** This structure was built in 1934, measures approximately 30 feet north-south by 82 feet east-west, and is approximately 2,552 square feet in size. It is located in the northeast corner of the project site at the corner of Warner Avenue and Nichols Street, fronting Warner Avenue. Church #2 is legal non-conforming because it lies within the ultimate right-of-way for Warner Avenue. This building is included in the City of Huntington Beach's list of local landmarks considered to be of significant historical importance to the local community.
- **Furuta House #1.** This structure was constructed in 1914, measures approximately 27.5 feet east-west by 46.5 feet north-south, and is approximately 900 square feet in size. It is located in the north-central portion of the project site along Warner Avenue. This building is included in the City of Huntington Beach's list of local landmarks considered to be of significant historical importance to the local community.
- **The Barn.** This structure was constructed in 1914. It is located approximately 40 feet southeast of Furuta House #2 and measures approximately 1,524 square feet in size.
- **Furuta House #2.** This residence was constructed in 1947 and is approximately 1,875 square feet. It is located in the southeast corner of the project site along Nichols Street at Belsito Drive.

The project site also contains two groundwater wells, one of which is contained in a low pump house, and several water tanks that were used for agricultural activities.

2.2.3 Project Site History

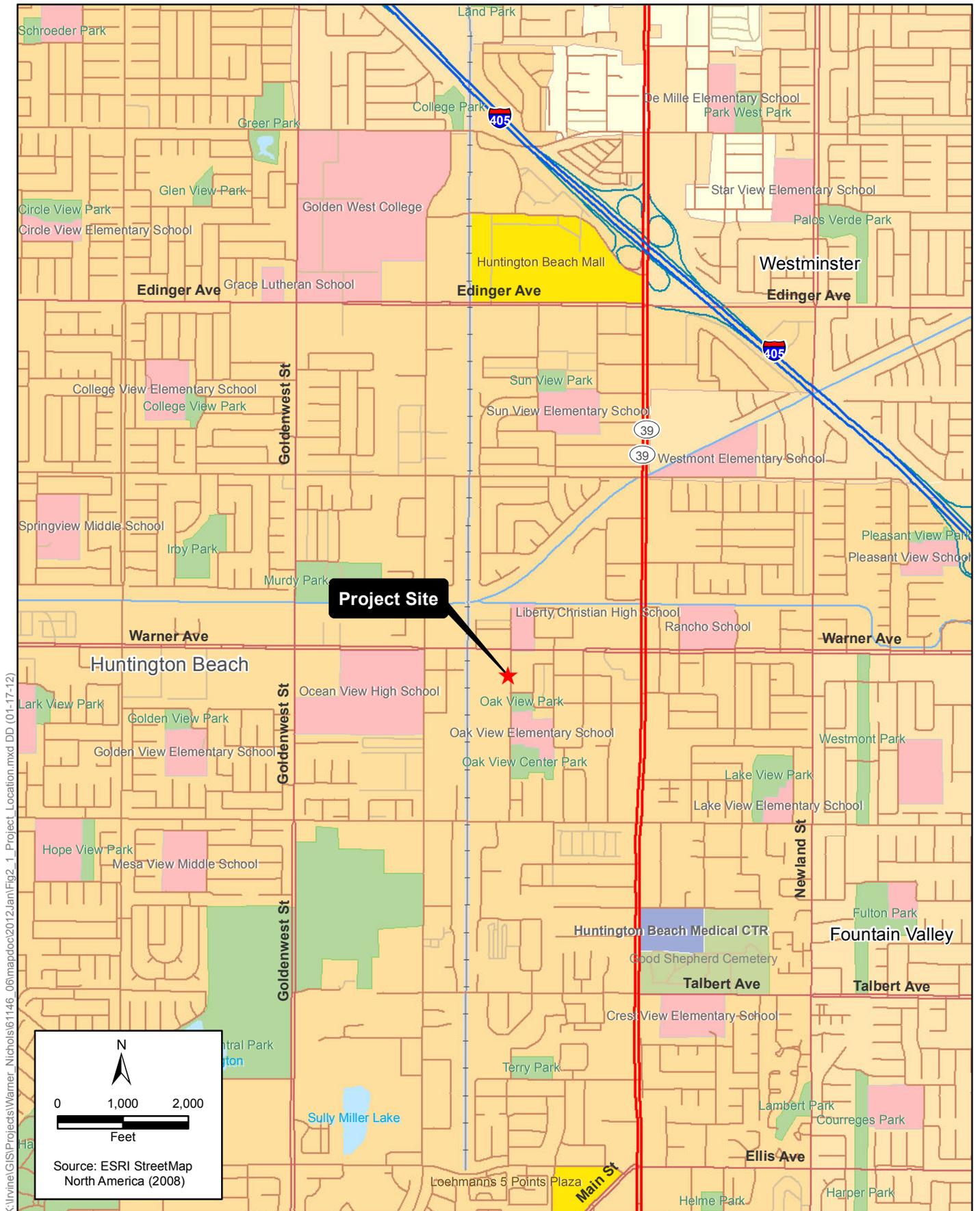
As further detailed in the Cultural Resources section, the project site historically served as a cultural center for Japanese immigrants living in the Wintersburg area (which became part of the City of Huntington Beach in 1957).

Charles Mitsuji Furuta relocated from Hiroshima, Japan, in 1900 and purchased the vacant and undeveloped project site. He then donated a portion of his land for the construction of a church (Church #1) and a residence (Pastor's House) for the Japanese Presbyterian Mission of Wintersburg. Construction of these two buildings was completed in 1910, and in 1912, Charles Mitsuji Furuta built a home and barn for himself and his family (Furuta House #1 and Barn).

By the early 1930s, the Japanese Presbyterian congregation had grown to a point where a new, much larger chapel building was needed. In 1934 a new building (Church #2) was constructed on the project site.

In 1947, a new residence was developed onsite (Furuta House #2), which also housed the Furuta family. The project site was also developed with two groundwater wells, which were used to serve the onsite residential and agricultural activities. The Furuta family also raised goldfish and water lilies on site in ponds that were developed for this use.

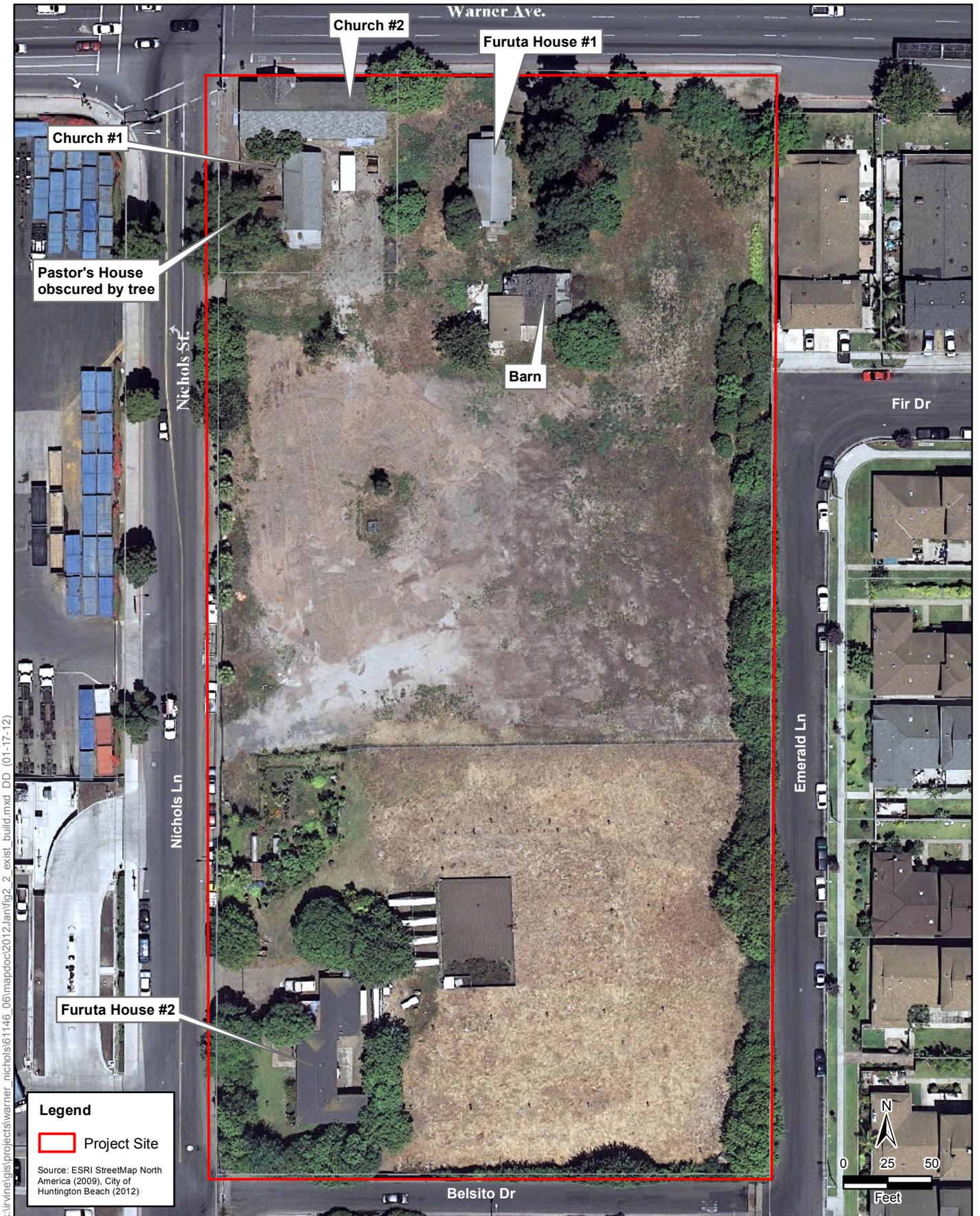
The Japanese Presbyterian Church was in use until 1966, when the Japanese congregation moved to Santa Ana, California. In 1968 the church buildings were leased to the Church of God Sabbatarian and subsequently the Rainbow Christian Fellowship. The buildings were last used by a Hispanic



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**Figure 2-1
Project Location
Warner-Nichols Project**





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Figure 2-2
Existing Buildings
Warner-Nichols Project



Pastor's House and Church #1, looking northwest



Pastor's House, west elevation, looking east



Church #2, north and west elevations, looking southeast



Barn, north and west elevations, looking southeast



Barn, north and east elevations, looking southwest



Furuta House #1, north elevation, looking south

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Furuta House #1, north elevation, looking southwest



Furuta House #2, west elevation, looking northeast

congregation until 1997. The buildings have since been vacant and have been vandalized, and then boarded up.

In 2002, an application to develop 53 residential condominiums on the subject site was submitted to the City. The application was withdrawn in 2003 due to controversy regarding proximity to existing incompatible industrial uses to the west.

In 2004, Rainbow Environmental (Rainbow) purchased the project site, which contained the existing structures and agricultural uses. Since that time, Rainbow has maintained the agricultural operations and grows trees and various plants on a non-commercial basis for donation to the community.

Because the existing buildings on the project site have been sitting vacant and no regular activity occurs on the project site, the six buildings have been repeatedly vandalized, utilized by vagrants, homeless people, and gangs. In response and pursuant to City police and fire department recommendations, the site is completely fenced and all of the buildings have been boarded up. However, the site's condition continues to be a concern. The most recent trespassing events occurred on August 26, 2011, and resulted in additional destructive activity. The history of law enforcement calls to the project site is provided in Table 2-1. As shown, activity on site resulted in three calls for police services in 2011, and a total of 71 calls for service since 1996.

Table 2-1. Law Enforcement Service Calls to the Project Site

Year	Number of Calls
2011	3
2009	1
2008	1
2007	1
2005	1
2004	23
2003	18
2002	1
2001	3
2000	2
1999	2
1998	2
1997	1
1996	2
Total	71

Source: Robsel pers. comm.

2.2.4 Surrounding Land Uses

The project site is located within a developed mixed-use urban area. Surrounding uses consist of Liberty Christian School, Crosspoint Baptist Church, and multi-family residential uses to the north across Warner Avenue; Oak View Elementary school to the south across Belsito Drive; industrial uses to the west across Nichols Street; and single- and multi-family residential uses to the east.

The existing industrial uses include the Rainbow Environmental solid waste disposal facility, which is located southwest of the project site across Nichols Street. Rainbow Environmental provides solid waste services to Huntington Beach, Fountain Valley, Sunset Beach, Westminster, Costa Mesa, Irvine,

Newport Beach, and surrounding communities. Onsite facilities include a compressed natural gas (CNG) fueling station, household hazardous waste collection, materials recovery, transfer station, and maintenance and operation buildings. Other existing industrial uses adjacent to the project site (across Nichols Street and along Warner Avenue) include an industrial storage facility, vehicle repair/tire stores, a hazardous waste (asbestos) trucking and transfer facility, and a building material sales center.

2.2.5 Existing General Plan and Zoning Designations

The project site is currently designated Residential-Medium Density (RM-15) per the General Plan Land Use Element. The RM-15 General Plan land use designation provides for single-family residential units, duplexes, townhomes, and garden apartments with a maximum of 15 dwelling units per net acre.

Similarly, the project site currently has a zoning designation of RM. The RM zoning district provides for residential uses including duplexes, triplexes, town houses, apartments, multi-dwelling structures, and cluster housing with landscaped open space for residents' use. Single-family homes, such as patio homes, are also suitable under this zoning designation. The maximum density is 15 units per acre.

As shown on Figure 2-5, the properties adjacent to the project site have the land use designations of RM-15, RMH-25, I-F2-d, P, and OS-P, which are intended for medium and medium-high density residential, industrial, public, and open space land uses.

2.3 Proposed Project

The proposed project involves a General Plan amendment and a zone change to amend the designated uses of the project site from residential to industrial and commercial to make the site more compatible with the adjacent industrial uses. The land use and zoning designations are also intended to provide a buffer for the existing residential uses that are adjacent to the east of the project site.

Concurrent with the General Plan amendment and zone change, the project also includes the demolition or removal of all of the existing buildings and improvements on the site, four of which are included in the City of Huntington Beach's list of local landmarks. The project does not include any development. Therefore, the site would remain vacant after implementation of the project. Figures 2-5 and 2-6 identify the existing and proposed land use and zoning designations.

2.3.1 Removal of Site Buildings and Improvements

The project would demolish or remove the six existing buildings and the site improvements. This includes removal of the water tanks, agricultural fixtures, and any other remnants from previous uses. However, the existing vegetation on the site (including trees, bushes, and grass) would remain. After demolition activities, the project site would be undeveloped and vacant. Only the existing fencing that surrounds the project site and the existing trees and bushes would remain.

2.3.2 Proposed General Plan Amendment

The proposed project includes an amendment to change the existing General Plan land use designation from RM-15 to I-F2-d on the southern 3.3 acres of the project site (located to the north of Belsito Drive) and to CG-F1 on the northern 1.1 acres of the project site (adjacent to Warner Ave). See Figure 2-6 for the proposed designation changes.

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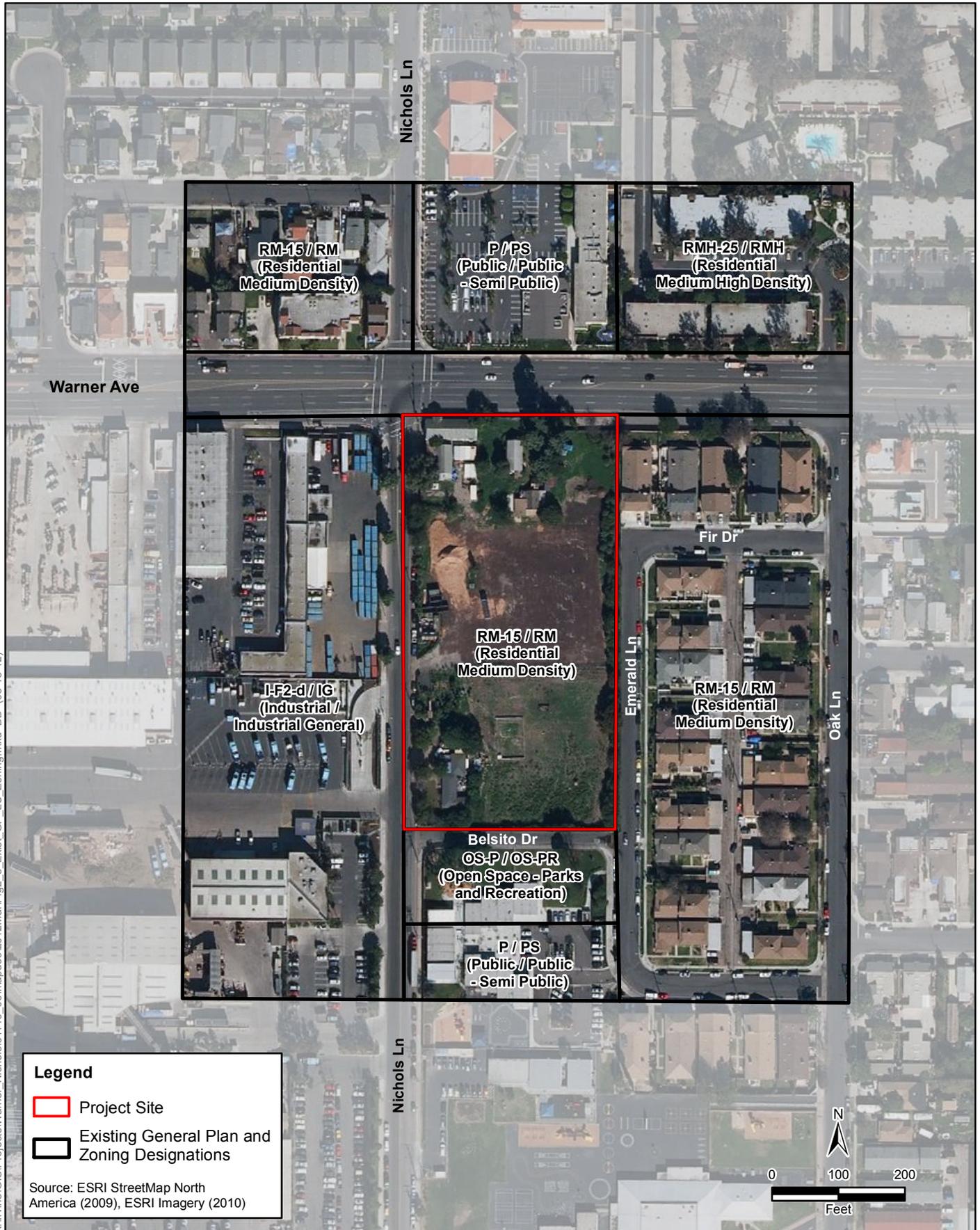


Figure 2-5
Existing General Plan Land Use and Zoning Designations
Warner-Nichols Project

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Figure 2-6
Proposed General Plan Land Use and Zoning Designations
Warner-Nichols Project

The I-F2-d land use designation provides for the following types of land uses with a maximum floor area ratio (FAR) of 0.5:

- Light manufacturing, research and development, warehousing, business parks and professional offices, supporting retail, financial, and restaurants
- Warehouse and sales outlets

The I-F2-d land use designation also includes a design overlay that permits underlying land uses in accordance with special design standards outlined in the General Plan. This means that any proposed development must comply with General Plan policies relating to design.

