Appendix A

NOP/IS and Comments Received During the Public Review Period

Notice of Preparation

To: State Clearinghouse
(Agency)
1400 Tenth Street
(Address)
Sacramento, CA 95814

Subject: **Notice of Preparation of a Draft Environmental Impact Report**

Lead Agency:

Agency Name City of Huntington Beach, Planning and Building Dept.
Street Address 2000 Main Street
City/State/Zip Huntington Beach, CA 92648
Contact Ricky Ramos, Senior Planner
(RRamos@surfcity-hb.org)

Consulting Firm (If applicable):

Firm Name ICF
Street Address 1 Ada, Suite 100
City/State/Zip Irvine, CA 92618
Contact Renee Escario

The City of Huntington Beach will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study is attached. Due to the time limits mandated by State law, your response must be sent at the earliest possible date but ***not later than 30 days(start date: Sept. 1, 2011 end date: Sept. 30, 2011)*** after receipt of this notice. Please send your response to Ricky Ramos, Senior Planner, at the address shown above. We will need the name for a contact person in your agency.

Project Title: Warner Nichols General Plan Amendment and Zone Change

Project Location: 7622-7642 Warner Ave., Huntington Beach, Orange County, CA 92647
City (nearest) County

Project Description: The project consists of a General Plan amendment (GPA) to change the General Plan land use designation from RM-15 (Residential Medium Density - Max 15 dwelling units per acre) to CG-F1 (Commercial General – Maximum Floor Area Ratio of 0.35) on a ±1.1 gross acre portion fronting on Warner Ave. and to I-F2-d (Industrial – Maximum Floor Area Ratio of 0.5 – Design Overlay) on a ±3.3 gross acre portion fronting on Nichols Street. To be consistent with the General Plan, a zoning map amendment (ZMA) to change the zoning designation from RM (Residential Medium Density) to CG (Commercial General) on a ±1.1 gross acre portion and to IG (General Industrial) on a ±3.3 gross acre portion is also proposed. The project includes the demolition or removal of existing structures on the subject site that have been identified in the Huntington Beach General Plan as having historical significance as local landmarks. No new development is proposed.

Date 8/29/11

Signature R. Ramos

Title Senior Planner

Telephone 714-536-5624

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

ENVIRONMENTAL CHECKLIST FORM
CITY OF HUNTINGTON BEACH
PLANNING & BUILDING DEPARTMENT
ENVIRONMENTAL ASSESSMENT NO. 05-003

1. PROJECT TITLE: **Warner Nichols**
Concurrent Entitlements: General Plan Amendment No. 05-001/Zoning Map Amendment No. 05-001

2. LEAD AGENCY: City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648
Contact: Ricky Ramos, Senior Planner
Phone: (714) 536-5271

3. PROJECT LOCATION: 7622-7642 Warner Avenue (southeast corner of Warner Ave. and Nichols St.)

4. PROJECT PROPONENT: Rainbow Disposal
17121 Nichols St.
Huntington Beach, CA 92647
Contact Person: Jerry Moffatt, Co-President/COO
Phone: (714) 847-3581

5. GENERAL PLAN DESIGNATION: RM-15 (Residential Medium Density – 15 units per acre)

6. ZONING: RM (Residential Medium Density)

7. PROJECT DESCRIPTION:

The project consists of changing the General Plan and zoning designations from Residential to Commercial and Industrial on a ±4.4 gross acre site and proposes the demolition or removal of structures on the subject site that have been identified in the General Plan as having historical significance as local landmarks. No new development is proposed.

Existing Setting/Background

In 2004, Rainbow Disposal purchased the subject property which was an existing farm. Since that time Rainbow has kept the farm operational by growing trees and various plants on a non-commercial basis for donation to the community. During the summer and fall months, Rainbow plants pumpkins, corn, and squash and hosts a Pumpkin Patch for the children attending the Oak View Preschool and Elementary school.

General Plan Amendment/Zoning Map Amendment

The General Plan Amendment (GPA) is a request to change the General Plan land use designation from RM-15 (Residential Medium Density - Max 15 dwelling units per acre) to CG-F1 (Commercial General – Maximum Floor Area Ratio of 0.35) on a ±1.1 gross acre portion of the site fronting on Warner Ave. and to I-F2-d (Industrial – Maximum Floor Area Ratio of 0.5 – Design Overlay) on a ±3.3 gross acre portion fronting on Nichols Street. To be consistent with the General Plan, a zoning map amendment (ZMA) to change the zoning designation from RM (Residential Medium Density) to CG (Commercial General) on a ±1.1 gross acre portion and to IG (General Industrial) on a ±3.3 gross acre portion is also proposed. The existing and proposed General Plan and zoning designations are depicted in Figures 1 and 2 respectively.

Under the existing RM-15 designation a range of residential uses is allowed. The proposed CG-F1 General Plan land use designation permits a variety of uses including retail, offices, and eating and drinking establishments among others. The proposed I-F2-d General Plan land use designation permits light manufacturing, research and development, warehousing, and business parks among others.

Since a range of uses and development scenarios would be permitted under the proposed Commercial and Industrial designations and no development is proposed, analysis of a development project would be speculative. In addition, changing the project site from Residential to Commercial and Industrial designations would not facilitate development of the site such that development would be considered reasonably foreseeable as a result of the GPA and ZMA. If and when new development is proposed on the site in the future, it will be subject to applicable entitlement requirements at that time as well as any necessary review pursuant tothe California Environmental Quality Act.

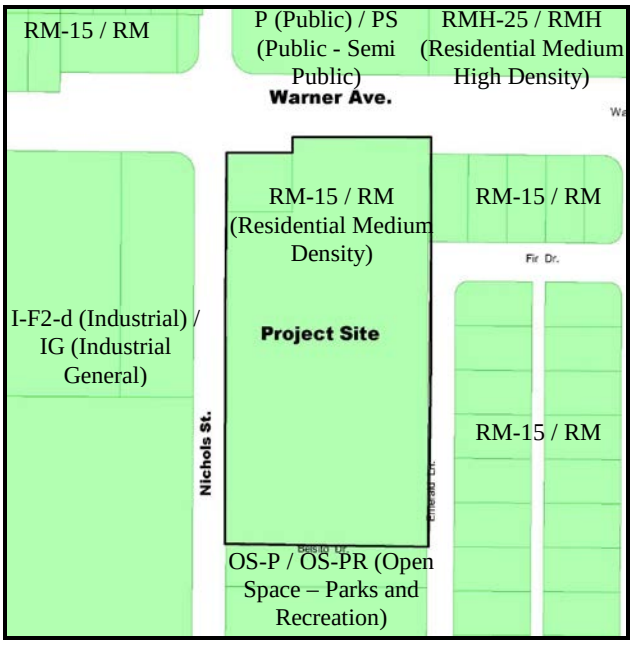


Figure 1 - Existing General Plan and Zoning Designations

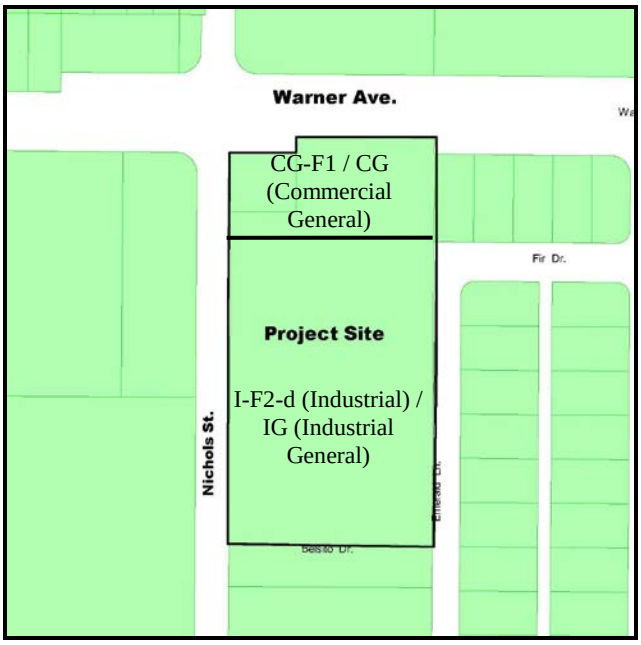


Figure 2 - Proposed General Plan and Zoning Designations

Local Landmarks Demolition or Removal

The project includes the demolition or removal of structures on the subject site that have been identified in the General Plan as having historical significance as local landmarks. The structures will either be demolished or offered to a private party interested in accepting them for relocation. These structures consist of three residences (Furuta Houses 1 and 2 and Parson's House), a barn, and two church buildings. 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 church building and Parson's House were originally constructed in 1911 followed by Furuta House 1 in 1912, the second church in 1934, and Furuta House 2 in 1947.

8. SURROUNDING LAND USES AND SETTING:

The subject property is located on the southeast corner of Warner Ave. and Nichols Street. Surrounding uses consist of a school, church, and multi-family residential uses to the north, an elementary school to the south, industrial uses to the west, and single family and multi-family residential uses to the east. The project site is located adjacent to the Rainbow Disposal Facility which is located southwest of the subject site. A vicinity map is provided as Attachment No. 1 and the General Plan and zoning designations of adjacent properties are provided in Figure 1.

9. OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION: None

10. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED) (i.e. permits, financing approval, or participating agreement): None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or is "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

☐ Land Use / Planning	☐ Transportation / Traffic	☐ Public Services
☐ Population / Housing	☐ Biological Resources	☐ Utilities / Service Systems
☐ Geology / Soils	☐ Mineral Resources	☐ Aesthetics
☐ Hydrology / Water Quality	☐ Hazards and Hazardous Materials	☑ Cultural Resources
☐ Air Quality	☐ Noise	☐ Recreation
☐ Agriculture Resources	☐ Greenhouse Gas Emissions	☐ Mandatory Findings of Significance

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared. ☐

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION** will be prepared. ☐

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required. ☐

I find that the proposed project **MAY** have a "potentially significant impact" or a "potentially significant unless mitigated impact" on the environment, but at least one impact (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT (EIR)** is required, but it must analyze only the effects that remain to be addressed. ☑

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, **nothing further is required**. ☐

R Ramos	August 29, 2011
Signature	Date
Ricky Ramos	Senior Planner
Printed Name	Title

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.