The CG-F1 (Commercial General) land use designation allows for the following types of land uses with a maximum FAR of 0.35:

- Retail commercial, professional offices, eating and drinking establishments, household goods, food sales, drugstores, building materials and supplies, personal services, recreational commercial, overnight accommodations, cultural facilities, government offices, education, health, institutional, and similar uses

2.3.3 Proposed Zone Change

The proposed project includes a zone change from RM to IG on the southern 3.3-acre portion of the project site and to CG on the northern 1.1-acre portion of the project site. See Figure 2-6 for the proposed zone changes.

The IG zoning district provides for manufacturing, industrial processing, resource and energy production, general service, and distribution uses. The City of Huntington Beach Zoning and Subdivision Ordinance (ZSO) development standards for the IG district include:

- 20,000 square feet minimum lot area
- 100 feet minimum lot width
- 10 feet minimum (20 feet average) front setback
- 10 feet minimum street side setback
- 0 feet minimum side and rear setback
- 40 feet maximum height of structures
- 0.75 maximum floor area ratio
- 8% minimum site landscaping

The CG (Commercial General) zoning district provides for retail and service business uses. The ZSO development standards for the CG district include:

- 10,000 square feet minimum lot area
- 100 feet minimum lot width
- 10 feet minimum front setback
- 0 feet minimum side setback
- 10 feet minimum street side setback
- 0 feet minimum rear setback
- 50 feet maximum height of structures
- 1.5 maximum floor area ratio

- 8% minimum site landscaping

While no development project has been proposed for the project site, the General Plan amendment and zone change would allow for a maximum FAR of 0.50 for future industrial development on 2.74 net acres, and maximum FAR of 0.35 for future commercial development on 0.96 net acre.

Any future development of the site would require a right-of-way dedication of 24 feet wide along the Warner Avenue property frontage, 12 feet wide along the Nichols Street frontage, 18 feet wide along the Emerald Street frontage, and 27 feet wide anticipated along the Belsito Drive frontage that would result in a project site net acreage of 3.7 acres. Therefore, the result of the proposed zoning designations would allow a maximum of 60,000 square feet of industrial use and a maximum of 14,500 square feet of commercial use.

As indicated previously, the project does not include any development or proposed active use. However, because the intent of the proposed land use and zoning designations is to provide appropriate non-conflicting land uses, any proposed future development would be implemented consistent with existing General Plan land use policies that minimize potential use impacts on adjacent existing sensitive uses, such as the following:

- **Policy LU 10.1.6.** Require that commercial projects abutting residential properties adequately protect the residential use from the excessive or incompatible impacts of noise, light, vehicular traffic, visual character, and operational hazards.
- **Policy LU 12.1.4.** Require that new and recycled industrial projects be designed and developed to achieve a high level of quality, distinctive character, and be compatible with existing uses.
- **Policy LU 12.1.8.** Require that heavy industrial uses incorporate landscape setbacks, screening walls, berms, and/or other appropriate elements that mitigate visual and operations impacts with adjacent uses.

These policies, along with other applicable City General Plan policies, are described in Section 3.2, Land Use. In addition, any future industrial and commercial development proposal would be subject to applicable City entitlement requirements and may require additional documentation pursuant to CEQA. Any application for industrial and commercial development in the future would at a minimum require a project specific development plan that would need to be approved by the City prior to construction.

2.4 Project Objectives

The CEQA Guidelines (Section 15124[b]) require that an EIR project description contain a statement of objectives including the underlying purpose of the project. Accordingly, the applicant's objectives of the proposed project include:

- Establishing land use and zoning designations that are compatible with the adjacent existing commercial and industrial uses to the west and southwest of the project site.
- Providing a buffer to limit conflicts between the commercial and industrial uses to the west and the existing residential neighborhood to the east.
- Removing the existing buildings to eliminate public safety concerns and unsightly conditions.

2.5 Discretionary Actions

Under CEQA, the City of Huntington Beach has the primary discretionary authority over the approval of the proposed project. The anticipated discretionary approvals required for the City to implement the proposed project include the following:

- Certification of the project EIR
- Adoption of the CEQA findings of fact
- Adoption of a statement of overriding considerations
- Adoption of a mitigation monitoring and reporting program
- General Plan Amendment No. 05-001
- Zoning Map Amendment No. 05-001

The City entities that have discretionary authority over the entitlement and/or EIR process include:

- Planning Commission
- City Council

No other public agencies have been identified as having discretionary authority over the project or aspects of the project. As such, no responsible agencies have been identified.

Chapter 3

Environmental Impact Analysis

Introduction

This chapter examines the environmental setting, evaluates the potential significant environmental impacts, and identifies appropriate mitigation measures for each environmental element discussed in this draft EIR.

Environmental Elements Analyzed in the Draft EIR

As discussed in Chapter 1, Introduction and Overview, the scope of this draft EIR is based on the Initial Study and NOP, as well as comments received during the scoping process, focusing on environmental issues that could result in potentially significant impacts. This chapter of the draft EIR addresses two environmental resources, which were determined to be potentially significant in the NOP and scoping process. These environmental elements are addressed in the following sections:

- Section 3.1, Cultural Resources
- Section 3.2, Land Use and Planning

Sections 3.1 and 3.2 provide a detailed discussion of the environmental setting, impacts associated with the proposed project, and mitigation measures designed to reduce significant impacts where required and when feasible. The residual impacts following the implementation of any mitigation measures also are discussed.

Organization of Environmental Impact Analysis

Each section (Sections 3.1–3.2) addresses an environmental element and contains the following information:

- **Introduction.** This section introduces the issue area and provides a general approach to the assessment.
- **Environmental Setting.** This section describes the physical environmental conditions in the project area as they relate to the issue in question. According to the State CEQA Guidelines, the environmental setting normally constitutes the baseline physical conditions by which the lead agency determines whether or not an impact is significant.
- **Regulatory Setting.** This section summarizes the regulations, plans, and standards that apply to the proposed project and relate to the specific issue area in question.
- **Project Impacts and Mitigation Measures.** This section discusses the significance criteria, the environmental impact analysis, and mitigation measures that may be necessary to reduce environmental impacts and the residual impacts following the implementation of recommended mitigation measures.

- **Methods.** This section describes the methods used to analyze the impacts, whether qualitative analysis or quantitative.
- **Thresholds of Significance.** This section identifies the significance criteria or, where applicable, the thresholds of significance that will be used to evaluate the proposed project's impacts. The criterion or threshold for a given environmental effect is the level at which the City finds the effect to be significant. The significance criteria can be a quantitative or qualitative standard, or set of criteria, pursuant to which the significance of a given environmental effect may be determined. (State CEQA Guidelines, Section 15064.7)
- **Impacts and Mitigation Measures.** The environmental analysis considers the proposed project's potential impacts resulting from short-term construction and long-term operation of the project. Mitigation measures are identified for project impacts that are considered significant based on the significance criteria or thresholds of significance. While the criteria for determining significant impacts are unique to each issue area, the analysis applies a uniform classification of the impacts based on the following definitions:
 - A determination of ***no impact*** is given when no adverse changes in the environment are expected.
 - A ***less-than-significant impact*** would cause no substantial adverse change in the environment.
 - A ***less-than-significant impact with mitigation incorporated*** would avoid substantial adverse impacts on the environment through mitigation.
 - A ***significant but unavoidable impact*** would cause a substantial adverse effect on the environment, and no feasible mitigation measures would be available to reduce the impact to a less-than-significant level.
- **Mitigation Measures.** For potential significant impacts, mitigation measures are presented that would reduce or avoid each impact to the extent feasible.
- **Residual Impacts.** This section provides the final conclusion on the level of significance of the impact after all mitigation is considered and incorporated into the proposed project.

3.1.1 Introduction

Based on the historic resources technical report prepared by The Building Biographer Tim Gregory (Appendix C), the Initial Study and NOP (Appendix A) determined that implementation of the proposed project posed a potentially significant impact on historic resources. Specifically, the Initial Study and NOP determined that the project could cause a substantial adverse change in the significance of several historical resources as defined in Section 15064.5 of the CEQA Guidelines.

This section identifies the historical resources associated with the project study area, documents existing conditions, states the criteria used to determine significance of historical resources, analyzes the environmental impacts to cultural resources, and identifies mitigation measures to reduce impacts. However, impacts to cultural resources would remain significant and adverse.

3.1.2 Environmental Setting

A broad overview of the historic setting is provided in the following environmental setting. This information was adapted from the Huntington Beach General Plan and the Historical Resources Technical Report, included as Appendix C, and historical information received during the Initial Study and NOP comment period.

3.1.2.1 Historic Setting

European settlement of California began with the founding of Mission San Diego de Alcala in 1769. Mexico, including California, won independence from Spain in 1821. A decree of secularization followed in 1834, and the once thriving missions began to be abandoned. After secularization, large land grants were made to individuals in the area that is now Orange County.

History of the City

The area that is now Huntington Beach came under European control as a portion of a large land grant from the Spanish Governor of California, Pedro Fages, to one of his soldiers, Jose Manuel Nieto, in approximately 1784. In 1834, following Mexico's independence from Spain, the original land grant, stretching from the ocean by Newport Beach, north into La Habra Heights area and east into San Bernardino County, was split at the request of the Nieto heirs. Mexican Governor Jose Figueroa deeded a section called Rancho Las Bolsas, consisting of 21 square miles to Catarina Ruiz, a widow of one of the Nietos. This area later became the cities of Huntington Beach, Garden Grove, Westminster, and Fountain Valley.

Seven years later, a 6-square-mile rancho to the northwest, Bolsa Chica, was split off and granted to Joaquin Ruiz. In 1850, Abel Stearns acquired both Las Bolsas and Bolsa Chica Ranchos, making him the largest land and cattle owner in the state. As a result of a severe drought in 1867, Mr. Stearns sought financial assistance, thereby formulating the Stearns Rancho Company. Under the Stearns

Rancho Company, the Huntington Beach area was considered valueless and sold for \$5 to \$10 an acre because of the swampy thick vegetative areas and salt water marshes. These swampy willow thickets became a haven for fugitives and religious groups and the area was soon known as “Gospel Swamp” because it was used by early minister-settlers to preach.

Colonel Robert Northam purchased the mesa from the Stearns Rancho Company and created the town of Huntington Beach. Since the swamp surrounded the mesa most of the year, no railroads, bridges, or roads linked the mesa to any existing community.

Philip Stanton formed a local syndicate in 1901 and purchased 1,500 acres of Rancho Las Bolsas from Robert Northam for \$100,000. The group, organized as the West Coast Land Company, subdivided 40 acres along both sides of what is now known as Main Street, and called it Pacific City. Water wells were drilled and streets were paved. Realizing the need for mass transportation, Stanton persuaded Henry E. Huntington to bring the “red cars” to the city. The West Coast Land Company reorganized, renaming itself the Huntington Beach Company, and purchased additional land from Colonel Northam.

The first electric passenger train came to Huntington Beach in 1904. The city changed its name to Huntington Beach in approximately 1903 and incorporated in 1909 as a townsite with 3.57 square miles and a population of 915. Early Huntington Beach settlers discovered natural gas while drilling for water. In 1919, geologists influenced by the natural gas discoveries started exploratory oil drilling. Practically overnight, the small town exploded with oil fever. The town suddenly grew from 1,500 to 5,000 people.

Although oil was the primary factor in Huntington Beach’s economy, the City did not ignore the community’s need for recreational and cultural opportunities. In 1921, the City purchased, from the Huntington Beach Company, a beach area from the pier to 9th Street for \$75,000.

Although most of Southern California experienced a housing boom after World War II, the rapid expansion had comparatively little effect on Huntington Beach since so much of the surrounding land was in active oil production or agricultural use. The original 1909 townsite of 3.57 square miles remained much the same until various annexations in the late 1950s. From 1957 through 1960, Huntington Beach experienced its most rapid growth, increasing in size to 25 square miles as a result of 11 farmland annexations. Land values increased dramatically as a result of increased population pressures in Orange County. Outlying farms were sold and residential uses developed. In recent years, many of the oil fields have been cleared for development. However, the oil industry remains a part of Huntington Beach’s character and image.

Historical Context

A “historic context” is associated with identified cultural resources through the concept of “resource attributes” (called “property types” by the National Register of Historic Places [NRHP]). These attributes allow geographically diverse historic properties that share physical and associative characteristics to be linked together under a set of commonly agreed-upon descriptive terms and compared as to their relative significance within the historic context.

Wintersburg

The unincorporated agricultural community of Wintersburg was founded about 1890 by Henry Winters. He and D. E. Smeltzer had discovered that the Willows area north and east of Huntington Beach between the old and new beds of the Santa Ana River possessed peat land which, when

drained, produced exceptional crops of celery. Celery soon became the chief produce of the district. At the height of production, nearly 6,000 acres were devoted to the planting of celery. By 1910, 1,212 freight-car-loads of that vegetable were shipped from the four stations that the Southern Pacific Railroad had established in the area. These stations were on a branch line running from Newport Beach to Santa Ana that had originally been established by James McFadden in 1897. Unfortunately, blight destroyed the celery crop, so that by 1930, beans had become the most common product of the area.

Born in Ohio in 1860, Mr. Winters founded the Orange County town that would later bear his name by purchasing 20 acres from which he harvested a variety of crops. His display of vegetables at the 1893 World's Columbian Exposition is credited with putting Orange County's agricultural resources on the map. Mr. Winters served as president of the California Celery Company in 1898 and went to the East Coast to publicize the product. He donated two lots to the community of Wintersburg, one for the freight depot and another for a mercantile store. In exchange for his efforts, the townspeople circulated a petition that the town be named Wintersburg. Mr. Winters and his wife Cordelia later moved to the city of Orange.

The 1918 Orange County directory described Wintersburg as having "good schools, churches, and mercantile establishments" with regular auto stage connections with Huntington Beach and Santa Ana. However, the census of 1930 counted only 52 inhabitants, not including a settlement adjacent to Ocean View School, which had become the center of the community. In the late 1930s, according to the Huntington Beach Historical Society, the Wintersburg area served as home to the Alpha Beta markets' feedlot and meatpacking plant. In 1957, Wintersburg was annexed into the City of Huntington Beach.

The Wintersburg area was known for its relatively large Japanese-American population, which had begun with the arrival of farmhands around 1893, joining the Chinese and Italian laborers who had preceded them. One source says that at least 70 Japanese workers lived in bunkhouses in the Smeltzer/Wintersburg area and that they adhered to their ethnic customs. Similar to what their colleagues were undergoing elsewhere in California, the Japanese were discriminated against, first-generation (or Issei) immigrants being forbidden to own real property. However, by the 1920s, the Japanese community had become better accepted. Japanese-American farmers built up extensive agricultural holdings in the Wintersburg area where they raised chili peppers, beans, and various other products. Fish farms and hatcheries, such as the goldfish ponds tended by Charles Furuta, were other specializations of the local Japanese-American community.

In 1929, more than 50 families of Japanese ancestry moved to Orange County from Moneta (Gardena) and Compton, most as strawberry farmers (Japanese Presbyterian Church of Wintersburg 1930). Others came from Venice as celery farmers. Still more were bean farmers locating their farms along the Laguna Beach coastline. In 1930, the population of Japanese-Americans residing in Orange County was approximately 2,000 (including children) (Japanese Presbyterian Church of Wintersburg 1930). Through the decade the majority of Japanese-Americans continued to be farmers.

During World War II, Japanese-Americans in California were rounded up and sent to internment camps throughout the western United States. Many lost their properties, although a few were watched over by sympathetic neighbors. The Wintersburg Japanese Presbyterian Church escaped confiscation because, by church law, it belonged to the local Presbytery rather than to the congregation.

Japanese Presbyterian Mission/Church of Wintersburg

Many Japanese who immigrated to the United States in the late 19th and early 20th centuries converted to Christianity and established congregations in their local communities. The Presbyterian faith was one such sect that attracted Japanese immigrants. In 1904, the Japanese Presbyterian Mission of Wintersburg was founded by the local Presbytery to serve the growing Japanese population in the area. Historic photographs from the period (included in Appendix D) provided by the still-extant Wintersburg Presbyterian Church (now located in Garden Grove) depict a large congregation that warranted the construction of a small chapel (Church #1) and pastor's residence or manse (Pastor's House) in 1910.