2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. "Potentially Significant Impact" is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more "Potentially Significant Impact" entries when the determination is made, preparation of an Environmental Impact Report is warranted.

4. Potentially Significant Impact Unless Mitigated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVIII, "Earlier Analyses," may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVIII at the end of the checklist.

6. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided in Section XVIII. Other sources used or individuals contacted have been cited in the respective discussions.

7. The following checklist has been formatted after Appendix G of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the City of Huntington Beach's requirements.

(Note: Standard Conditions of Approval - The City imposes standard conditions of approval on projects which are considered to be components of or modifications to the project, some of these standard conditions also result in reducing or minimizing environmental impacts to a level of insignificance. However, because they are considered part of the project, they have not been identified as mitigation measures.

SAMPLE QUESTION:

ISSUES (and Supporting Information Sources):	*Potentially Significant Impact*	*Potentially Significant Unless Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the proposal result in or expose people to potential impacts involving:				
Landslides? (Sources: 1, 6)	☐	☐	☐	☒

Discussion: The attached source list explains that 1 is the Huntington Beach General Plan and 6 is a topographical map of the area which show that the area is located in a flat area. (Note: This response probably would not require further explanation).

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

I. LAND USE AND PLANNING. Would the project:

a) 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? (Sources: 1 and 2) ☐ ☐ ☑ ☐

Discussion: The proposed GPA, ZMA, and demolition or removal of existing structures will 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. If the GPA and ZMA are approved the General Plan and zoning designations for the project site will remain consistent and will not conflict with any applicable land use plan, policy, or regulation. The project conforms to the goals, objectives, and policies of the General Plan including:

1. LU 8.1 - Maintain the pattern of existing land uses while providing opportunities for the evolution, including intensification and re-use, of selected subareas in order to improve their character and identity.

2. LU 10.1 - Provide for the continuation of existing and the development of a diversity of retail and service commercial uses that are oriented to the needs of local residents, serve the surrounding region, serve visitors to the City, and capitalize on Huntington Beach's recreational resources.

3. ED 1 – Provide economic opportunities for present and future Huntington Beach residents and businesses through employment and local fiscal stability.

4. ED 2.4 – Revitalize, renovate and expand the existing Huntington Beach commercial facilities while attracting new commercial uses.

5. ED 2.5 – Revitalize, renovate, and expand available industrial lands and facilities while attracting new industrial uses.

The proposed commercial and industrial designations are extensions of land uses already existing in the area and abutting existing residential uses. Instances where commercial and industrial uses abut residential uses occur throughout the city. The General Plan and zoning ordinance are intended to ensure the compatibility of future commercial and industrial uses on the property with its surroundings. This issue will be further analyzed in the EIR.

b) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: 1) ☐ ☐ ☐ ☑

Discussion: The subject site is not located in a habitat conservation plan or natural community conservation plan. No impacts are anticipated and no further analysis of this issue is required in the EIR.

c) Physically divide an established community? (Sources: ☐ ☐ ☐ ☑

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

15 and 16)

Discussion: The subject site is an infill site located within an urbanized area where the street pattern is well established. The proposed GPA, ZMA, and demolition or removal of existing structures will not change access to or physically divide the surrounding area. No impacts are anticipated and no further analysis of this issue is required in the EIR.

II. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extensions of roads or other infrastructure)? (Sources: 15 and 16) ☐ ☐ ☐ ☑

Discussion: The proposed GPA, ZMA, and demolition or removal of existing structures would not result in substantial population growth in the area. The proposed GPA and ZMA will likely reduce the population growth attributable to future development of the subject site since the site will not be developed into a residential community. Permitted uses on the site would change from residential to commercial and industrial; however, no development is proposed or considered reasonably foreseeable. No impacts are anticipated. No further analysis of this issue is required in the EIR.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources: 15 and 16) ☐ ☐ ☑ ☐

Discussion: The site includes three residential structures (Furuta Houses 1 and 2, and Parson's House) which are currently not occupied. Both Furuta House 1 at 7642 Warner and the Parson's House have been significantly vandalized and would require some work to make them habitable. Furuta House 2 at 17102 Nichols is in better condition for occupancy. Demolition or removal of these residential structures will not displace a substantial number of dwelling units. The City of Huntington Beach has an ample housing supply to accommodate the displacement of these dwelling units. Less than significant impacts are anticipated and no further analysis of this issue is required in the EIR.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources: 15 and 16) ☐ ☐ ☐ ☑

Discussion: None of the three existing residential structures onsite is currently occupied and only Furuta House 2 is currently suitable for occupancy. Therefore, demolition or removal of these structures will not displace any residents. No impacts are anticipated and no further analysis of this issue is required in the EIR.

III. GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Sources: 1 and 14) **Discussion:** See below.	☐	☐	☐	☑
ii) Strong seismic ground shaking? (Sources: 1) **Discussion:** See below.	☐	☐	☐	☑
iii) Seismic-related ground failure, including liquefaction? (Sources: 9) **Discussion:** See below.	☐	☐	☐	☑
iv) Landslides? (Sources:1 and 15) **Discussion:** See below.	☐	☐	☐	☑
b) Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources: 15 and 16) **Discussion:** See below.	☐	☐	☐	☑
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Sources: 1 and 9) **Discussion:** See below.	☐	☐	☐	☑
d) Be located on expansive soil, as defined in Table 18-1-B of the California Building Code (1994), creating substantial risks to life or property? (Sources: 1) **Discussion:** See below.	☐	☐	☐	☑
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater (Sources: 15)	☐	☐	☐	☑

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion a-e: The proposed GPA and ZMA would not result in impacts to geology and soils. Permitted uses on the site would change from residential to commercial and industrial; however, no development is proposed or considered reasonably foreseeable.

The project site is not located within the Alquist-Priolo Earthquake Fault Zone. In addition, no active or potentially active faults are known to cross the project site or the surrounding areas. The region could be subjected to strong ground shaking in the event of an earthquake. Structural risks from ground shaking are mitigated through building design and construction in conformance to standards set forth in the California Building Code. The northerly portion of the subject site is located in an area of potential liquefaction according to the State Seismic Hazard Zones Map. Seismic-related ground failure is mitigated through compliance with the California Building Code as well as any recommendations identified in a required soils report. Site stability, including impacts from landslides, is not a concern because the project site and the surrounding area do not have any unstable slope.

Soil erosion, loss of topsoil, changes in topography, or unstable soil conditions can occur with new construction. However, the project does not include new construction. In addition, the proposed demolition or removal of the existing structures is not anticipated to affect the existing topography, or lead to any erosion or unstable soil conditions. Landslides and lateral spreading are not anticipated since the site is flat. In addition, the General Plan shows that the area is subject to minimal subsidence. Based upon the Expansive Soil Distribution Map in the General Plan, the project site is located within an area of moderate to high clay content. This is common in the City and impacts can be addressed through compliance with applicable soils, grading and structural foundation code requirements. The project site is located within a highly urbanized area that is served by a sewer system. No further analysis of geology and soils is required in the EIR.

IV. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements? (Sources: 6 and 16)	☐	☐	☑	☐
Discussion: See below.				
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted? (Sources: 6 and 16)	☐	☐	☐	☑
Discussion: See below.				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?	☐	☐	☐	☑

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
(Sources: 6, 15, and 16) **Discussion:** See below.				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount or surface runoff in a manner which would result in flooding on or off-site? (Sources: 6, 15, and 16) **Discussion:** See below.	☐	☐	☐	☑
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Sources: 6, 15, and 16) **Discussion:** See below.	☐	☐	☐	☑
f) Otherwise substantially degrade water quality? (Sources: 6, 15, and 16) **Discussion:** See below.	☐	☐	☑	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources: 4) **Discussion:** See below.	☐	☐	☐	☑
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Sources: 4) **Discussion:** See below.	☐	☐	☐	☑
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Sources: 4) **Discussion:** See below.	☐	☐	☐	☑
j) Inundation by seiche, tsunami, or mudflow? (Sources: 1)	☐	☐	☐	☑

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
Discussion: See below.				
k) Potentially impact stormwater runoff from construction activities? (Sources: 6 and 16)	☐	☐	☑	☐
Discussion: See below.				
l) Potentially impact stormwater runoff from post-construction activities? (Sources: 6 and 16)	☐	☐	☐	☑
Discussion: See below.				
m) Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas? (Sources: 6 and 16)	☐	☐	☐	☑
Discussion: See below.				
n) Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters? (Sources: 1, 6, and 16)	☐	☐	☑	☐
Discussion: See below.				
o) Create or contribute significant increases in the flow velocity or volume of stormwater runoff to cause environmental harm? (Sources: 6 and 16)	☐	☐	☐	☑
Discussion: See below.				
p) Create or contribute significant increases in erosion of the project site or surrounding areas? (Sources: 15)	☐	☐	☐	☑

Discussion a-p: The proposed GPA and ZMA would not result in impacts to hydrology and water quality. Permitted uses on the site would change from residential to commercial and industrial; however, no development is proposed or considered reasonably foreseeable.

The project does involve demolition or removal of existing structures from the subject site which requires the applicant to implement Best Management Practices to avoid, prevent, or reduce pollution of stormwater. In addition, pursuant to National Pollution Discharge Elimination (NPDES) requirements, projects that will result in soil disturbance of one or more acres of land must prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) for approval by the Public Works Department.

After the demolition or removal of existing structures the site will remain essentially unchanged from the existing condition. It will not affect groundwater recharge and will not substantially alter the existing drainage pattern of the site/area or create runoff water which would exceed the capacity of existing systems or otherwise substantially degrade water quality. The project site is designated as flood zone X in the current Flood Insurance Rate Map (FIRM) and is not subject to any flood development requirements. In addition, the site is not in the immediate vicinity of a levee or dam. The project site is not shown in the General Plan as being subject to tsunami run-up. The project site is also not located near any inland water bodies. No further analysis of hydrology and water quality is required in the EIR.