In 1930, the church prepared *A Brief Report of the Presbyterian Mission of Wintersburg* in honor of its 20th anniversary as a mission. The report stated that it was "one of the oldest Japanese Presbyterian churches in Southern California" (Japanese Presbyterian Church of Wintersburg 1930). It noted that the mission's property consisted of a 150 foot by 50 foot corner lot of a church member's goldfish farm (Mr. Charles Furuta's property and business). Of the property's importance, Reverend K. Kikuchi wrote in 1930, "Our mission was for a long time the leading center of the Japanese community" (Japanese Presbyterian Church of Wintersburg 1930).

By the early 1930s, the congregation had grown to a point where a new, much larger chapel building was needed. A new chapel was dedicated on December 9, 1934, with the congregation gathered in front of the building for a group photograph (included in Appendix D). At the same time, the Japanese Presbyterian Mission of Wintersburg officially changed their name to the Japanese Presbyterian Church of Wintersburg, which is an official recognition of the importance of the congregation by the local Presbytery.

Starting in the spring of 1942, and throughout the duration of the Second World War, the Wintersburg Church ceased activity with the internment of Japanese-Americans living on the West Coast. In October 1945, Reverend Kiyoshi Noji assumed the responsibility of reestablishing the Wintersburg Church. Over the following 20 years the congregation was rebuilt and continued to grow such that by 1965 the Wintersburg Presbyterian Church (having lost "Japanese" from its name) relocated to a new facility on Fairview Street in the City of Santa Ana. The last photo of the Wintersburg Church is provided in Appendix D.

In 1968, the church buildings were leased to the Church of God Sabbatarian and subsequently the Rainbow Christian Fellowship. The buildings were last used by a Hispanic congregation until 1997. The buildings have since been vacant and have been vandalized, and then boarded up. In 2004, Rainbow purchased the property, which has remained unused and vacant.

Furuta Family

Charles Mitsuji Furuta (1882–1957) arrived in Tacoma, Washington, from a farm outside Hiroshima, Japan, in 1900. He relocated to Orange County around 1904. Mr. Furuta purchased acres of land in Wintersburg just before Japanese without American citizenship were forbidden to buy land (a law which took effect in 1913). Charles Furuta married Yukiko Yashima (1895–1989) in 1912 and brought her over from Japan to Wintersburg. Mr. Furuta then constructed a modest cottage on his property for them to live in (Furuta House #1) and a small barn (The Barn).

Mr. Furuta had converted to Christianity prior to his marriage to Yukiko and, in 1910, had donated a portion of his land for the construction of a chapel for the Japanese Presbyterian Mission of

Wintersburg (Church #1), of which he was an active member, and a manse for the local reverend (Pastor's House).

Orange County directories first identify Charles Furuta as a laborer, but by the 1920s, he was raising gold fish in ponds constructed on his property south of the chapel. In addition to his wife Yukiko, living in the house were three daughters, Grace, Toshiko, Kazuko, and son Raymond (Ray).

Following the attack on Pearl Harbor, Charles Furuta was picked up by the FBI in February 1942 due to his status as a leader of the Japanese community (he was president of the Japanese Association at that time). After spending a night in the Huntington Beach jail, he was sent to Tujunga for three weeks before being moved to an internment camp in Lordsburg, New Mexico. Three months later, in May 1942, Yukiko Furuta and her children were relocated to the Poston internment camp in Arizona. It was not until July 1943 that Charles Furuta was reunited with his family at the Poston camp. According to Mrs. Furuta, the family led a harsh life at the camp with crowded conditions, a lack of privacy, poor quality food, and the extremes of summer and winter weather. While interned, the family rented their Wintersburg house to a Caucasian family.

Upon returning to their house after the war, Mr. Furuta and his son Ray established a business cultivating water lilies and growing sweet peas on their property. In 1947, Ray Furuta and his wife Martha had a house constructed for themselves on the Furuta property with frontage along Nichols Lane (Furuta House #2). Ray Furuta and his wife lived in the house until Ray died in 1995, and Martha moved off the project site in the late 1990s. Charles Furuta passed away in 1957; Yukiko in 1989. (Historical and Cultural Foundation of Orange County, Japanese American Council, and California State University Fullerton Oral History Program 1982.)

3.1.2.2 Existing Cultural Resources

CEQA Historical Resource Determination Criteria

The determination whether a property or structure is to be considered a historical resource is dependent upon several factors. All properties listed in or determined eligible for the NRHP are automatically listed in the California Register of Historic Places (CRHP) and are historical resources for the purposes of CEQA. In addition, Section 15064.5 of the CEQA Guidelines states that the term *historical resources* shall include the following:

A resource listed, or determined to be eligible by the State Historical Resources Commission for listing, in the California Register of Historical Resources (Public Resources Code Section 5024.1, Title 14, California Code of Regulations [CCR] Section 4850 et seq.).

A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code, or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

Any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be historically significant if the resource meets the criteria for listing in the California Register of Historical Resources (Public Resources Code Section 5024.1, Title 14, CCR Section 4852), including the following:

- (a) **[Criterion 1]** is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- (b) **[Criterion 2]** is associated with the lives of persons important in our past;
- (c) **[Criterion 3]** embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of an important creative individual or possesses high artistic values; or
- (d) **[Criterion 4]** has yielded, or may be likely to yield, information important in prehistory or history.

The fact that a resource is not listed or not determined eligible for listing in the California Register of Historical Resources, or not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or not identified in a historical resources survey (meeting the criteria in Section 5024.1[g] of the Public Resources Code) does not preclude a lead agency from determining that the resource may be a historical resource, as defined in Public Resources Code Sections 5020.1(j) and 5024.1.

The identification of cultural resources relative to the proposed project is based on the criteria described above.

Previous Archaeological Surveys

A record search was conducted through the South Central Coastal Information Center located at California State University Fullerton. The record search consisted of a review of all available cultural resource survey and site records for the project area and a 0.25 mile radius surrounding it. According to the record search results, three surveys have been conducted within the projected area, and one additional survey was conducted approximately 0.125 mile north of the project area.

According to the record search results, Michael L. Ahlering of Archaeological Research Incorporated surveyed the entire project area in 1973. Scientific Resources Inc. and P&D Technologies resurveyed the northernmost 120 feet of the project area in 1985 and 1987, respectively, as part of the Warner Avenue Widening and Reconstruction Project. In 1996, Beth Padon conducted a survey approximately 0.125 mile north of the project area. The cultural resources identified within and closely adjacent to the project area are described below.

Previously Identified Resources within the Project Area

If a property is listed in a local register of historic resources, it is considered a historical resource for the purposes of CEQA (State CEQA Guidelines Section 15064.5(a)(2)). "Local register of historic resources" means a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution. There are two historic properties located within the project site. The Japanese Church (7622 Warner Avenue) and the Furuta House (7642 Warner Avenue), as described below, are included in the City of Huntington Beach's list of local landmarks considered to be of significant importance to the local community. As a result, these two properties are considered to be historical resources for the purposes of CEQA.

- **Japanese Presbyterian Mission and Associated Manse, Site Number 30-176489.** This historic property, located on the northeast corner of the project area, was identified and recorded by Roger Mason and John Elliot of Scientific Resources Inc. in 1983. It contains two historic structures built in 1910. The first is a wood-framed Japanese Presbyterian mission and the second is a four-roomed cottage (minister's residence) associated with the mission. The mission structure measures 18 by 40 feet and the cottage is 20 by 22 feet. The buildings were

originally constructed as part of an attempt to convert 800 Japanese laborers working in nearby celery fields. It served as a social gathering place for the local Japanese community and was owned by Japanese community members (Mason and Elliot 1983).

- **Furuta House #1, Site Number 30-176488.** This historic property, located on the northeast corner of the project area, was identified and recorded by Roger Mason and John Elliot of Scientific Resources Inc. in 1983. The lot is 4.35 acres and contains one bungalow-style board-and-batten house. It was built for Mitsuji Furuta, an elder at the adjacent Japanese Presbyterian mission (site 30-176489) in 1912. As of 1983, it was still owned by the Furuta family (Mason and Elliot 1983).

Resources Close to the Project Area. There are two historical sites located within 0.25 mile radius of the project site.

- **Shell Midden, Site Number 30-000346.** This prehistoric site is located approximately 0.25 mile northwest of the project area. It was first recorded by Colegrove and Ashlering in 1972 as a 130 by 80 meter shell midden. Three burials were identified and excavated in 1972, and the site been partially damaged by looters (Colegrove and Asherling 1972).
- **Warner Avenue Baptist Church, Site Number 30-176490.** This church complex was identified and recorded by Roger Mason and John Elliot of Scientific Resources Inc. in 1983. It is located on the southeast corner of Warner and Gothard Street, approximately 0.125 mile west of the project area. The property measures 200 by 160 feet and contains two historic structures. The first is a 1906 Bungalow-style church and the second is a 1910 bungalow-style personage. According to Mason and Elliot, the church is the oldest community building in the Wintersburg area (Mason and Elliot 1983).

3.1.2.3 Existing Structures on the Project Site

Furuta House #1

As shown in Figure 2-4, this 1-story Craftsman style dwelling of wood frame construction on a raised foundation is sheathed primarily with board-and-batten siding, capped by a front-facing gabled roof. Roof elements include carved bargeboards, exposed rafter tails, triangular brackets, and wood shingles in the gable face. The projecting center entry porch is sheltered by a front-gabled roof that mirrors the main roof in its design. Tapered square wood posts support the porch roof. A board-and-batten railing encloses the porch space. The wood-framed windows are currently boarded up but previous research indicates that the windows were originally wood sash. A band of windows, including a laundry porch, is located on the south end of the house. A metal security door has been added to the front entry. An addition to the house projects from the west elevation and contains three windows. The building is becoming dilapidated although its integrity is high. There are a few bushes and mature trees near the residence.

A historic photograph dated May 18, 1930 (included in Appendix D), depicts the west and north elevations of Furuta House #1 in the background of a group photo of the Mission congregation. A comparison with current conditions shown in Figure 2-4 reveals few changes have occurred to the dwelling, including the fact that the additions to the house (noted below) had already been completed by 1930.

An oral interview with Mrs. Yukiko Furuta indicates that the original house constructed for herself and her husband, Charles Furuta, was built in late 1912 (Historical and Cultural Foundation of Orange County, Japanese American Council, and California State University Fullerton Oral History Program 1982). No original building permits are extant in City files for this dwelling or others on the site since they were constructed when the area was identified as the unincorporated community of Wintersburg. Initially, the house had two bedrooms, a kitchen, and a living room. There was no electricity, gas, or indoor bathroom. According to Mrs. Furuta, their house “was very remarkable and everyone else admired it very much, because other Japanese who owned houses bought old houses. But [we] built a new house. Only three Japanese families around here then owned houses” (Historical and Cultural Foundation of Orange County, Japanese American Council, and California State University Fullerton Oral History Program 1982). Around 1920, the house was expanded to accommodate a growing family. An indoor bathroom and a dining room were added at that time. In November 1952, the Assessor described Furuta House #1 as a one-story frame residence erected in 1914. It had a wood foundation, board-and-batten walls, and a gabled shingled roof (the foundation was later described as “raised concrete”). The house contained two living rooms (one was probably a dining room), two bedrooms, and a kitchen. According to permits on file with the City of Huntington Beach, alterations costing \$300 were permitted for the house in November 1968, and its electrical system was upgraded in October 1997. As of 1982, when the oral interview was conducted, Mrs. Furuta had resided in the house for 70 years.

In 1912, Charles and Yukiko Furuta moved into the subject dwelling that had been constructed for them by a Caucasian carpenter. It was located east of the Japanese Presbyterian Mission that sat upon land that Mr. Furuta had donated to the Mission in 1910. Mr. Furuta was a prominent supporter of the church from its inception.

In 1986, the Japanese American Council of Orange County published a Historic Building Survey of pre-1940 Japanese-related sites, identifying the Wintersburg Japanese Presbyterian Church (both the 1910 and 1934 buildings), the 1910 Pastor’s House, and the Furuta’s original house as being among 33 surviving buildings of historical interest to the County. The Council stated that the buildings identified on the survey “form a link...to history which can still be seen today.” In the succeeding 25 years, some of the 33 buildings, including the Garden Grove Japanese School, have been demolished. The original 1910 buildings associated with the Wintersburg Japanese Presbyterian Church are identified on the survey as the oldest surviving Japanese-American religious structures in Orange County. (The only other religious building listed on the survey is the Japanese Free Methodist Church in Anaheim, which dates from 1922.)

Referring to the former Wintersburg Presbyterian Mission, church, and associated buildings, a letter to the City dated September 23, 2011 (included in Appendix A), from the pastor of the current Wintersburg Presbyterian Church located in Santa Ana states “This property has a rich history dating back to the Japanese Presbyterian Mission founding in 1904.... The Wintersburg community was once a very vital part of Orange County’s Christian and agricultural development. The Wintersburg property and Furuta family home also tell the story of Japanese Americans in California.... It is unique for the fact the buildings remain, as many early Japanese American sites have been demolished” (Esaki pers. comm.).

An email from Donna Graves, Director of *Preserving California’s Japantowns* dated September 28, 2011 (included in Appendix A), notes that Orange County Archivist Phil Brigandi wrote, “There is no doubt in my mind that the Wintersburg Japanese Presbyterian Church complex (including the adjoining Furuta House) is far and away the most significant Japanese-American historical site in

Orange County” (Graves pers. comm.). The email also states that California State University at Fullerton Professor Emeritus Arthur Hansen described the church complex as “a priceless part of the Japanese American heritage in Orange County.... arguably the most important structures representative of the Nikkei legacy in our county” (Graves pers. comm.). Ms. Graves further states, “Our research for the statewide survey, ‘Preserving California’s Projects,’ confirmed in 2007 that this is an unusually intact and significant collection of historic buildings with important connections to the history of Japanese Americans in Orange County. Not only does the site have great local significance, it is a rare example of an intact complex of buildings that reflect a thriving immigrant population from the early 20th century” (Graves pers. comm.).

Except for Furuta House #1, the adjacent Wintersburg Japanese Presbyterian Church #1 and #2, and the Pastor’s House, very little evidence of the Japanese American presence in Huntington Beach remains extant. In addition, within the broad context of Orange County history, Furuta House #1 has considerable significance. Representing a way of life that has almost vanished from the urban areas of Southern California, it is among the few surviving examples from one of Orange County’s earliest Anglo settlements and among a dwindling number of historic resources related to Japanese-American life in the County.

As a result, Furuta House #1 appears eligible for individual listing in the NRHP and the CRHP for its association with patterns of settlement in Orange County, including the Japanese-American community, under CEQA Criterion A or 1, (as listed above), at the local level of significance. However, it does not appear that Charles or Yukiko Furuta achieved a sufficient level of importance as historic personages for the dwelling to warrant NRHP or CRHP eligibility under Criterion B or 2, respectively. In terms of architectural significance, the Craftsman style dwelling, while exhibiting a relatively high level of integrity, does not represent an especially good example of the style, type or method of construction—nor does it represent the work of a master—to warrant listing in the NRHP or CRHP under criteria related to architectural merit (Criterion C or 3, respectively).

Barn

The Barn is shown in Figure 2-4, and is located behind Furuta House #1. The building has a front facing gable that is covered by very old wood shingles. The north (front) elevation is dominated by two large sliding doors made of vertically laid boards. The west elevation has an addition to the original barn that is clad in board-and-batten siding and covered by a shed roof. The addition to the original barn extends around the south and east elevations. The barn’s gabled roof is visible above the shed-like roof of the addition to the structure. The barn has lost integrity due to the substantial addition and alterations over the years and is exceptionally dilapidated.

Visual inspection suggests that the barn was constructed around the same time as the original Furuta House. However, there is no reference to the barn in the oral interview of Mrs. Yukiko Furuta, nor have any historic photographs of the barn been located. While the barn is clearly associated with the Furuta family and was most likely used for agricultural activities related to the family’s goldfish, water lily, and snow pea businesses, the prominent alteration/additions to the barn have degraded its integrity of design, materials, and workmanship. Utilizing the National Register standards for assessing properties, a structure such as the barn that has experienced a substantial loss of integrity does not qualify for designation as a historic resource.

Furuta House #2

This building is located on the southwestern portion of the project site along Nichols Street and shown in Figure 2-4. Capped by a medium-pitched hipped roof, this 1-story Minimal Traditional style single-family residence is clad in stucco and wide clapboard siding. Roof elements include shallow eaves and exposed rafters. Fenestration consists of a mix of steel-framed casements and non-original aluminum sliders. A deeply recessed front entry porch situated near the north end of the primary (west) elevation is clad with vertical boards. An attached double-car garage located at the north end of the dwelling is recessed from the main portion of the house. A bedroom wing extends east from the south elevation. Landscaping consists of a grass front lawn, shrubs, and numerous mature trees. The property exhibits a high level of physical integrity.

In 1947, Ray and Martha Furuta moved to this house located at 17102 South Nichols Lane (the subject property). By then, directories were identifying both Charles and Ray Furuta as “horticulturalists.” Ray Furuta became well known for the Japanese lilies he grew in the goldfish ponds his father had created north of Furuta House #2.

The historic association of Furuta House #2 is with Raymond H. Furuta and his wife Martha Furuta because the dwelling was built for them, according to tax assessor records and the oral interview with Mrs. Yukiko Furuta (Ray’s mother). As relates to significance, the key association with the ethnic heritage of Wintersburg specifically, and Orange County generally, is with the elder Charles and Yukiko Furuta, Ray Furuta’s parents. While Ray Furuta was also involved in agriculture (and perhaps a member of the church), the period of significance for the Japanese community in the town and county was prior to World War II. After the war, it appears that many of the Japanese Americans who had previously resided in Wintersburg chose other communities in which to live and the concentration of those of Japanese ancestry was substantially less than before. Therefore, it does not appear that Furuta House #2 meets NRHP or CRHP criteria related to historic associations (Criterion A or 1, respectively) or historic personages (Criterion B or 2, respectively).