V. <u>AIR QUALITY</u>. The city has identified the significance criteria established by the applicable air quality management district as appropriate to make the following determinations. Would the project:

a) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Sources: 5 and 6) ☐ ☐ ☑ ☐

Discussion: The project is 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 (particulate matter less than 10 micrograms in diameter), and PM 2.5 (particulate matter less than 2.5 micrograms in diameter).

<u>Short-term</u>: The GPA and ZMA would not result in short-term air quality impacts. No new construction is proposed with the project. However, demolition or removal of existing improvements is proposed. To analyze the short term air quality impacts of the project, emissions during demolition or removal of the existing improvements were calculated using URBEMIS2007 (version 9.2.4). A comparison of the project's demolition or removal emission estimates with the regional significance thresholds is provided below. Because the project's daily demolition or removal emission rates are below these thresholds, the project is considered to have a less than significant short-term impact on regional air quality. No further analysis of this issue is required in the EIR.

SCAQMD Regional Pollutant Emission Thresholds of Significance						
	Construction Regional Significance Threshold (Lbs/day)					
	CO	VOC	NOx	PM_{10}	$PM_{2.5}$	SO_2
Estimated Demolition/Removal Emissions For Proposed Project	22.60	4.73	61.10	78.81	18.09	0.10
Significance Threshold	550	75	100	150	55	150
Exceed Threshold?	NO	NO	NO	NO	NO	NO

<u>Long-term</u>: The proposed GPA, ZMA, and demolition or removal of existing structures would not result in long-term air quality impacts. Permitted uses on the site would change from residential to commercial and industrial; however, no development is proposed or considered reasonably foreseeable. No further analysis of this issue is required in the EIR.

b) Expose sensitive receptors to substantial pollutant

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
concentrations? (Sources: 6 and 15)	☐	☐	☑	☐

Discussion: The project site is surrounded by various sensitive receptors including schools and residences to the south, north, and east. Based on the short-term emission estimates in Section V(a) above, the project would not exceed the regional emissions significance thresholds and would not expose sensitive receptors to substantial pollutant concentrations. Less than significant impacts are anticipated. As noted in Section V(a) above, the proposed GPA, ZMA, and demolition or removal of existing structures would not result in long-term air quality impacts. No further analysis of this issue is required in the EIR.

c) Create objectionable odors affecting a substantial number of people? (Sources: 6 and 16)	☐	☐	☑	☐

Discussion: Demolition or removal of existing improvements on site may potentially create objectionable odors. However, the process will be short in duration and temporary; therefore, less than significant impacts are anticipated. As noted in Section V(a) above, the proposed GPA, ZMA, and demolition or removal of existing structures would not result in long-term air quality impacts. No further analysis of this issue is required in the EIR.

d) Conflict with or obstruct implementation of the applicable air quality plan? (Sources: 6 and 16)	☐	☐	☑	☐

Discussion: The Air Quality Management Plan (AQMP) for the South Coast Air Basin establishes a program of rules and regulations directed at attainment of state and national air quality standards. The AQMP control measures and related emissions-reduction estimates are based on emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Projects that are considered to be consistent with the General Plan are considered to be consistent with the AQMP. Although the proposed project is proposing a GPA and ZMA to change the land use designation, the growth in population resulting from a commercial and industrial project is anticipated to be less than that under the existing residential land use designation. In addition, potential employment growth from the project is expected to be minimal particularly when compared to regional projections. Therefore, the proposed project would not conflict with the AQMP and impacts would be less than significant. No further analysis of this issue is required in the EIR.

e) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources: 6 and 16)	☐	☐	☑	☐

Cumulative impacts on air quality could occur as a result of air pollutant emissions from mobile, area, and stationary sources attributed to buildout of the proposed project in combination with other projects. However, as noted in Sections V(a-d) above, short-term impacts are less than significant and there are no long-term impacts. No further analysis of this issue is required in the EIR.

VI. TRANSPORTATION/TRAFFIC. Would the project:

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Sources: 1 and 12) **Discussion:** See below.	☐	☐	☑	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? (Sources: 1 and 12) **Discussion:** See below.	☐	☐	☑	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Sources: 15) **Discussion:** See below.	☐	☐	☐	☑
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? (Sources: 16) **Discussion:** See below.	☐	☐	☐	☑
e) Result in inadequate emergency access? (Sources: 16) **Discussion:** See below.	☐	☐	☐	☑
f) Result in inadequate parking capacity? (Sources: 16) **Discussion:** See below.	☐	☐	☐	☑
g) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Sources: 1)	☐	☐	☐	☑

Discussion a-g: Access to the project site and surrounding area is provided by major streets such as Beach, Warner, Goldenwest, Gothard, Slater, and Nichols. The Beach and Warner intersection is currently at Level of Service (LOS) D while all other key intersections are at LOS C or better. LOS is a professional industry standard by which the operating conditions of a given roadway segment of intersection are measured. LOS is defined on a scale of A to F, where A represents the best and LOS F represents the worst operating conditions. The City of Huntington Beach considers LOS D acceptable for intersections. It should be noted that with the implementation of the Beach and Edinger Corridors Specific Plan (BECSP) (adopted March 2010) new development in the Specific Plan area will be required their fair share contribution towards the addition of a separate west bound right turn lane at Beach and Warner to address BECSP traffic impacts.