Architecturally, although exhibiting a relatively high level of integrity, the subject property is an undistinguished example of the Minimal Traditional style as applied to a residence and does not rise to a level of merit to meet any criteria associated with architecture. Further, no evidence was found to suggest that a master architect or builder was associated with the residence. As a result, the property does not appear eligible for listing in the NRHP or CRHP under Criterion C or 3, respectively.

Pastor’s House

The Pastor’s House, erected in 1910 (shown in Figure 2-3), is a 1-story, board-and-batten dwelling in a saltbox style where the rear portion of the side-facing gable tapers at a lower pitch than the front. The eaves have been enclosed although the rafter tails are visible. Prior to being boarded up, the windows were double-hung sash. The north (primary) elevation has an almost full-width porch with a shed roof supported by four square wood posts. A wood railing encloses the porch space. Apparently, the front door is paneled behind the plywood. The south (rear) elevation features a square window tucked under the eave and a single paneled door on its easterly end.

No original building permit was found for the Pastor’s House since it was constructed when the area was identified as the unincorporated community of Wintersburg and the County of Orange has retained no permits dating before 1954. However, an original hand-written description of the construction of the Pastor’s House (included in Appendix D) states that J. Hori was the contractor for

a 20- by 22-foot, 4-room cottage with 5- by 10-foot front porch. The dwelling is described as being of wood frame construction with redwood mudsills, double-hung wood sash windows, redwood corner posts, and a gabled roof covered by redwood shingles and built for a cost of \$425.

A comparison of the historic photographs (included in Appendix D) of the Pastor's House and adjacent Mission chapel building (Church #1) taken in 1910 with current conditions shown in Figure 2-3 reveals several changes that have occurred to the Pastor's House over time. It appears that the Pastor's House was relocated from its original site southeast of the Mission chapel (Church #1) to its current location just west of the chapel, most likely when the second chapel (Church #2) was erected in 1934. At its new location, the Pastor's House was connected to the original Mission chapel (Church #1) via an extension to the east end of the dwelling's front porch (and sheltered by an extension of the porch roof). The wood porch railing was then extended to the chapel's west elevation. These appear to be the only visible modifications to the Pastor's House, which, though in disrepair, continues to possess a moderate to high level of integrity.

For the same reasons as stated above for Furuta House #1, the Pastor's House represents a way of life that has almost vanished from the urban areas of Southern California. It is among the few surviving examples from one of Orange County's earliest Anglo settlements and among a dwindling number of historic resources related to Japanese-American life in the County.

As a result, the Pastor's House appears eligible for individual listing in the NRHP and the CRHP for its association with patterns of settlement in Orange County, including the Japanese-American community, under Criterion A and 1, respectively, at the local level of significance. However, current research did not reveal information indicating that the house is associated with historic personages who achieved a sufficient level of importance for the dwelling to warrant NRHP or CRHP eligibility under Criterion B or 2, respectively. In terms of architectural significance, the loss of integrity of design, materials, and workmanship renders the dwelling an insufficiently distinguished example of a saltbox-influenced cottage (that does not represent the work of a master) to warrant listing in the NRHP or CRHP under criteria related to architectural merit (Criterion C or 3, respectively).

Church #1

The original Wintersburg Japanese Presbyterian Mission chapel (Church #1), shown in Figure 2-3, is a 1-story wood frame building that is capped by a front-gabled roof with exteriors sheathed with board-and-batten siding. Roof elements include bargeboards and exposed rafter tails. Prior to being covered with plywood, the windows were wood double-hung sash. The primary (north) elevation features a pair of paneled doors centered on the entry porch that is sheltered by its own gabled roof. The south (rear) elevation consists of an addition (used as a kitchen) dated 1958 that is capped by a shed roof. Off the west end of the south elevation is a recessed wood-floored porch that has a door and three-paned windows. This porch connects with the breezeway that separates the church from the Pastor's House immediately adjacent to it.

A historic photograph of the Mission chapel taken in 1910 (included in Appendix D) suggests that the major alterations to the building that occurred later were the construction of the kitchen addition at the rear of the chapel that occurred in 1958, and the removal of the front entry porch and porch roof (date unknown).

As noted above, the Mission chapel (Church #1) is among a dwindling number of historic resources related to Japanese-American life in the County and highly representative of the presence of this ethnic group in the area in the first half of the 20th century. As a result, and despite its loss of some

physical integrity, Church #1 appears eligible for individual listing in the NRHP and the CRHP for its association with patterns of settlement in Orange County, including the Japanese-American community, under Criterion A and 1, respectively, at the local level of significance. However, current research did not reveal information indicating that Church #1 is associated with historic personages who achieved a sufficient level of importance to warrant NRHP or CRHP eligibility under Criterion B or 2, respectively. In terms of architectural significance, due to the removal of the original front entry porch and porch roof, the church building represents a good but insufficiently distinguished example of a board-and-batten wood frame church building (that does not represent the work of a master) to warrant listing in the NRHP or CRHP under criteria related to architectural merit (Criterion C or 3, respectively).

Church #2

The Wintersburg Japanese Presbyterian Church building (Church #2) shown in Figure 2-3 was erected in 1934 in the restrained Spanish Colonial Revival style coming into vogue in the early years of the Great Depression. The 1-story building is capped by a gabled roof without eaves and is primarily rectangular in plan. Exterior surfaces are finished in stucco. A large projecting front-gabled portion near the west end of the north elevation contains a deeply recessed round arched opening where the primary entrance is located. The entry doors are paneled wood. Prior to being covered with plywood, the building's windows were wood double casements with multiple panes of opaque glass. The church's west elevation consists of three single casement windows (covered with plywood) and a concrete stoop approached by two parallel steps on both ends. The entrance on this elevation has also been covered with plywood. A circular vent is located near the apex of the gable. The south elevation contains several boarded-up windows. The east elevation contains three evenly spaced single casement windows (boarded up). A circular vent punctuates the gable peak on this elevation also. Historic photographs from the dedication of Church #2 in 1934 (provided in Appendix D) show that the chapel building has experienced few visible alterations since it was originally constructed.

In 1965, the Wintersburg Presbyterian Church in Huntington Beach relocated to a new church in Garden Grove. The building was then leased to the Church of God Sabbatarian followed by the Rainbow Christian Fellowship. The building was last used by a Hispanic congregation. Although exhibiting signs of decay, it retains a high level of integrity.

As with the Mission chapel (Church #1) discussed above, the second chapel associated with the Wintersburg Japanese Presbyterian church (Church #2) erected in 1934 is also one of a dwindling number of historic resources related to Japanese-American life in the County and it, too, is highly representative of the presence of this ethnic group in the area in the first half of the 20th century. As a result, Church #2 appears eligible for individual listing in the NRHP and the CRHP for its association with patterns of settlement in Orange County, including the Japanese-American community, under Criterion A and 1, respectively, at the local level of significance. However, current research did not reveal information indicating that Church #2 is associated with historic personages who achieved a sufficient level of importance to warrant NRHP or CRHP eligibility under Criterion B or 2, respectively. In terms of architectural significance, Church #2 represents a good but undistinguished example of the restrained Spanish Colonial Revival style as applied to a religious building (that does not represent the work of a master). As a result, it does not rise to a level of architectural merit to warrant listing in the NRHP or CRHP under Criterion C or 3, respectively.

3.1.3 Regulatory Setting

3.1.3.1 Federal Regulations

Secretary of the Interior's Standards

The Secretary of the Interior's Standards for Rehabilitation are codified at 36 Code of Federal Regulations (CFR) Section 67.7. The Standards are designed to ensure that rehabilitation does not impair the significance of a historic property. In most circumstances, the Standards are relevant in assessing whether there is a substantial adverse change under CEQA. Section 15064.5b(3) of the CEQA Guidelines states in part "...a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historic resource."

The definition of "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features, or finishes that are important in defining the building's historic character.

The Standards are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterized the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and environment would be unimpaired.

3.1.3.2 State Regulations

California Environmental Quality Act

According to CEQA (Public Resources Code [PRC], Section 21084.1), historical resources include any resource listed, or determined to be eligible for listing, in the CRHP. Historical resources are also presumed to be significant if they meet NRHP criteria A through D, or are included in a local register of historical resources, or are identified as significant in a qualified historical resource survey. Section 15064.5 of the *State CEQA Guidelines* sets forth the criteria and procedures for determining significant historical resources and the potential effects of a project on such resources.

Generally, an historical resource shall be considered by the lead state agency to be “historically significant” if the resource meets any of the criteria for listing in the CRHP, including the following:

[Criterion 1] is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;

[Criterion 2] is associated with the lives of persons important in our past;

[Criterion 3] embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of an important creative individual or possesses high artistic values; or

[Criterion 4] has yielded, or may be likely to yield, information important in prehistory or history.

The cited statutes and guidelines specify how historical resources are to be managed in the context of projects such as the proposed project. In accordance with CEQA, a resource that is deemed “historically significant” must be considered in project planning and development.

As defined under state law in Title 14, CCR, Section 4850, the term “historical resource” means “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or which is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural history of California.”

California Register of Historic Places

The CRHP is an authoritative guide in California used by state and local agencies, private groups, and citizens to identify the state’s significant historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change [PRC §5024.1(a)].

Resources listed on the CRHP, or determined to be eligible for the CRHP, are to be considered when there is a discretionary action subject to CEQA. The Lead Agency on a project must determine not

only if the resource is listed, but also if it is eligible for listing. Unlike the process for determining eligibility under Section 106 of the National Historic Preservation Act, the State Office of Historic Preservation has no authority to make consensus determinations for the CRHP for purposes of CEQA. The evaluation of resources for eligibility is solely the responsibility of the Lead Agency.

During the process of a project's environmental review, the Lead Agency may require the property owner to furnish the required CRHP eligibility information. The CEQA Guidelines also provide processes for obtaining a formal determination of eligibility for the CRHP, clarification of eligibility and expedited review, and a non-binding' informal opinion of eligibility. A formal determination of eligibility for the CRHP requires a nomination for listing that will be granted when the property cannot be listed solely due to owner objection. An informal or non-binding opinion may be obtained from the State Historic Preservation Officer regarding whether or not a historical resource may be eligible for nomination or potentially eligible for listing on the CRHP. Such informal opinions, however, will not be a substitute for a formal determination or listing and a formal nomination must be submitted within 90 days or the informal opinion expires. The State Office of Historic Preservation requires that all historic resources be recorded on Department of Parks and Recreation (DPR) 523 forms for the sake of consistency and completeness and to better evaluate their eligibility for the CRHP.

3.1.3.3 Local Regulations and Oversight

City of Huntington Beach General Plan

The General Plan of the City of Huntington Beach includes a Historic and Cultural Resources Element, which states,

To best understand the importance of Huntington Beach's historic resources, it is necessary to examine the history and events that helped shape the community's built environment. Along with a basic historical understanding, the style and variations of Huntington Beach's architectural resources must also be examined. The overall intent of this section is to identify the historical resources of the community, their current designations and community status, and the issues affecting their future (City of Huntington Beach 1996b).

Specifically,

The Historic Resources Board for the City of Huntington Beach has generated a list of local landmarks considered to be of significant importance to the local community.... The significance of a structure or place is based upon its overall contribution to the community by either its historical, age, cultural, social, or visual function(s). It is the intention of the Historic Resources Board (HRB) to place these structures and places on a City listing for protection and/or preservation of the landmark's size, scale, design and/or function (City of Huntington Beach 1996b).

In General Plan Table HCR-2 titled "Local Landmarks City of Huntington Beach 1991," two of the buildings associated with the study area are identified:

- 7622 Warner. Japanese Church. Landmark Significance Rating "S"
- 7642 Warner. Furuta House. Landmark Significance Rating "S"

Under "Ratings for Landmark Significance," S = Structure (City of Huntington Beach 1996b).

City of Huntington Beach Historic Resources Board

The purpose of the Historic Resources Board is to encourage and promote programs and activities that enhance public awareness of historic resources. The Historic Resources Board acts as an advisory body to City Council as well as a liaison to Council for local, state, and federal groups and agencies whose interest involves historic issues.

The Historic Resources Board was established in 1987 as an 11 member advisory board to City Council providing guidance and support on matters pertaining to historic issues. The Board advises on issues of preservation of historic structures and sites, cooperating with the Planning Commission and the Community Services Commission to insure that historic preservation and services are considered in the planning for future development of the community.

3.1.4 Methods

The CEQA Guidelines define a *significant historical resource* as “a resource listed or eligible for listing on the California Register of Historical Resources” (Public Resources Code Section 5024.1). A historical resource may be eligible for inclusion in the CRHR if it:

- Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- Is associated with the lives of persons important in our past.
- Embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values.
- Has yielded, or is likely to yield, information important in prehistory or history.

Significant cultural resources may be avoided by a proposed project through redesign of the project or construction planning, or protected and preserved through various means. If avoidance or protection of a significant cultural resource is not possible, mitigation measures would be required as set forth in Public Resources Code 21083.2 (c-1). A non-significant cultural resource need not be given any further consideration (Public Resources Code 21083.2 [h]).

As previously stated, under CEQA, an impact is considered significant if a project would have an effect that may change the significance of the resource (Public Resources Code Section 21084.1). Determining the significance of an impact is a two-step process. First, an assessment is made regarding whether a resource meets the significance criteria. *Cultural resource significance* for the purposes of CEQA is defined as any resource that is on or eligible for inclusion in the CRHR.

Typically, a prehistoric archaeological site in California is recommended eligible for listing in the CRHR if it meets Criterion 4, which states that a site potentially yields important information regarding prehistory or history. Important information includes chronological markers such as projectile point styles or obsidian artifacts that can be subjected to dating methods, or undisturbed deposits that retain their stratigraphic integrity. The level of integrity for resources being evaluated for their research potential is defined by their ability to address important research questions outlined in a formal research design. To address important research topics, archaeological deposits usually must be in their original location, retain depositional integrity, contain adequate quantities and types of materials in suitable condition to address important research topics, and have a clear association. Then an assessment is made regarding what effect the project would have on the

resource's qualities that make the resource significant. Impacts that adversely affect the qualities that make a resource significant are considered significant impacts. Typical actions that would change the significance of a historical resource include demolition, replacement, substantial alteration, and relocation of historic properties.

3.1.5 Thresholds of Significance

Thresholds to determine the significance of an impact on cultural resources are based on Appendix G of the State CEQA Guidelines, as adapted to the circumstances of this project. For the purposes of this EIR, the proposed project may have a significant impact on the environment if it would:

- Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.
- Cause a substantial adverse change in the significance of an archaeological resource as defined in Section 15064.5.
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.
- Disturb any human remains, including those found outside of formal cemeteries.
- Conflict with any applicable policy or regulation of an agency with jurisdiction over the project that was adopted for the purpose of avoiding or mitigating an environmental effect.

3.1.6 Impacts and Mitigation Measures

3.1.6.1 Project Impacts

Impact CR-1. The proposed project would cause a substantial adverse change in the significance of a historical resource as defined in section 15064.5.

Implementation of the proposed project would demolish all of the existing buildings on the project site. The following provides a description of the project's historical resource impacts on each of the existing buildings.

Furuta House #1: As described previously, Furuta House #1 is a historic resource that appears individually eligible for listing in the NRHP and CRHP. In addition, the building is listed as a Local Landmark of the City of Huntington Beach. Demolition of a historic resource is considered a significant adverse impact that cannot be mitigated to a level of less than significant. Mitigation Measure CR-1 is also required to ensure that information regarding the economic, cultural, residential, and architectural history of Huntington Beach is retained.

Barn: The barn is located to the rear of Furuta House #1, and as described previously, is not considered a historic resource for the purposes of CEQA because it has lost integrity due to the substantial addition and alterations over the years that have degraded the barn's integrity of design, materials, and workmanship. Pursuant to the National Register standards for assessing properties, a building such as the barn that has experienced a substantial loss of integrity does not qualify for a historic resource designation. Therefore, demolition of the structure under the proposed project

would not result in a significant adverse impact, and mitigation measures for this structure are not required.

Furuta House #2: As described previously, this building is not considered a historic resource for the purposes of CEQA. As a result, demolition of Furuta House #2 will not pose a significant adverse impact, and mitigation measures for this building are not required.

Pastor's House: As described previously, the Pastor's House is a historic resource that appears individually eligible for listing in the NRHP and CRHP. In addition, the building is listed as a Local Landmark of the City of Huntington Beach. Demolition of a historic resource is considered a significant adverse impact that cannot be mitigated to a level of less than significant. Although impacts related to the removal of the residence cannot be mitigated to a less-than-significant level, Mitigation Measure CR-1 is required to ensure that information regarding the economic, cultural, residential, and architectural history of Huntington Beach is retained.

Church #1: As described previously, Church #1 is a historic resource that appears individually eligible for listing in the NRHP and CRHP. In addition, the building is listed as a Local Landmark of the City of Huntington Beach. Demolition of a historic resource is considered a significant adverse impact that cannot be mitigated to a level of less than significant. Although impacts related to the removal of the building cannot be mitigated to a less-than-significant level, Mitigation Measure CR-1 is required to ensure that information regarding the economic, cultural, residential, and architectural history of Huntington Beach is retained.

Church #2: As described previously, Church #2 is a historic resource that appears individually eligible for listing in the NRHP and CRHP. In addition, the building is listed as a Local Landmark of the City of Huntington Beach. Demolition of a historic resource is considered a significant adverse impact that cannot be mitigated to a level of less than significant. Although impacts related to the removal of the building cannot be mitigated to a less-than-significant level, Mitigation Measure CR-1 is required to ensure that information regarding the economic, cultural, residential, and architectural history of Huntington Beach is retained.

Mitigation Measures

As described above, several historical resources on the project site would be demolished, and impacts related to this action cannot be mitigated to a less-than-significant level. However, the following mitigation measures are required to ensure that information regarding the economic, cultural, residential, and architectural history of Huntington Beach is retained.

Mitigation Measure CR-1. Photography and Recordation of Furuta House #1, Pastor's House, Church #1, and Church #2 . 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. This written report and 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 and text pursuant to Level III recordation of the HABS documentation. Photographic documentation noting all elevations and additional details of the buildings' architectural features will be undertaken. 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.

Mitigation Measure CR-2. Offer Buildings for Relocation Prior to Demolition. Prior to the issuance of a demolition permit for the historic buildings on site, the applicant shall demonstrate to the City that it has worked with community/preservation groups to offer the buildings for relocation to an offsite location for preservation. Relocation of the buildings would be at the expense of the party that takes responsibility for relocation, and not at the applicant's expense. 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.

Residual Impact

Mitigation Measures CR-1 and CR-2 would reduce some but not eliminate all of the significant impacts of the project to the identified historic resources. The demolition of Furuta House #1, Pastor's House, Church #1, and Church #2 would result in a substantial adverse change to each of these historic resources that cannot be mitigated to a less-than-significant level. Implementation of Mitigation Measure CR-1 to photograph and record the historic resources would reduce the impacts and is required to ensure that information regarding each building's contribution to the histories of the City of Huntington Beach, Orange County, and the Japanese American community is retained. Implementation of Mitigation Measure CR-2 would provide additional opportunity for the relocation of the historic structures. However, it cannot be guaranteed that a relocation parcel that provides the appropriate historic context will be identified; nor can it be guaranteed that an organization will accept and relocate the buildings. Therefore, Mitigation Measure CR-2 may reduce impacts related to the historic resources. However, after implementation of the mitigation measures, impacts related to historical resources would remain significant and unavoidable.

Impact CR-2. The proposed project would not cause an adverse change in the significance of an archaeological resource.

As described above, the project site has been partially developed since the early 1900s and since that time the site has been used for residences, churches, agriculture, fish ponds, and various other uses. The known cultural resources are described previously, and no known archaeological resources have been identified on the site. The proposed project includes removal of the existing structures on site but does not include any excavation of existing soils. Because no known resources have been identified and subsurface soils work would not occur, project impacts related archaeological resources would be less than significant. However, Mitigation Measure CR-3 has been included as a precautionary measure in the event that archaeological resources are discovered on the project site.

Mitigation Measure

Mitigation Measure CR-3. Archaeological Resources. 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 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.

Residual Impact

Impacts to archaeological resources would be less than significant after implementation of Mitigation Measure CR-3.

Impact CR-3. The proposed project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

As described above, the project site has been partially developed since the early 1900s and since that time the site has been used for residences, churches, agriculture, fish ponds, and various other uses. The project site does not contain any unique geologic features, and no paleontological resources have been identified on site. Further, the City's General Plan does not identify any known paleontological resources within the City.

The proposed project includes removal of the existing structures on site but does not include any excavation of existing soils. Because no known resources have been identified and subsurface soils work would not occur, project impacts related paleontological resources would be less than significant. However, Mitigation Measure CR-4 has been included as a precautionary measure in the event that paleontological resources are discovered on the project site.

Mitigation Measure

Mitigation Measure CR- 4. Paleontological Resources. 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 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.

Residual Impact

Impacts to paleontological resources would be less than significant after implementation of Mitigation Measure CR-4.

Impact CR-4. The proposed project would not disturb any human remains, including those interred outside of formal cemeteries

The project site is not a formal cemetery and is not adjacent to a formal cemetery. The project site is not known to contain human remains. The proposed project would remove the existing structures on site, and would not otherwise involve ground disturbance during project activities. Therefore, it is highly unlikely the proposed project would disturb any human remains. However, should human remains be uncovered during construction, as specified by State Health and Safety Code Section 7050.5, no further disturbance will occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code 5097.98. If such a discovery occurs, excavation or construction will halt in the area of the discovery, the area will be protected, and consultation and treatment will occur as prescribed by law. If the Coroner recognizes the remains to be Native American, he or she will contact the Native American Heritage Commission, who will appoint the Most Likely Descendent. Additionally, if the bones are determined to be Native American, a plan will be developed regarding the treatment of human remains and associated burial objects, and the plan will be implemented under the direction of the Most Likely Descendent. Therefore, impacts would be less than significant.

Impact CR-5. The proposed project would conflict with applicable General Plan policies adopted for the purpose of avoiding or mitigating an environmental effect

Implementation of the project would remove all of the existing buildings and improvements on the project site. As described previously, four of the existing buildings on site have been identified as historic resources. A discussion of the project compatibility with relevant historic resource goals and policies of the General Plan is provided in Table 3.1-1.

As described in Table 3.1-1, removal of historic structures, as proposed by the project, is not consistent with the City's General Plan goals, objectives, and policies that encourage protection, preservation, and retention of historic resources. Because the project would not be consistent with these policies, objectives, and goals of the City's General Plan that are related to avoiding or mitigating an environmental effect, project impacts are significant.

As a result, implementation of Mitigation Measure CR-1 will be required to ensure that information regarding the economic, cultural, residential, and architectural history of Huntington Beach is retained. However, demolition of these historic resources will still be considered inconsistent with the City's General Plan, and a significant adverse impact that cannot be mitigated to a level of less than significant. Thus, impacts would be considered significant after implementation of CR-1.

Residual Impact

Mitigation Measures CR-1 and CR-2 would reduce some but not eliminate all of the significant impacts related to inconsistency with the City's General Plan goals, policies, and objectives to preserve and protect historic resources. The demolition of Furuta House #1, Pastor's House, Church #1, and Church #2 would result in an inconsistency with the City's General Plan that cannot be mitigated to a less-than-significant level. Implementation of Mitigation Measure CR-1 to photograph and record the historic resources would reduce the impacts and is required to ensure that information regarding each building's contribution to the histories of the City of Huntington Beach, Orange County, and the Japanese American community is retained. Additionally, implementation of

Mitigation Measure CR-2 would provide additional opportunity for the relocation of the historic structures. However, it cannot be guaranteed that a relocation parcel that provides the appropriate historic context will be identified; nor can it be guaranteed that an organization will accept and relocate the buildings. Therefore, Mitigation Measure CR-2 may not reduce impacts related to the historic resources. After implementation of the mitigation measures, impacts related to conflict with the City’s General Plan policies related to avoiding or mitigating an environmental effect would remain significant and unavoidable because appropriate relocation cannot be assumed.

Table 3.1-1. Huntington Beach General Plan Historic Goals and Policy Consistency Analysis

City Goal, Policy, Objective	Consistency Analysis
<p>Goal HCR 1 – To promote the preservation and restoration of the sites, structures and districts which have architectural, historical, and/or archaeological significance to the City of Huntington Beach.</p>	<p>Not Consistent. The proposed project would remove four buildings that are identified in the City’s General Plan as having historical significance to the City of Huntington Beach. Therefore, the project is not consistent with this General Plan Goal.</p>
<p>Objective HCR 1.1 – Ensure that all the City’s historically and archaeologically significant resources are identified and protected.</p>	<p>Not Consistent. The proposed project would remove four buildings that have been identified in the Cultural Resources Section of this EIR as being historically important. Therefore, the project is not consistent with this General Plan objective. However, through implementation of Mitigation Measure CR-1 a photographic documentation report of the resources will be prepared by a qualified architectural historian, prior to removal of the buildings. This will partially satisfy this objective by identifying the resource. However, removal of the historic buildings would still be inconsistent with Objective HCR 1.1.</p>
<p>HCR 1.3.6 – Encourage appropriate adaptive reuse of historic resources in order to prevent misuse, disrepair and demolition, taking care to protect surrounding neighborhoods from incompatible uses.</p>	<p>Not Consistent. The proposed project would remove four buildings that have been identified as historic resources, which is not consistent with General Plan Policy HCR 1.3.6. However, as described previously, the project site has long been vacant, misused, and vandalized. Further, the surrounding land uses have been fully developed, and many are incompatible (such as the industrial uses to the west of the project site). Therefore, even though the project would not be consistent with this policy, the environmental effects it is intended to prevent have already occurred in the project vicinity.</p>
<p>HCR 1.4.5 – Encourage the provision of uses that are conducive to public use and education in historic structures.</p>	<p>Not Consistent. The proposed project would remove buildings that have been identified as historic resources and have historical significance to the City of Huntington Beach, which is not consistent with General Plan Policy HCR 1.4.5.</p>

3.2.1 Introduction

This section describes the existing land use and planning characteristics of the project site and surrounding area; applicable federal, state, regional, and local regulations; potential conflicts of the proposed project with surrounding land uses and applicable planning programs; and potentially significant land use changes that would result from the implementation of the proposed project. Information for this section is based on the City of Huntington Beach General Plan and the Huntington Beach Zoning and Subdivision Ordinance.

3.2.2 Environmental Setting

The city of Huntington Beach covers approximately 27.7 square miles in northwestern Orange County. Most (98 percent) of the City is developed with residential, commercial, industrial, institutional, public uses, and street/highways. The remaining 2 percent of the land within city boundaries is vacant (City of Huntington Beach 1996a).

Residential use is the largest single land use in Huntington Beach, of which single-family units represent the majority of all housing. The residential neighborhoods are structured as large “super blocks” throughout the City, generally defined by a 1-mile arterial grid and often focusing on a school and/or park. The City’s major commercial areas are generally located along the major streets, such as Beach Boulevard and Edinger Avenue, at major intersections, and in the downtown area on Pacific Coast Highway and Main Street. Industrial uses are generally developed in large centers in the northwest, as a linear corridor along Gothard Street, and adjacent to the coastal frontage in the southeast (City of Huntington Beach 1996a).

3.2.2.1 Project Site Characteristics

The project site is approximately 4.4 acres and consists of two parcels located at 7622 and 7642 Warner Avenue. As shown on Figure 2-2, the project site is located on the southeast corner of Warner Avenue and Nichols Street. The site has large open space areas and is currently developed with the following six structures:

- **Church #1.** This structure was constructed in 1911, measures approximately 50 feet north-south by 20 feet east-west, and is approximately 922 square feet in size.. It is located in the northwest corner of the project site behind Church #2 and adjacent to the Pastor’s House. This building is included in the City of Huntington Beach’s list of local landmarks considered to be of significant historical importance to the local community.
- **Pastor’s House.** This structure was constructed in 1911 and is connected to Church #1 by a breeze-way. It measures approximately 21 feet east-west by 23 feet north-south, is approximately 461 square feet in size, and is located in the northwest corner of the project site along Nicholas Street. This building is legal non-conforming because it is setback 3-feet from the ultimate Nichols Street right-of-way, instead of the required 10-foot setback. This building is

included in the City of Huntington Beach's list of local landmarks considered to be of significant historical importance to the local community.

- **Church #2.** This structure was built in 1934 and measures approximately 30 feet north-south by 82 feet east-west, and is approximately 2,552 square feet in size. It is located in the northeast corner of the project site at the corner of Warner Avenue and Nichols Street, fronting Warner Avenue. Church #2 is legal non-conforming because it lies within the ultimate right-of-way for Warner Avenue. This building is included in the City of Huntington Beach's list of local landmarks considered to be of significant historical importance to the local community.
- **Furuta House #1.** This structure was constructed in 1914 and measures approximately 27.5 feet east-west by 46.5 feet north-south, and is approximately 900 square feet in size. It is located in the north-central portion of the project site along Warner Avenue. This building is included in the City of Huntington Beach's list of local landmarks considered to be of significant historical importance to the local community.
- **The Barn.** This structure was constructed in 1914. It is located approximately 40 feet southeast of Furuta House #2 and measures approximately 1,524 square feet in size.
- **Furuta House #2.** This residence was constructed in 1947 and is approximately 1,875 square feet. It is located in the southeast corner of the project site along Nichols Street at Belsito Drive.

The land surrounding Furuta House #2 is used for limited agricultural activities. Trees and various plants are grown on a non-commercial basis for donation to the local community.

The project site has been vacant and largely unused for many years. With exception of Church #2 that sits within the Warner Avenue right-of-way, the site is completely fenced. Additionally, the eastern boundary of the site that is adjacent to Emerald Lane is bound by thick tall trees and bushes that provide a visual barrier.

As described in the Project Site History (Section 2.2.5), because the site is sitting vacant, the aged buildings have fallen into disrepair and have been vandalized by transients. In response, the buildings have been boarded up; however, transients and vandals have still gained access to the buildings and have caused further damage.

3.2.2.2 Surrounding Land Uses

The land uses surrounding the project site consist of residential, public, industrial, and open space. See Figure 2-5 for the existing general plan and zoning designations of the project site and adjacent properties. Specifically, the adjacent surrounding uses include:

- **North: Public and Residential Medium Density.** The project site is bound on the north by Warner Avenue. Land uses across Warner Avenue include Liberty Christian School and Church and multi-family residential uses.
- **East: Residential Medium Density.** The project area is bound on the east by Emerald Lane and multi-family residential uses.
- **South: Open Space Parks.** The project site is bound to the south by Belsito Drive. Oak View Park and Oak View Elementary School are located across Belsito Drive to the south of the project site.
- **West: Industrial.** The project site is bound on the west by Nichols Lane. Existing land uses across Nichols Lane include industrial land uses include an industrial storage facility, vehicle

repair/tire stores, a building material sales center, and the Rainbow Environmental solid waste disposal facility.

The existing Rainbow Environmental solid waste disposal facility provides solid waste disposal and transfer services to Huntington Beach, Fountain Valley, Sunset Beach, Westminster, Costa Mesa, Irvine, Newport Beach, and surrounding communities. Facilities on the Rainbow Environmental site include a CNG fueling station, household hazardous waste collection, materials recovery, transfer station, and maintenance and operation buildings.

3.2.2.3 Existing General Plan/Zoning Designations

General Plan Land Use: The project site has an existing General Plan Land Use designation of RM-15, Residential Medium Density. This designation allows for a mix of residential uses up to a maximum density of 15 dwelling units per net acre, including single-family residential units, duplexes, townhomes, and garden apartments.

Zoning Designation: The project site is currently zoned RM (Residential Medium Density). The RM zoning designation provides opportunities for housing of a more intense nature than single-family detached dwelling units, including duplexes, triplexes, town houses, apartments, multi-dwelling structures, or cluster housing with landscaped open space for residents' use. Single-family homes, such as patio homes, may also be suitable. Maximum density is 15 units per acre.

3.2.3 Regulatory Setting

3.2.3.1 City of Huntington Beach General Plan

The City of Huntington Beach General Plan is the fundamental policy document providing the framework for management and utilization of the City's physical, economic, and human resources. The General Plan serves as a policy guide for civic decisions regarding land use and the protection of environmental resources. It also identifies goals, objectives, and policies that guide land use in the city (City of Huntington Beach 2011). The General Plan consists of a land use map and the elements listed in Table 3.2-1, which together fulfill the state requirements for general plan contents. The General Plan was updated in 1996; subsequent to that, some individual elements have also been updated. The date of each General Plan element is provided in Table 3.2-1.

Table 3.2-1. City of Huntington Beach General Plan Elements

City of Huntington Beach General Plan Element	Year of Adoption
Land Use	1996
Urban Design	1996
Historic and Culture Resources	1996
Economic Development	1996
Growth Management	2002
Housing	2008
Circulation	1996
Public Facilities and Public Service	1996

City of Huntington Beach	
General Plan Element	Year of Adoption
Recreation and Community Service	1996
Utilities	1996
Environmental Resources/Conservation	1996
Air Quality	1996
Coastal	2001
Environmental Hazards	1996
Noise	1996
Hazardous Materials	1996

As described above, the project site has an existing General Plan land use designation of RM-15, Residential Medium Density. The proposed General Plan Land Use designations for the project site are CG-F1 and I-F2-d, as shown on Figure 2-6. The Commercial General (CG) land use designation allows for the following uses: retail commercial, professional offices, eating and drinking establishments, household goods, food sales, drugstores, building materials and supplies, personal services, recreational commercial, overnight accommodations, cultural activities, government offices, educational, health, and institutional. The F1 is a density designation that indicates a maximum FAR of 0.35.

The Industrial (I) land use designation allows for the following uses: light manufacturing, research and development, warehousing, business parks and professional office, supporting retail, financial, restaurants, warehouses, and sales outlets. The F2-d density and overlay designations indicate a maximum FAR of 0.5; and the d designation indicates that underlying land uses would be permitted in accordance with special design standards.

3.2.3.2 City of Huntington Beach Zoning and Subdivision Ordinance

Zoning is the division of an area into districts and the application of development regulations specific to each district. The City's zoning ordinance provides the land use regulations to guide, control, and regulate future growth and development. The zoning ordinance identifies specific types of land uses, intensity of uses, and development standards applicable to lands within the city. It is the intent of the City that the General Plan land use element and zoning ordinance be consistent to ensure that long-term goals and objectives are implemented through land use regulations. As described above, the project site is currently zoned RM (Medium Density Residential District), which provides for housing up to a maximum density of 15 units per acre.

The proposed zoning designations for the project include CG (Commercial General) and IG (Industrial General). The CG District provides opportunities for the full range of retail and service businesses deemed suitable for location in Huntington Beach. The IG District provides sites for the full range of manufacturing, industrial processing, resource and energy production, general service, and distribution.