Short Term: The proposed GPA and ZMA would not result in short-term traffic impacts. Permitted uses on the site would change from residential to commercial and industrial; however, no development is proposed or considered reasonably foreseeable. Short-term traffic impacts would be analyzed if and when development is proposed. Demolition or removal of the existing structures will increase the amount of traffic in the area in the short term. However, the increase will be minimal and temporary due to the limited amount of work involved. Less than significant impacts are anticipated and no further analysis of this issue is required in the EIR.

Long Term: Similarly, the proposed GPA, ZMA, and demolition or removal of existing structures would not result in long-term traffic impacts. Nevertheless, a traffic study was completed by Darnell Associates (revised December 16, 2009) which looked at long term traffic impacts from the maximum potential future development that could occur on the subject site if the GPA and ZMA were approved. Right-of-way dedication will be required when new development is proposed resulting in a project site net acreage of ±3.7 acres. Based on the maximum allowable floor area ratio associated with the proposed General Plan designations of CG-F1 (Commercial General – Max Floor Area Ratio of 0.35) on ±0.96 net acres and I-F2-d (Industrial – Max Floor Area Ratio of 0.5) on ±2.74 net acres, the maximum potential development would include ±14,500 s.f. of retail space and ±60,000 s.f. of industrial space. The traffic study actually analyzed an even larger industrial development of ±66,000 s.f. in conjunction with the ±14,500 s.f. of retail space and determined that the potential future development of the site could generate 2,398 average daily trips, 111 AM peak hour trips, and 239 PM peak hour trips. The analysis looked at the impact of such development on key intersections in the study area including: Warner/Goldenwest, Warner/Gothard, Warner/Nichols, Warner/Beach, and Slater/Nichols.

The study shows that with the exception of the Warner/Beach intersection all intersections analyzed operate at an acceptable LOS D or better under horizon 2030 year conditions without and with the future maximum potential development for the project site. Less than significant impacts are anticipated for these intersections.
The Warner/Beach intersection operates at an unacceptable LOS E under horizon year 2030 conditions without and with the future maximum potential development for the project site. The addition of the future maximum potential development for the project site increases the horizon year 2030 without project delay at the intersection by 0.2 seconds during the AM peak hour and 1.8 seconds during the PM peak hour. Since this is less than the 2.0 seconds allowed per Caltrans thresholds of significance, the future maximum potential development is considered to have a less than significant impact on the intersection. The Orange County Congestion Management Program designates intersections to achieve LOS E or better. As discussed above, for the horizon year 2030 with the future maximum potential development for the project site key area intersections are anticipated to achieve LOS E or better.

Although the City is located within the Airport Environs Land Use Plan for the Joint Forces Training Center Los Alamitos, the project site is not located within 2 miles of any public or private airstrip. There are several heliports in the City, which are used for air ambulance, business, emergency, and police uses, and John Wayne

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Airport is located in Santa Ana, approximately 7.5 miles east of the project site. The project will not interfere with the existing airspace. Demolition or removal of existing structures will not impair emergency access or parking capacity in the vicinity. No further analysis of transportation and traffic is required in the EIR.

VII. BIOLOGICAL RESOURCES. Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S, Fish and Wildlife Service? (Sources: 1)	☐	☐	☐	☑

Discussion: The project site is presently developed and located in an urbanized area. It does not support any unique, sensitive, or endangered species and is not shown in the General Plan as a habitat area; therefore, no impacts to any habitat or wildlife area are anticipated. No further analysis of this issue is required in the EIR.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service? (Sources: 1)	☐	☐	☐	☑

Discussion: The project site does not contain any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service. No impacts are anticipated. No further analysis of this issue is required in the EIR.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Sources: 1)	☐	☐	☐	☑

Discussion: The project does not contain any wetlands. No impacts are anticipated. No further analysis of this issue is required in the EIR.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? (Sources: 1)	☐	☐	☐	☑

Discussion: The project site is located in an urbanized area and is surrounded by development. The site does not support any fish or wildlife. No impacts are anticipated. No further analysis of this issue is required in the EIR.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree	☐	☐	☑	☐

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

preservation policy or ordinance? (Sources: 1 and 2)

Discussion: The site has several mature trees; however, the applicant has indicated that the mature trees will remain and will not be removed during the demolition or removal of the existing structures. Less than significant impacts are anticipated. No further analysis of this issue is required in the EIR. However, as a precautionary measure to assure protection of the existing mature trees the following measure will be implemented.

BIO 1: Prior to issuance of a demolition permit the applicant shall provide a consulting arborist report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees shall be protected and how far demolition shall be kept from the trunk.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Sources: 1) ☐ ☐ ☐ ☑

Discussion: As discussed above, the project site is presently developed and is located in an urbanized area. It is not shown in any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan; therefore, no impacts are anticipated. No further analysis of this issue is required in the EIR.