3.2.4 Methods

The analysis in this section addresses the compatibility of land uses identified in the proposed project with existing and planned land uses on and surrounding the project site. This section also addresses consistency with applicable plans and policies pertaining to the proposed land uses.

3.2.5 Thresholds of Significance

Thresholds to determine the significance of an impact on land use and planning are based on the initial study checklist in Appendix G of the State CEQA Guidelines, as adapted to the circumstances of this project. For the purposes of this EIR, the proposed project may have a significant impact on the environment if it would:

- Physically divide an established community.
- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
- Conflict with any applicable conservation plan or natural community conservation plan.

3.2.6 Impacts and Mitigation Measures

3.2.6.1 Effects Found to be Not Significant

As described in the Initial Study and NOP (Appendix A) that was prepared for the proposed project, it was determined that implementation of the project would not result in impacts related to the following:

Physical Division of an Established Community. Implementation of the proposed project involves a General Plan amendment and a zoning designation change to change the future uses of the project site from residential to industrial and commercial. The project also includes the demolition of all of the existing vacant structures on the site.

The proposed project site is located within a completely developed mixed-use urban area. The site is bounded by roadways and developed areas. The objectives of the project include establishing land uses that are compatible and non-conflicting with the existing adjacent uses. Therefore, the proposed project would not physically divide an established community, and impacts would not occur.

Conflict with an Applicable Habitat Conservation Plan or Natural Community Conservation Plan. There are no Habitat Conservation Plans (HCPs), Natural Community Conservation Plans (NCCPs), or other conservation plans that apply to the project site. Therefore, there are no impacts related to this issue.

3.2.6.2 Project Impacts

Impact LU-1. The proposed project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

Implementation of the proposed project would amend the land use designations for the project site to provide a land use pattern that is non-conflicting with the existing land uses within the project area. The proposed project involves a General Plan amendment and zone change of the project site from residential to commercial and industrial land uses. As shown on Figure 2-6, the proposed General Plan amendment would change the existing RM-15 land use category to CG-F1 on the northern portion of the project site that is adjacent to Warner Avenue, and I-F2-d on the southern portion of the project site that is adjacent to Belsito Drive. The CG-F1 and I-F2-d General Plan land use designations would allow for various types of retail commercial, professional offices, institutional, light manufacturing, and warehousing uses with the specific FARs of 0.35 and 0.5, respectively. The proposed project also involves a zone change from RM to CG and IG, which would provide consistency between the proposed land use and zoning designations. The CG and IG zoning designations are intended by the zoning code to provide opportunities for a full range of retail and manufacturing services.

City of Huntington Beach General Plan. A discussion of the project compatibility with relevant land use goals and policies of the General Plan is provided in Table 3.2-2.

Table 3.2-2. General Plan Land Use Consistency Analysis

Policy	Consistency Analysis
General Plan Economic Development Element	
Goal ED 1. Provide economic opportunities for present and future Huntington Beach residents and businesses through employment and local fiscal stability.	Consistent. The proposed project would provide land use and zoning designations that allow for the future development of commercial and industrial uses on the project site that would create economic opportunities for residents through employment and local fiscal stability. Therefore, the project is consistent with this General Plan goal.
Objective ED 2.4. Revitalize, renovate and expand the existing Huntington Beach commercial facilities while attracting new commercial uses.	Consistent. The proposed project would provide for new commercial and industrial designated land that may attract future commercial and industrial uses in the city. Therefore, the project is consistent with General Plan Objectives 2.4 and 2.5.
Objective ED 2.5. Revitalize, renovate, and expand available industrial lands and facilities while attracting new industrial uses.	
General Plan Land Use Element	
Goal LU 7. Achieve a diversity of land uses that sustain the City’s economic viability, while maintaining the City’s environmental resources and scale and character.	Consistent. The proposed project would provide land designated for commercial and industrial uses. These new uses would provide for a diversity of land uses in the city and provide opportunities for new commercial and industrial activity that would help sustain the city’s economic viability. Therefore,

Policy	Consistency Analysis
<p>Objective LU 8.1. Maintain the pattern of existing land uses while providing opportunities for the evolution, including intensification and re-use, of selected subarea in order to improve their character and identity.</p>	<p>the project is consistent with this General Plan land use goal.</p> <p>Consistent. The proposed project would maintain the pattern of existing land uses because the project is located within a mixed-use area, which provides residential, industrial, and commercial uses. Properties to the west are used for commercial and industrial businesses, and properties to the east are residential. The project would designate the project site for uses that are consistent and non-conflicting with the existing pattern of uses in the project vicinity. Additionally, the project site is vacant and includes abandoned aged structures. The proposed project would remove the aged structures and provide for the re-use of the project site. As described further under the consistency determination for Policy LU 12.1.4, any future proposed development would be required to achieve a high level of visual character. Therefore, the project is consistent with this General Plan land use objective.</p>
<p>Policy LU 10.1.6. Require that commercial projects abutting residential properties adequately protect the residential use from the excessive or incompatible impacts of noise, light, vehicular traffic, visual character, and operational hazards.</p>	<p>Consistent. The proposed project would result in a commercially designated property located adjacent to existing residential properties. The project does not include development of a commercial use. However, any future commercial uses would be required to adequately protect the existing residences against potential effects of adjacent commercial activities, pursuant to this policy. Further, the intent of the proposed project is to provide non-conflicting land uses and buffer the existing residential uses from noise, odor, traffic, operational hazards, and visual character of the existing industrial uses to the west of the site. Therefore, the project is consistent with this policy.</p>
<p>Policy LU 12.1.4. Require that new and recycled industrial projects be designed and developed to achieve a high level of quality, distinctive character, and be compatible with existing uses.</p>	<p>Consistent. The proposed project would result in a new industrially designated property. The project does not include development of any industrial uses. However, the intent of the proposed project is to provide non-conflicting land uses and buffer the existing residential uses from existing odor, noise, traffic, operational hazards, and visual character of the existing industrial uses to the west of the site. Any future industrial uses on the project site would be required to achieve a high level of quality and be compatible with existing uses, pursuant to this policy. Therefore, the project is consistent with this General Plan land use policy.</p>
<p>Policy LU 12.1.8. Require that heavy industrial uses incorporate landscape setbacks, screening walls, berms, and/or other appropriate elements that mitigate visual and operations impacts with</p>	<p>Consistent. See consistency determination for Policy LU 12.1.4.</p>

Policy**Consistency Analysis**

adjacent uses.

Overall, the proposed project is consistent with the City's land use policies that encourage compatible and harmonious land uses. As shown in Table 3.2-2, the proposed project is compliant with all of the applicable General Plan land use goals, objectives, and policies. Because the project would not generate inconsistencies with land use policies, objectives, or goals of the City General Plan, impacts are less than significant.

City of Huntington Beach Zoning Code. As previously described, the project site is sparsely developed with vacant structures that have historically been used for residences, churches, and a barn. In addition, the parcel is used for agricultural activities. The project site is currently zoned RM, which provides for housing up to a maximum density of 15 units per acre.

The proposed project would remove the existing vacant structures and amend the land use and zoning designations for the project site. The proposed zoning designations are CG for the northern portion of the project site adjacent to Warner Avenue and IG for the southern portion of the site adjacent to Belsito Drive.

Because the project would remove all of the existing structures on the project site and does not propose development, the development regulations associated with the proposed zoning designations would not conflict with onsite structures or existing uses. Any future proposed development or uses on the project site would be required by the City's land use approval process to comply with the development regulations of the proposed CG and IG zoning designations, as provided in the City's zoning ordinance. Therefore, the proposed project would result in a less-than-significant impact related to conflict with the City's zoning ordinance.

Mitigation Measures

No mitigation is required.

Residual Impact

Impacts would be less than significant.

Impact LU-2. The proposed project would not conflict with existing on-site and adjacent land uses.

Land use compatibility and operational conflicts are generally considered significant if they lead to physical impacts on persons living and working in the area. Such incompatibilities and conflicts are characterized by substantial nuisances, such as significant unmitigated increases in traffic, noise, odor, activity level, or substantial incongruity and conflict (physical and visual) with adjacent land uses.

As described previously, the proposed project is currently developed with vacant and non-habitable historic structures. The proposed project would remove the existing structures and amend the existing residential land use designations to be commercial and industrial. The proposed project does not include development of new uses on the project site. Therefore, the intensity of land uses on the project site would generally remain the same after implementation of the proposed project.

Because the project site is currently vacant, and after implementation of the project the site would continue to be vacant, the project would not result in nuisances to existing onsite uses. As a result, the proposed project would not result in land use conflicts with existing onsite uses.

The existing land uses surrounding the project site consist of residential, public, industrial, and open space, as described previously. The project would result in removal of the existing vacant structures and improvements and would change the designated land uses to commercial and industrial. During activities related to the removal of the existing site improvements and structures, short-term nuisances (such as noise, traffic, and odor) may affect adjacent land uses. However, because these activities would be short term in nature and occur within the City's allowable construction hours, conflicts with adjacent land uses would be less than significant.

After removal of the existing structures and improvements, the project does not include development of the site. Therefore, the project site would lie vacant. The vacant condition is not anticipated to result in physical impacts on persons living and working in the area. The vacant parcel is not anticipated to generate nuisances, such as increases in traffic, noise, odor, or activity level. Further, the visual change resulting from the project is from an existing condition of aged, vandalized, and boarded up structures to a vacant parcel. The change may result in an improvement over existing conditions, but it would not generate substantial visual incongruity and conflict with adjacent land uses.

Implementation of the proposed project would amend the land use designations for the project site to provide a land use pattern that is non-conflicting with the existing land uses within the project area. The solid waste facility and other existing industrial uses located across the street from the project site generates noise, traffic, and odors that make the project site unsuitable for future residential uses. Therefore, the proposed project would change the land use designation to commercial and industrial to be more consistent with the existing industrial area.

Further, the intent of the project is to provide non-conflicting land uses that buffer the existing residential uses to the east of the project site. As described within the discussion for Impact LU-1, any future proposed commercial and/or industrial uses would be required by the City General Plan policies to adequately protect the existing residences against potential effects (e.g., noise, light, glare, or odor) of adjacent commercial/industrial activities. As a result, project impacts related to conflict with onsite and adjacent land uses would be less than significant.

Mitigation Measures

No mitigation is required.

Residual Impact

Impacts would be less than significant.

Chapter 4
Cumulative Impacts

4.1 Introduction

The State CEQA Guidelines (Section 15130) require that cumulative impacts be analyzed in an EIR when the resulting impacts are cumulatively considerable and, therefore, potentially significant. Cumulative impacts refer to the combined effect of project impacts with the impacts of other past, present, and reasonably foreseeable future projects. The discussion of cumulative impacts must reflect the severity of the impacts as well as the likelihood of their occurrence. However, the discussion need not be as detailed as the discussion of environmental impacts attributable to the project alone. Furthermore, the discussion should remain practical and reasonable in considering other projects and related cumulatively considerable impacts. According to Section 15355 of the 2001 State CEQA Guidelines:

“Cumulative impacts” refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

- (a) The individual effects may be changes resulting from a single project or a number of separate projects.
- (b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

Furthermore, according to State CEQA Guidelines, Section 15130 (a)(1):

As defined in Section 15355, a “cumulative impact” consists of an impact that is created as a result of the combination of the project evaluated in the EIR together with other projects causing related impacts. An EIR should not discuss impacts which do not result in part from the project evaluated in the EIR.

In addition, as stated in the State CEQA Guidelines, Section 15064(i)(5), it should be noted that:

The mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed project’s incremental effects are cumulatively considerable.

Therefore, the cumulative impacts discussion in an EIR focuses on whether the impacts of the proposed project are cumulatively considerable within the context of combined impacts caused by other past, present, or future projects.

4.2 Past, Present, and Reasonably Foreseeable Future Projects

The cumulative impact analysis considers other projects proposed within the area that have the potential to contribute to cumulatively considerable impacts. The City determined that the projects listed in Table 4-1 provide a complete list of potentially cumulative projects.

Table 4-1. Projects Potentially Contributing to Cumulative Impacts

No.	Project Name	Major Features	Status
Projects Located within 1 Mile of the Project Site			
1	Rainbow Environmental Services	Master plan for Rainbow to expand the existing Material Recovery Facility and Transfer Station from the current 2,800 tons per day (TPD) to 4,000 TPD. These new buildings and operations would enable Rainbow to continue to process curbside recyclables, construction and demolition debris, greenwaste, and commercial municipal solid waste, and to do so while improving environmental conditions around the facility.	The project is approved.
2	Beach and Warner Mixed-Use	A mixed-use project proposed on 9.4 acres at the southwest corner of Beach Boulevard and Warner Avenue. The project includes the construction of two new retail buildings, new mixed-use buildings, and two new parking structures.	An EIR was certified in October 2011.
3	CVS	Drive-thru CVS located at 16961 Beach Boulevard on the northwest corner of Beach and Warner.	The project is approved.
4	Edinger Hotel	The proposed Edinger Hotel project would consist of a 200-room, 138,870 square foot (sf), 6-story hotel on a 99,869 sf lot on the southeast corner of Edinger Avenue and Parkside Lane in the Town Center Boulevard area of the Specific Plan.	The project is under review.
5	Fein Medical Office Building	The project involves construction of a 6,480 sf medical office building at 7922 Liberty Avenue, on the south side of Liberty Avenue, west of Beach Boulevard.	The project is approved.
6	Longs Drugs	The project involves the construction of an 8,800 sf drugstore with a drive-through pharmacy at 17725 Beach Boulevard, at the northwest corner of Beach Boulevard and Newman Avenue.	The project is approved.
7	The Village at Bella Terra/The Revised Village at Bella Terra	General Plan Amendment and Zoning Text Amendment to increase the maximum development density, establish mixed-use zoning, and create mixed-use development standards in Specific Plan No. 13, located between Edinger Avenue and Center Avenue, just west of the existing Bella Terra mall. The City approved a mixed-use project with 468 dwelling units and 30,000 sf of commercial uses, as well as a 154,113 sf Costco, including an ancillary tire sales/installation center and gas station.	The project is approved.
8	The Boardwalk	The Boardwalk project consists of a mixed-use development in the Town Center District of the Specific Plan. The existing uses on site would be demolished including a (vacant) Levitz furniture store, an EZ Lube oil change shop, and associated surface parking. The proposed project includes 487 residential dwelling units and approximately 10,000 sf of ground floor retail, located at the intersection of Edinger Avenue and Gothard Street.	The project is approved.
Projects Located Further Than 1 Mile from the Project Site			
9	Amstar/Red Oak Project (formerly)	A mixed-use project proposed at the southeast corner of Gothard Street and Center Avenue. The project consists of 10,000 sf of commercial uses on the ground floor and 385	An EIR was certified and a CUP approved in 2008.

No.	Project Name	Major Features	Status
	known as The Ripcurl)	residential units above the ground floor (5 stories).	
10	Golden West College Master Plan	This project consists of an extensive improvement and building program to meet increasing enrollment needs and to update technology and outdated infrastructure. The project will include the renovation of older buildings, re-using existing buildings and the construction of new buildings, landscaping, and infrastructure.	A Program Environmental Impact Report has been circulated and a new classroom building has been constructed.
11	Seawind Village Apartments	Addition of 10 residential units to a 277-unit apartment complex and construction of a 7,500 sf clubhouse/recreation center at 15555 Huntington Village Drive, on the west side of Huntington Village Drive, north of Center Avenue.	The project is under review.
12	Beach & Ellis Mixed-Use	The Beach-Ellis project would result in a 6-story mixed-use development consisting of commercial and residential uses on a 2.73-acre (113,256 sf) parcel in the Five Points area of the Specific Plan. The project would include approximately 30,000 sf of commercial uses, 7,000 sf of retail shops, as well as 105 residential dwelling units. Associated open space and parking are also proposed.	An EIR was certified on February 6, 2012.
13	Gun Range	The City will prepare an EIR for clean-up and reuse of the site located in Central Park east of the Sports Complex.	An EIR is currently underway.
14	Senior Center	Construction of a new 45,000 sf senior center and associated parking at southwest corner of Goldenwest Street and Talbert Avenue.	Entitlements for revisions are in review.
15	Beach Promenade	The Beach Promenade consists of two options for development; Option A and Option B. Maximum development square footage approved is 38,634 sf (Option B) to the existing 85,107 sf commercial center.	The project is approved.
16	Walmart	The project involves establishing a 100,865 square foot Walmart within an existing commercial space at 6912 Edinger.	The project is under review.
17	Hoag	The project involves the addition of a 3-story medical office building and four level parking structure at 19582 Beach Bl.	The project is approved.
18	Casa Rincon	The project involves the construction of a 24 unit multi-family residential project at 18431 Beach Bl.	The project is under review.
19	Beach and Utica Apts.	The project involves the construction of a 174 unit multi-family residential project at 19891 Beach Bl.	The project is under review.

4.3 Cumulative Impact Analysis

Cumulative impact discussions for cultural resources and land use and planning are provided below.

4.3.1 Cultural Resources

None of the projects listed affects a property that contains historic resources or is potentially eligible for listing as a historic resource.

However, as described in Section 3.1, the proposed project would result in demolition of historic resources that are located on the project site. Because all cultural resources are unique and non-renewable members of finite classes, all adverse effects or negative impacts erode a dwindling resource base. Federal, state, and local laws protect cultural resources in most instances. Even so, it is not always feasible to protect cultural resources, particularly when preservation in place would frustrate implementation of projects. For this reason, the cumulative effects of this project and development in the City of Huntington Beach and the Orange County region are considered significant. Implementation of Mitigation Measures CR-1, which requires a HABS-compliant photographic documentation report to be prepared by a qualified architectural historian, would reduce some but not eliminate all of the significant impacts of the project to the identified historic resources. Hence, after implementation of mitigation, impacts related to historical resources would remain significant and adverse. Similarly, the project's incremental contribution to the loss of historic resources is cumulatively considerable. Therefore, this would be considered a significant cumulative impact.