VIII. MINERAL RESOURCES. Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Sources: 1) ☐ ☐ ☐ ☑

Discussion: See below.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (Sources: 1) ☐ ☐ ☐ ☑

Discussion a-b: The project site is not a known mineral resource recovery site delineated on a local plan. Therefore, the proposed project will not result in the loss of a known mineral resource. No impacts are anticipated. No further analysis of this issue is required in the EIR.

IX. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources: 6 and 16) ☐ ☐ ☐ ☑

Discussion: See below.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources: 6 and 16)	☐	☐	☐	☑
Discussion: See below.				
c) Emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school? (Sources: 15 and 16)	☐	☐	☐	☑
Discussion: See below.				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Sources: 8)	☐	☐	☐	☑
Discussion: See below.				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or pubic use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources: 7 and 15)	☐	☐	☐	☑
Discussion: See below.				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Sources: 15)	☐	☐	☐	☑
Discussion: See below.				
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: 15 and 16)	☐	☐	☐	☑
Discussion: See below.				
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Sources: 1 and 15)	☐	☐	☐	☑

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion a-h: The proposed GPA, ZMA, and demolition or removal of existing structures would not result in impacts to hazards and hazardous materials. Permitted uses on the site would change from residential to commercial and industrial; however, no development is proposed or considered reasonably foreseeable.

The project site and other existing industrial land uses are located within a half mile of Oak View Elementary School, Liberty Christian School, and Ocean View High School. The Air Quality Management District (AQMD) is the agency responsible for air pollution control in the region. Prior to issuance of a demolition permit the applicant is required by AQMD to remove any asbestos present in the existing structures. The site is not listed on the State's Hazardous Waste and Substances Site List. The City of Huntington Beach is included in the Planning Area for the Joint Forces Training Center in Los Alamitos; however, the site is not located within two miles of an airport and is not near any private airstrips.

The project does not involve any new construction and would not impact emergency access to the surrounding areas. In addition, the project site is located within the five (5) minute response area from the Murdy Fire Station and the Gothard Fire Station. The project site is located in an urbanized area and is not near any wildlands. No further analysis of hazards and hazardous materials is required in the EIR.

X. <u>NOISE</u>. Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources: 1 and 10) **Discussion:** See below.	☐	☐	☑	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Sources: 6 and 16) **Discussion:** See below.	☐	☐	☑	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 6 and 16) **Discussion:** See below.	☐	☐	☐	☑
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 6 and 16) **Discussion:** See below.	☐	☐	☑	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two	☐	☐	☐	☑

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 7)				
Discussion: See below.				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 15)	☐	☐	☐	☑

Discussion a-f: The proposed GPA and ZMA would not result in noise impacts. Permitted uses on the site would change from residential to commercial and industrial; however, no development is proposed or considered reasonably foreseeable. The project could generate noise impacts and groundborne vibration during demolition or removal of existing on site improvements. However, the process will be temporary and limited in duration. In addition, Chapter 8.40 (Noise) of the Huntington Beach Municipal Code (HBMC) prohibits construction activity between the hours of 8 p.m. and 7 a.m. on weekdays and Saturdays, and all day on Sundays. Therefore, short term noise impacts from demolition or removal of structures is less than significant. The City of Huntington Beach is included in the Planning Area for the Joint Forces Training Center in Los Alamitos; however, the site is not located within two miles of an airport or a private airstrip. No further analysis of noise is required in the EIR.

XI. **PUBLIC SERVICES.** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection? (Sources: 6 and 16)	☐	☐	☐	☑
Discussion: See below.				
b) Police Protection? (Sources: 6 and 16)	☐	☐	☐	☑
Discussion: See below.				
c) Schools? (Sources: 6 and 16)	☐	☐	☐	☑
Discussion: See below.				
d) Parks? (Sources: 6 and 16)	☐	☐	☐	☑
Discussion: See below.				
e) Other public facilities or governmental services? (Sources: 6 and 16)	☐	☐	☐	☑

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion a-e: The proposed GPA, ZMA, and demolition or removal of existing structures would not result in impacts to public services. Permitted uses on the site would change from residential to commercial and industrial; however, no development is proposed or considered reasonably foreseeable.

The project site is within the five-minute response time area from both Murdy Fire Station and Gothard Fire Station and can be adequately served by existing resources. The Police Dept. reviewed the proposed GPA, ZMA, and demolition or removal of existing improvements from the property and indicated that the project will have no effect on Police protection. No further analysis of public services is required in the EIR.

XII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board (RWQCB)? (Sources: 6 and 10)	☐	☐	☑	☐
Discussion: See below.				
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 6)	☐	☐	☐	☑
Discussion: See below.				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: 6)	☐	☐	☐	☑
Discussion: See below.				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources: 6 and Public Works Dept.)	☐	☐	☐	☑
Discussion: See below.				
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Sources: 6)	☐	☐	☐	☑
Discussion: See below.				

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Sources: 6)	☐	☐	☑	☐
Discussion: See below.				
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Sources: 6)	☐	☐	☑	☐
Discussion: See below.				
h) Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands?) (Sources: 16)	☐	☐	☐	☑

Discussion a-h: The proposed GPA and ZMA would not result in impacts to utilities and service systems. Permitted uses on the site would change from residential to commercial and industrial; however, no development is proposed or considered reasonably foreseeable.