The proposed project is not anticipated to contribute to a loss of undiscovered archaeological and paleontological resources. Without individual resource losses, the project would not result in impacts in combination with other projects in the City of Huntington or Orange County region. Additionally, implementation of Mitigation Measures CR-2 and CR-3, which would require activities be halted upon discovery of potential resources until a qualified professional can assess the significance of the find and implement appropriate mitigation, would ensure potential cumulative impacts on paleontological and archaeological resources are below a level of significance.

4.3.2 Land Use and Planning

This cumulative impact analysis considers the proposed project in conjunction with other land use projects within the vicinity of the project, which are listed in Table 4-1. The proposed project includes a General Plan amendment and zone change from residential to commercial and industrial in an urban mixed-use area where these three uses currently exist. The proposed land use and zoning designations would provide appropriate land use planning for future non-conflicting land uses on and adjacent to the project site.

Cumulative land use impacts have the potential to occur where a number of projects have the potential to change the overall land use of an area or negatively affect adjacent existing land uses. Adherence to existing land use plans, policies, and regulations generally prevent such occurrences, and future projects in the City would be reviewed for consistency with adopted land use plans and policies. Additionally, environmental reviews required under CEQA for the pending and future land use projects would allow decision makers to identify and evaluate the impacts associated with proposed cumulative land use changes. Further, and as in the case of the proposed project, modifications to existing land use patterns that require General Plan and zoning amendments do not

necessarily represent an inherent negative effect on the environment, particularly if the proposed changes do not conflict with policies that were specifically adopted for the purpose of avoiding or mitigating an environmental effect.

As described in Section 3.2, Land Use, the project site is vacant and partially developed, and implementation of the land use and zoning designation changes would not negatively affect adjacent existing land uses. The list of projects provided in Table 4-1 are projects that will primarily result in development or redevelopment of sites in order to enhance the existing urban land use pattern in the city, and are therefore anticipated to be compatible with adjacent uses. These projects in combination with the proposed project would not result in an adverse land use impact. Therefore, when combined with past, present, and reasonably foreseeable future projects, the land use and planning impacts of the proposed project would not be cumulatively considerable.

Chapter 5
Alternatives Analysis

5.1 Introduction

CEQA requires that an EIR describe a range of reasonable alternatives to the project, or to the location of the project, which could feasibly avoid or lessen any significant environmental impacts while attaining the basic objectives of the project. An EIR should also evaluate the comparative merits of the alternatives. This chapter describes potential alternatives to the proposed project that were considered, identifies alternatives that were eliminated from further consideration and reasons for dismissal, and analyzes several alternatives in comparison to the potential environmental impacts associated with the proposed project.

Key provisions of the State CEQA Guidelines (Section 15126.6) pertaining to the alternatives analysis are summarized below.

The discussion of alternatives shall focus on alternatives to the project or its location that are capable of avoiding or substantially lessening any significant effects of the project, even if those alternatives would impede to some degree the attainment of the project objectives or would be more costly.

The range of alternatives required in an EIR is governed by a “rule of reason”; therefore, the EIR must evaluate only those alternatives necessary to permit a reasoned choice and those that are feasible. Among the factors that may be taken into account when addressing the feasibility of alternatives, as described in CEQA Section 15126.6(f)(1), are environmental impacts, site suitability, economic viability, availability of infrastructure, general plan consistency, regulatory limitations, jurisdictional boundaries, and whether the proponent could reasonably acquire, control, or otherwise have access to the alternative site. An EIR need not consider an alternative if its effects cannot be reasonably identified, it would not avoid or substantially lessen impacts of the proposed project, its implementation is remote or speculative, or it would not achieve the basic project objectives.

The “no project” alternative is required to be evaluated along with its impacts. The “no project” analysis shall discuss the existing conditions at the time the notice of preparation was published, as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services.

Alternatives for this EIR were selected by the City, comply with CEQA requirements, and would be reasonable and feasible for the project site considering the characteristics of the area and the public comments received during the Notice of Preparation (NOP) comment period.

5.2 Alternatives Considered

Section 21100 of the Public Resources Code and Section 15126 of the CEQA Guidelines require an EIR to identify and discuss a No Project/No Development Alternative, as well as a reasonable range of alternatives to the proposed project that would feasibly attain most of the basic objectives of the project and would avoid or substantially lessen any of the significant environmental impacts.

Alternatives to the proposed project considered for analysis in this EIR are:

Alternative 1 – No Project Alternative: This alternative would not involve changes to the existing condition on the project site.

Alternative 2 – Reduced Project (Historic Resource Avoidance Alternative): This alternative would entail removal of the buildings and improvements that are not historic resources (the barn and Furuta House #2), and amend the land use and zoning designations for commercial and industrial uses. The buildings that have been identified as historic resources would remain in place as they currently exist.

Alternative 3 – Historic Resource Renovation Alternative: This alternative would entail removal of the buildings that are not historic resources (the barn and Furuta House #2), and renovation of the four historically designated buildings for future commercial or industrial uses on site. This would include renovation of Church #1, Pastor’s House, Church #2, and Furuta House #1 to the Secretary of Interior’s Standards for Rehabilitation. As part of the renovation, the applicant may decide to relocate some or all of the four remaining buildings elsewhere on the property. The facilities would then be available for commercial or industrial use, depending on the final location on site.

According to Chapter 231 of the Huntington Beach Zoning and Subdivision Ordinance, commercial and industrial uses are required to provide off street parking. Generally, smaller commercial uses are required to provide 1 space per 200 square feet, and cultural facilities are required to provide 1 space per 300 square feet. Industrial is typically 1 space per 500 square feet. The four historic buildings total approximately 4,835 square feet. As a result, use of the project buildings would require between 10 and 25 off street parking spaces depending on the use. Chapter 231.14 of the Huntington Beach Zoning and Subdivision Ordinance requires off-street parking spaces to be a dimension of 9 feet wide by 19 feet long. This alternative would include provision of 25 parking spaces, requiring a minimum 4,275 square feet (without area for parking ingress, egress, or aisle area). This alternative would also include construction of required landscaping.

5.3 Alternatives Considered But Rejected

Section 15126.6(c) of the CEQA Guidelines requires EIRs to identify any alternatives that were considered by the Lead Agency, but were rejected during the scoping process, and briefly explain the reasons underlying the Lead Agency’s determination. In evaluating an appropriate range of alternatives to the proposed project, two alternatives were considered and rejected as described below.

Relocation of Historic Buildings Alternative: This alternative would relocate the four buildings that have been identified as historical resources (Church #1, Pastor’s House, Church #2, and Furuta House #1) to an offsite location. The barn and Furuta House #2 would be demolished.

To reduce the impact of the historic buildings being relocated offsite, a goal of the relocation parcel would be to reestablish contributing aspects of the buildings’ historic orientation. The relocation efforts implemented for Furuta House #1, Pastor’s House, Church #1, and Church #2, 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. Further, prior to relocation of the historic buildings a modified HABS Level III recordation would be performed to record the historic setting and spatial relationships between the buildings, street, etc. A modified HABS Level III documentation would include: 1) drawings/sketch plan of the site, 2) 35 mm digital photographs, and 3) written data

including DPR Primary forms and Building, Structure, Object (BSO) Records. Implementation of this alternative as described would reduce historic impacts to a less-than-significant level.

This alternative was rejected because a relocation site has not been identified. The City has researched the City's land uses and determined that it does not have ownership or jurisdiction over a site that could accommodate the historic buildings. Although various City parks were considered, the costs of the relocation and the preparation of the sites in the parks, including adequate parking, and the impacts to the park resources made this alternative infeasible. In addition, the City has reached out to local historical organizations and private citizen organizations, which have also been unsuccessful in identifying a relocation site. Furthermore, no compatible location that would reestablish contributing aspects of the buildings' historic orientation has been identified at this time. Finally, the City considered temporarily relocating the buildings to a City storage yard for later relocation to a suitable site. However, without an eventual permanent site identified, it is likely that significant impacts would remain because the storage site would not provide the contributing aspects of the buildings' historic orientation. In addition, it is likely that the buildings would continue to deteriorate in storage, resulting in further significant impacts.

As a result, the EIR does not include analysis regarding offsite relocation of the historic buildings as this alternative is infeasible. However, should a relocation site be identified, implementation of Mitigation Measure CR-2 will offer the buildings to an offsite location for preservation, and would implement this alternative.

Alternate Location Alternative: CEQA Guidelines Section 15126.6(f)(2)(A) states, "The key question [with regard to alternate locations] and first step in analysis is whether any of the significant effects of the project would be avoided or substantially lessened by putting the project in another location. Only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR." The proposed project is location-specific, as the project is to amend the land use and zoning designations for the project site and remove the existing buildings and improvements. Because the project is specific to the project site that is owned by the project applicant, there are no alternative locations; therefore, the EIR will not include analysis regarding alternative locations.

5.4 Proposed Project

As described in Chapter 2.0, Project Description, the project involves a General Plan Amendment and a zoning designation change to change the designated uses of the project site from residential to industrial and commercial. The project also includes the demolition or removal of all of the existing buildings and onsite improvements. Four of the existing buildings have been identified as historical resources, as detailed in the Cultural Resources section of this EIR. The project does not include any development. Hence, post-project the site would remain vacant after removal of the existing improvements.

Project Objectives

The objectives of the proposed project include:

- establishing land use and zoning designations that are compatible with the adjacent existing commercial and industrial uses to the west and southwest of the project site;
- providing a buffer between the commercial and industrial uses to the west and the existing residential neighborhood to the east; and
- Removing the existing buildings to eliminate the public safety concerns and unsightly conditions.

As described in the Project Description and Land Use sections of this EIR, the existing buildings on the project site have been vacant for many years and no regular activity occurs on the project site. The buildings have been repeatedly vandalized and are utilized by vagrants, homeless people, and gangs. In response, and pursuant to City police and fire department recommendations, the site is completely fenced and all of the buildings have been boarded up. However, the site's condition continues to be a concern. Activity onsite has resulted in three calls for police services in 2011, with a total of 71 calls for police service since 1996. As a result of the project, existing vandalized and boarded up buildings would be removed, thus eliminating existing public safety concerns and unsightly conditions regarding the site.

Environmental Impacts of the Proposed Project

As described in detail in Section 3.1, Cultural Resources, the proposed project would result in significant unavoidable adverse impacts related to historical resources. The project would result in the demolition of four historical resources, which are significant adverse impacts under CEQA. Implementation of Mitigation Measures CR-1 and CR-2 would help minimize the project's impact on these historic resources by preparing modified HABS III-compliant recordation and documentation of the historic resources, and providing the buildings to the community for possible relocation. However, this mitigation would not reduce the impact beyond a significant level because it cannot be guaranteed that a suitable relocation site would be found and that the buildings would not be demolished. As such, the project's historic impacts related to the historic buildings would remain adverse and significant after implementation of mitigation.

In addition, removal of historic structures, as proposed by the project, is not consistent with the City's General Plan goals, objectives, and policies that encourage protection, preservation, and retention of historic resources. Because the project would not be consistent with these policies, objectives, and goals of the City's General Plan that are related to avoiding or mitigating an environmental effect, project impacts are adverse and significant and cannot be mitigated to a level of less than significant.

In regards to land use and planning effects, the proposed General Plan Amendment would change the existing RM-15 land use category to CG-F1 on the northern portion of the project site that is adjacent to Warner Avenue, and I-F2-d on the southern portion of the project site that is adjacent to Belsito Drive. The CG-F1 and I-F2-d General Plan land use designations would allow for various types of retail commercial, professional offices, institutional, light manufacturing and warehousing uses with the specific floor area ratios of 0.35 and 0.5, respectively. The action would also involve a zone change from RM to CG and IG, which will provide consistency between the land use and zoning designations.

As described in Section 3.2, the proposed project is consistent with the City's land use policies that encourage compatible and harmonious land uses, and the project would not generate inconsistencies with land use policies, objectives, or goals of the City's General Plan. Additionally, implementation of the project will not result in incompatibilities, substantial nuisances, and conflicts with on-site or adjacent land uses. Therefore, implementation of the proposed project will result in a less-than-significant impact to land use and planning. No mitigation measures related to land use and planning are required.

5.5 Alternatives Evaluation

For each of the alternatives evaluated within this section, the analysis provides the following:

- Description of the alternative.

- The impacts of the alternative and significance of those impacts (per the CEQA Guidelines significant effects of an alternative shall be discussed, but in less detail than the significant effects of the project as proposed).
- Comparison of the alternative relative to the proposed project, specifically addressing project objectives, feasibility, the elimination or reduction of impacts, and comparative environmental merits.

5.5.1 Alternative 1 – No Project Alternative

Section 15126.6 (e) of the State CEQA Guidelines requires the analysis of a No Project Alternative. The purpose of describing and analyzing a No Project Alternative is to allow decision makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project. The "no project" analysis shall discuss the existing conditions, as well as what would be reasonably expected to occur in the foreseeable future if the project was not approved.

This draft EIR evaluates the "no project" alternative as the circumstance under which the project does not proceed, comparing the environmental effects of the project site remaining in its existing state against environmental effects which would occur if the project is approved. The setting of the site is described in Section 3.0 of this EIR and forms the baseline of the impact assessment of the proposed project.

Environmental Analysis

The No Project Alternative analysis assumes that the six existing buildings would remain *in situ* within the boundaries of the fenced 4.4-acre property and existing uses onsite would continue without any changes. The project site is partially developed with six small buildings, most of which are located on the northern portion of the project site. These buildings include two historic churches, two historic homes, a barn, and another residence.

The proposed General Plan land use and zoning designations would continue to be for residential uses and the historic resources would remain in their existing vandalized and boarded up conditions. No public access would be allowed, and the site would continue to be gated to deter unauthorized entry. While property maintenance could occur, it is assumed that it would be minimal and renovations and new construction would not occur.

Cultural Resources. Under the No Project Alternative, the existing buildings and site improvements would not be demolished and removed, and impacts to historic resources would not occur. Therefore, under the No Project Alternative, there would be no significant impacts associated with cultural resources. Inconsistencies with the City's General Plan policies and impacts would be less than the project's significant adverse impacts. However, the ongoing trespassing and vandalism activities would likely continue to degrade the historic buildings.

Attainment of Project Objectives

The No Project Alternative would not achieve all of the project objectives. While the No Project Alternative would preserve the existing site as a vacant and passive buffer between the commercial and industrial uses to the west and the existing residential neighborhood to the east, it would not establish land use and zoning designations that are more compatible with the adjacent existing commercial and industrial uses to the west and southwest of the project site; nor would the No Project Alternative eliminate public safety concerns or unsightly conditions related to the existing abandoned buildings onsite, and calls for law enforcement services are likely to continue. As such, the No Project Alternative would not achieve two out of the three project objectives.

Feasibility of the Alternative

The project site is fenced and locked to discourage access to the property. However, trespassers and vandalism continue to be a concern. This situation could continue indefinitely. This alternative is feasible from a technical standpoint. However, from a practical standpoint, maintaining the status quo is not in the best interests of the residents of the City because the property would not be used in a manner that benefits the City (i.e., it would remain unused in poor aesthetic condition and be fenced off and it would not result in improving the appearance or land uses along Warner Avenue). Furthermore, this alternative would leave in place existing negative environmental issues related to hazards (potential exposure to asbestos, lead based paint, structural issues and safety concerns with the aged structures) in the event people gain access to the buildings on the property.

5.5.2 Alternative 2 – Reduced Project (Historic Resources Avoidance) Alternative

The Reduced Project Alternative would remove the buildings and improvements that are not historic resources (the barn and Furuta House #2), and amend the land use and zoning designations to commercial and industrial, which is consistent with the proposed project. This action would change the existing RM-15 land use category to CG-F1 on the northern portion of the project site that is adjacent to Warner Avenue, and I-F2-d on the southern portion of the project site that is adjacent to Belsito Drive, as proposed by the project.

The buildings that have been identified as historic resources (Furuta House #1, Pastor's House, Church #1, Church #2) would remain in place as a legal and non-conforming use. These buildings would remain unchanged in their existing vandalized and boarded-up conditions. No public access would be allowed, and the site would continue to be gated to deter unauthorized entry. While property maintenance could occur, it is assumed that it would be minimal and renovations and new construction would not occur. This Alternative would avoid the significant adverse historic impacts of the proposed project.

Environmental Analysis

Cultural Resources. Under the Reduced Project Alternative, the existing historic resources including Furuta House #1, Pastor's House, Church #1, and Church #2 would remain, thus avoiding a significant adverse impact to historic resources. Under this alternative, these existing buildings would not be demolished or otherwise changed. This Alternative would substantially lessen the historical impacts over the proposed project, and result in less-than-significant impacts to historic resources and impacts related to inconsistencies with the City's General Plan policies. However, the ongoing trespassing and vandalism activities would likely continue to degrade the historic buildings and their value as cultural resources.

Attainment of Project Objectives

The Reduced Project Alternative would not achieve all of the project objectives. While the Reduced Project Alternative would establish land use and zoning designations that are compatible with the adjacent existing commercial and industrial uses to the west and southwest of the project site, and would provide a buffer between the commercial and industrial uses to the west and the existing residential neighborhood to the east, this alternative would not remove all of the existing buildings and would not eliminate all of the public safety concerns or unsightly conditions related to abandoned buildings on site. Trespassing, vandalism, and calls for law enforcement services would likely continue. As such, the Reduced Project Alternative would not achieve one of the three project objectives.

Feasibility of the Alternative

With the Reduced Project Alternative, the property will continue to be fenced and locked to discourage access to the property. However, trespassers and vandalism could continue indefinitely. This alternative is feasible from a technical standpoint. However, from a practical standpoint, removing some of the buildings and maintaining the status quo on the historic buildings is not in the best interests of the residents of the City because the property would not be used in a manner that benefits the City. The remaining buildings would remain unused in poor aesthetic condition and be fenced off. This alternative would also leave in place some of the existing negative environmental issues related to onsite hazards (potential exposure to asbestos, lead based paint, structural issues and safety concerns with the aged structures) in the event people gain access to the buildings on the property.

5.5.3 Alternative 3 – Historic Resources Renovation Alternative

This alternative would entail removal of the buildings that are not historic resources (the barn and Furuta House #2), and renovation of the four historically designated buildings for future commercial or industrial uses. This includes renovation of Church #1, Pastor's House, Church #2, and Furuta House #1 to the Secretary of Interior Standards for Rehabilitation. As part of the renovation, the applicant may decide to relocate some or all of the four remaining buildings elsewhere on the property.

The Historic Resources Renovation Alternative would implement the same General Plan Amendment and zone change as the proposed project. This action would change the existing RM-15 land use category to CG-F1 on the northern portion of the project site that is adjacent to Warner Avenue, and I-F2-d on the southern portion of the project site that is adjacent to Belsito Drive.

Environmental Analysis

Cultural Resources. Under the Historic Resources Renovation Alternative, the existing historic resources, including Furuta House #1, Pastor's House, Church #1, and Church #2, would not be demolished and would either remain in their existing locations onsite or be relocated elsewhere. This alternative would remodel/renovate these historic buildings to be compliant with the Secretary of the Interior Standards for Rehabilitation of historic buildings. Further, prior to relocation of the historic buildings, a modified HABS Level III recordation would be performed to document the historic setting and spatial relationships between the buildings, street, etc. The modified HABS Level III recordation consists of: 1) drawings/sketch plan of the site, 2) 35 mm digital photographs, and 3) written data including DPR Primary forms and Building, Structure, Object (BSO) Records. This alternative would include demolition of the barn and Furuta House #2, which are not historic resources as described in Section 3.1.

Under this alternative, significant adverse impact to historical resources would be reduced to a level of less than significant because the property and buildings would be historically recorded, the integrity of the historic buildings would be maintained, and renovations would be compliant with the Secretary of the Interior Standards for Rehabilitation of historic buildings. Further, this alternative would be consistent with the City's General Plan policies related to historic resources. Therefore, this alternative would substantially lessen historic impacts over the proposed project, and would result in less-than-significant impacts to historic resources.

Attainment of Project Objectives

The Historic Resources Renovation Alternative would meet most of the project objectives, except for removing the existing buildings. This alternative would establish land use and zoning designations

that are more compatible with the adjacent existing commercial and industrial uses to the west and southwest of the project site, and the property would provide a buffer between the commercial and industrial uses to the west and the existing residential neighborhood to the east.

This alternative would demolish two of the existing buildings and improve the four historic buildings pursuant to the Secretary of the Interior Standards for Rehabilitation. The renovation would improve the buildings for future commercial or industrial uses. These actions would not remove all of the existing buildings and unsightly conditions, which is part of a project objective, but would likely eliminate public safety concerns related to abandoned and boarded-up buildings, and provide regular activity during commercial hours to the project site. As such, the Historic Resources Renovation Alternative would appear to achieve most of the project objectives.

Feasibility of the Alternative

Although the Historic Resources Renovation Alternative may be technically feasible, there are some constraints which are identified below.

Construction of any new facilities is not part of the proposed project but would be included in this alternative (parking, ingress/egress, landscaping), plus rehabilitation and onsite relocation of the existing historic buildings. This construction would result in greater short-term noise, air quality, greenhouse gas, and traffic impacts than what would occur by implementation of the proposed project. It is assumed these short-term impacts would be less than significant, or could be reduced to less than significant with mitigation.

Similarly, the use of the site for commercial or industrial purposes, facilitated by the renovation of the existing buildings, would also result in impacts that would not occur with the proposed project. These include noise, air quality, greenhouse gas, and traffic impacts. It is assumed these long-term impacts would be less than significant, or could be reduced to less than significant with mitigation.

Size and Configuration of the Buildings. The sizes of the buildings that would be renovated under this alternative are:

- Pastor's House: approximately 461 square feet, consisting of 4 rooms.
- Furuta House #1: approximately 900 square feet, consisting of one living room, one dining room, two bedrooms, a kitchen, and a bathroom.
- Church #1: approximately 922 square feet, consisting of one room and a kitchen.
- Church #2: approximately 2,552 square feet, consisting of an auditorium, kitchen, two bathrooms, a classroom, and a foyer.

The small size and internal configurations of the four buildings may constrain commercial activities, and it could be difficult to find tenants to lease them. As listed above, the Pastor's House contains 4 small separate rooms within a total of a 461 square foot building; Furuta House #1 consists of 5 rooms and a bathroom within a 900 square foot building; Church #1 contains two rooms within the 922 square foot building; and Church #2 contains three rooms, a foyer, and two bathrooms. The small buildings are internally divided into smaller rooms, and the ability to remodel the interiors may be limited for structural reasons while preserving the integrity of the exterior of the buildings. This room arrangement and the size of the building would limit the future uses for commercial purposes, and tenants would be difficult to find, especially in the current competitive market.

Cost. The restoration and preservation of the four buildings would be a time consuming and expensive process. A feasibility and cost study was prepared in May 2012 by Thirtieth Street Architects, Inc. that estimated a cost of \$2.65 million, which does not include costs of ongoing maintenance to the restored buildings.

A recent search and evaluation of 21 small rental commercial spaces along arterial roadways within Huntington Beach (provided in Table 5-1) identified lease costs that average \$26.67 per square foot per year. The project's four historic buildings total approximately 4,835 square feet, which based on the existing average cost per square foot, may generate approximately \$128,949 in annual lease revenue (\$10,746 monthly). At this rate, it would take 20 years of lease payments to pay off the cost of this alternative, not including the cost of building and site maintenance. Also, as described above, the configuration of the property would make finding a tenant difficult. This would likely result in a lower-than-average lease price in order to be competitive with other commercial property, most of which was purpose-built for commercial uses. This would result in an even longer payback rate. With the constraints on the sites usability for commercial or industrial purposes, it is possible no tenant could be found, leading to an unoccupied status, with similar impacts related to trespassing and vandalism as under the current condition.

Table 5-1. Comparative Lease Costs

Address	Square footage	Cost per square foot per year	Cost per month
19006 19122 Brookhurst Street	700 - 3,034	\$21.00	\$1,225 - \$5,310
6012 Edinger Avenue	1,000 - 2,000	\$42.00	\$3,500 - \$7,000
18922 Beach Boulevard	1,800	\$30.00	\$4,500
18021 18091 Beach Boulevard	900 - 1,800	\$21.00	\$1,575 - \$3,510
17959 Beach Boulevard	841 - 1,055	\$33.00	\$2,313 - \$3,587
19011 Magnolia Street	1,724	\$21.00	\$3,017
10110 Adams Avenue	2,000 - 5,500	\$21.00	\$3,500 - \$9,625
7171 Warner Avenue	1,155	\$28.80	\$2,772
8863 Adams Avenue	1,620	\$27.00	\$3,645
8112 Talbert Avenue	1,575 - 1,592	\$30.00	\$3,938 - \$3,980
8871 Atlanta Avenue	2,100	\$27.00	\$4,725
438 Main Street	1,000	\$36.00	\$3,000
10044 Adams Avenue	1,060	\$21.00	\$1,855
10126 Adams Avenue	750	\$21.00	\$1,313
10180 Adams Avenue	1,260	\$21.00	\$2,205
8021 Edinger Avenue	581 - 1,500	\$24.00	\$1,162 - \$3,000
17042 Beach Boulevard	400	\$33.00	\$1,100
16400 Beach Boulevard	1,200 - 6,000	\$36.00	\$2,400 - \$18,000
21431 Brookhurst Street	1,440	\$30.00	\$3,600
16917 Algonquin Street	1,400	\$24.00	\$2,800
16785 Beach Boulevard	1,053	\$24.36	\$2,138

Source:

<<http://www.loopnet.com/California/Orange-County-Commercial-Real-Estate>> May 2012.

<http://www.showcase.com/California/Orange-County_Commercial-MLS-Listings> May 2012.

<<http://www.cityfeet.com/cont/ca/orange-commercial-property>> May 2012.

5.6 Environmentally Superior Alternative

CEQA requires the identification of an environmentally superior alternative. Section 15126.6(e)(2) of the CEQA Guidelines requires that when the No Project Alternative is the environmentally superior alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives. Identification of the environmentally superior alternative is an informational procedure under CEQA, and it may not be the alternative that best meets the objectives of the project or the goals of the City.

Table 5-2 provides a comparison of the level of impacts for each alternative to the proposed project. The No Project Alternative has the least impact to the environment because it would not generate any cultural or land use impacts. While this alternative would avoid the proposed project's significant impacts to the four historic buildings onsite (Furuta House #1, Pastor's House, Church #1, and Church #2), two out of three of the objectives of the proposed project would not occur. Therefore, under this alternative the project objectives would not be met.

With regard to the remaining alternatives, the environmentally superior alternative would be Alternative 3, the Historic Resources Renovation Alternative. This alternative would avoid the significant adverse impacts to the historical resources located on the project site, and would avoid impacts related to inconsistencies with the City's General Plan policies. This alternative would renovate the historic buildings in their existing historic location on the project site. The renovations would be compliant with the Secretary of the Interior Standards for Rehabilitation of Historic Buildings. Because the buildings would remain in their historic locations, the Historic Resources Renovation Alternative would be environmentally superior to the Reduced Project Alternative that would preserve the historic structures but not renovate them.

As shown in Table 5-2, significant impacts under any of the alternatives would be less than under the proposed project. Because the Historic Resources Renovation Alternative would meet most of the project objectives with fewer impacts than the proposed project or Alternative 2, the Historic Resources Renovation Alternative is identified as the environmentally superior alternative.

Table 5-2. Comparison of Environmental Impacts of the Project and the Alternatives

Alternative	Attainment of Project Objectives	Cultural Resources
Proposed Project	Meets all of the project objectives	Significant and adverse impact
Alternative 1 No Project Alternative	Meets 1 of 3 project objectives	No impact
Alternative 2 Reduced Project Alternative	Meets 2 of 3 project objectives	Less than significant impact
Alternative 3 Historic Resources Renovation Alternative	Meets most of the project objectives	Less than significant impact

However, as described previously in Section 5.5.3, several feasibility constraints related to the Historic Resources Renovation Alternative have been identified. The small size and internal configurations of the four buildings (such as containing 5 rooms within a 900-square-foot building) would constrain commercial activities, and it would be difficult to find tenants to lease them. Additionally, the restoration and preservation of the four buildings would be a time-consuming and expensive process that is estimated to take 20 years of lease payments to pay for, which does not include the cost of building and site maintenance.

Therefore, although Alternative 3 would be environmentally superior to the proposed project, it would not be a feasible alternative because of the time it would take to offset the investment in renovation and construction and the potential for vacancy and continued trespass and vandalism problems.

Chapter 6

Growth-Inducing Impacts

6.1 Introduction

Pursuant to Section 15126.2(d) of the CEQA Guidelines, an EIR must address whether a project will directly or indirectly foster growth. Section 15126.2(d) reads as follows:

An EIR shall discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth (a major expansion of wastewater treatment plant, might, for example, allow for more construction in service areas). Increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. Also discuss the characteristic of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.

This analysis evaluates whether the proposed project would directly or indirectly induce economic, population, or housing growth in the surrounding environment.

6.2 Direct Growth-Inducing Impacts in the Surrounding Environment

A project would directly induce growth if it would involve development of new housing, or remove barriers to population growth such as a change to a jurisdiction's general plan and zoning ordinance that allowed new residential development to occur. The proposed project includes a General Plan amendment and zoning designation change to redesignate the project site from the existing residential use to commercial and industrial uses. The change would provide for future development that is consistent with the adjacent commercial/industrial uses to the west and southwest of the project site. The proposed project would not result in direct population growth. No residential development would be proposed, and no future residential development would be permitted on the project site. The proposed commercial and industrial General Plan and zoning designations would not directly result in new residential development or population growth of any kind. Therefore, because the project would not involve the construction of housing, would not generate substantial population growth, and would not remove obstacles to growth through modifications to the general plan or zoning, the project would not result in significant direct growth-inducing impacts.

6.3 Indirect Growth-Inducing Impacts in the Surrounding Environment

A project would indirectly induce growth if it would increase the capacity of the infrastructure in an area in which the public service currently met demand. Examples would be increasing the capacity of a sewer treatment plant or a roadway beyond that which is needed to meet existing demand. The proposed project would remove the existing structures on the project site and change the General Plan land use and zoning designations from the existing residential uses to commercial and

industrial uses on the 4.4-acre project site. The project does not include any proposed development and would not increase the capacity of existing public services or infrastructure. The purpose of the project is to provide a land use buffer between the existing industrial uses to the west of the project site and the existing residential uses to the east of the site. No additional infrastructure would be needed for the proposed project that could indirectly induce growth.

Chapter 7
Other CEQA Considerations

7.1 Introduction

Section 15126 of the State CEQA Guidelines requires that all phases of a project must be considered when evaluating its impact on the environment, including planning, acquisition, development, and operation. As part of this analysis, the EIR must also identify (a) significant environmental effects of the proposed project, (b) significant environmental effects which cannot be avoided if the proposed project is implemented, (c) significant irreversible environmental changes which would be involved in the proposed project should it be implemented, (d) growth-inducing impacts of the proposed project, (e) mitigation measures proposed to minimize significant effects, and (f) alternatives to the proposed project.

A discussion of growth-inducing impacts is found in Chapter 6, all proposed mitigation measures are found in Chapter 3, Sections 3.1–3.2, and alternatives to the proposed project are found in Chapter 5. As required by CEQA, a table showing where each of these requirements is discussed is also included in Chapter 1 (see Table 1-1).

7.2 Significant Environmental Effects

Chapter 3 of this EIR, which includes Sections 3.1 through 3.2, provides a comprehensive analysis of the proposed project’s potentially significant environmental effects, including the level of significance both before and after mitigation.

7.3 Significant and Unavoidable Environmental Effects

Section 15126.2(b) of the State CEQA Guidelines requires that an EIR describe any significant impacts that cannot be avoided even with the implementation of feasible mitigation measures. The environmental effects of the proposed project on various aspects of the environment are discussed in detail in Chapter 3 of this EIR. Significant impacts that cannot be avoided if the project is approved as proposed include those related to cultural resources, as described below.

As described in Section 3.1, implementation of the proposed project would demolish the existing buildings and structures on the project site. This action would include four buildings that are identified historic resources, as follows:

- Furuta House #1 is a historic resource that appears individually eligible for listing in the National Register and California Register.
- The Pastor’s House is a historic resource that appears individually eligible for listing in the National Register and California Register.

- Church #1 is a historic resource that appears individually eligible for listing in the National Register and California Register.
- Church #2 is a historic resource that appears individually eligible for listing in the National Register and California Register.

Pursuant to CEQA, demolition of a historic resource is considered a significant adverse impact that cannot be mitigated to a level of less than significant. Implementation of Mitigation Measure CR-1, (to photograph and record the historic resources) would reduce but not eliminate the significant impacts of demolishing these four historic resources. Therefore, after implementation of the mitigation, impacts related to historical resources would remain significant and unavoidable.

7.4 Significant Irreversible Environmental Effects

Pursuant to Section 15126.2(c) of the State CEQA Guidelines, an EIR must consider any significant irreversible environmental changes that would be caused by the proposed project, should it be implemented. Section 15126.2(c) reads as follows:

Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generations to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

A project would result in significant irreversible environmental changes if:

- The primary and secondary impacts would generally commit future generations to similar uses.
- The project would involve a large commitment of nonrenewable resources.
- The project would involve uses in which irreversible damage could result from any potential environmental accidents associated with the project.
- The proposed consumption of resources is not justified (e.g., the project involves the wasteful use of energy).

The proposed project would require the use of nonrenewable resources such as fossil fuels and energy during removal of the existing structures on the project site. Fossil fuels in the form of diesel oil and gasoline would be used for construction equipment and vehicles. In addition, diesel oil and gasoline would be used by construction employee vehicles traveling to the site. Electrical energy and natural gas would also be consumed during removal of the existing structures. These energy resources would be irretrievable and their loss irreversible. However, the energy resources would be needed for a limited duration of time for removal of the existing structures, and the project does not represent an uncommon project that uses an extraordinary amount of raw materials in comparison to other urban land use projects of a similar scope and magnitude.

Impacts associated with operation of the proposed project would occur as described in Chapter 3, Environmental Analysis. Implementation of the proposed project would result in the removal of the existing historically designated structures. The proposed project would result in significant unavoidable historical impacts from the permanent loss of the existing historic resources on site.

The State CEQA Guidelines also require a discussion of the potential for irreversible environmental damage caused by an accident associated with the proposed project. The proposed project would not involve the transport or storage of hazardous materials on site. Construction activities may include the temporary use of fuel on site. However, the amount of fuel or other chemical agents typically used during construction would be limited. Adherence to State regulations and the regulations contained in the City's Municipal Code (Chapter 15.12.030 and Chapter 6.16.040, Hazardous Materials Disclosure) would ensure that potential impacts related to the accidental release of hazardous materials would be less than significant.

As previously discussed, the proposed project would result in the use of energy resources and fossil fuels during removal of the onsite structures and the permanent loss of historical resources. While some of the project impacts can be avoided, lessened, or mitigated, some of these impacts are irreversible consequences of change over time and the urban environment that is described in greater detail in Chapter 3.

Chapter 8
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Chapter 9
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