The applicant is required to implement Best Management Practices to address water quality during demolition/removal of the existing structures. In addition, pursuant to National Pollution Discharge Elimination (NPDES) requirements, projects that will result in soil disturbance of one or more acres of land must prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) for approval by the Public Works Department.

Solid waste collection service for the City of Huntington Beach is provided by Rainbow Disposal under an exclusive long-term contract with the City. Collected solid waste is transported to a transfer station where the solid waste is sorted and processed through a Materials Recovery Facility where recyclable materials are removed. The remaining solid waste is transferred to the Frank R. Bowerman Landfill located in the City of Irvine. The landfill has a remaining capacity in excess of 30 years based on the present solid waste generation rates. No further analysis of utilities and services systems is required in the EIR.

XIII. AESTHETICS. Would the project:

a) Have a substantial adverse effect on a scenic vista? (Sources: 1)	☐	☐	☐	☑
Discussion: See below.				
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: 1)	☐	☐	☐	☑
Discussion: See below.				
c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: 15	☐	☐	☐	☑

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

and 16)

Discussion: See below.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: 15 and 16) ☐ ☐ ☐ ☑

Discussion a-d: The proposed GPA, ZMA, and demolition or removal of existing structures would not result in impacts to aesthetics. Permitted uses on the site would change from residential to commercial and industrial; however, no development is proposed or considered reasonably foreseeable.

The project site is not situated adjacent to or in the vicinity of any scenic vista designated by the City or the State. The project site is mostly undeveloped and existing trees will remain. Demolition or removal of existing improvements will not substantially alter the appearance of the site. No further analysis of aesthetics is required in the EIR.

XIV. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in δ15064.5? (Sources: 1 and 13) ☑ ☐ ☐ ☐

Discussion: The City's General Plan Historic and Cultural Resources Element classifies the project site as a local landmark, considered to be of significant importance to the local community as depicted on Tables HCR-1 and HCR-2 of the General Plan. Existing historic structures consist of three residences (Furuta Houses #1 and 2; and Parson's House), a barn, and two church buildings. The first church building and Parson's House were originally constructed in 1911 followed by Furuta House 1 in 1912, the second church in 1934, and Furuta House 2 in 1947. The proposed project would result in the demolition or removal of locally significant buildings. A Historic Resource Report was prepared for the project site by Tim Gregory in 2002. The report determined that the subject property and its buildings served as key part of the cultural center for the Japanese community of the Wintersburg area (annexed into the City of Huntington Beach in 1957). The analysis concludes that each building found on-site is potentially eligible for listing in the National Register as a contributor to a historic district and in the California Register of Historical Resources. The proposal to demolish or remove the subject structures will have potentially significant impacts and will require further analysis in an Environmental Impact Report.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to δ15064.5? (Sources: 11 and 13) ☐ ☐ ☑ ☐

Discussion: The site has been previously graded and developed. The Historic Resource Report did not visually identify any archaeological resources on site and the area is not identified in the City's inventory of sites having archaeological resources. Less than significant impacts are anticipated and no further analysis of this issue is required in the EIR. However, as a precautionary measure, in the event that archaeological resources are discovered during demolition or removal of existing structures the following measure will be implemented.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

ARCHAEO-1: Should archaeological resources be discovered during demolition or removal of existing structures, operations shall cease until a qualified professional can provide an evaluation and develop a course of action to the approval of the City of Huntington Beach Planning and Building Department.

c) Directly or indirectly destroy a unique paleontological resource or site unique geologic feature? (Sources: 1 and 6) ☐ ☐ ☑ ☐

Discussion: The site has been previously graded and developed. It does not contain any unique geologic features and is not designated as having any paleontological resources. Less than significant impacts are anticipated and no further analysis of this issue is required in the EIR. However, as a precautionary measure, in the event that paleontological resources are discovered during demolition or removal of existing structures the following measure will be implemented.

PALEO-1: Should paleontological resources be discovered during demolition or removal of existing structures, operations shall cease until a qualified professional can provide an evaluation and develop a course of action to the approval of the City of Huntington Beach Planning and Building Department.

d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources: 15) ☐ ☐ ☐ ☑

Discussion: The proposed project is not known or anticipated to contain human remains. The project site was formerly used as a residence and church and has been previously disturbed. Native American tribal leaders were notified of the request and have not indicated any concerns. No impacts are anticipated and no further analysis of this issue is required in the EIR.

XV. RECREATION. Would the project:

a) Would the project increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources: 1 and 16) ☐ ☐ ☐ ☑

Discussion: See below.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Sources: 1 and 16) ☐ ☐ ☐ ☑

Discussion: See below.

c) Affect existing recreational opportunities? (Sources: 1 and 16) ☐ ☐ ☑ ☐

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

Discussion a-c: The proposed GPA and ZMA would not result in impacts to recreation. Permitted uses on the site would change from residential to commercial and industrial; however, no development is proposed or considered reasonably foreseeable. In addition, the existing structures are located far enough from the existing recreational facilities at the school to the south such than any impacts during demolition or removal would be less than significant. No further analysis of this issue is required in the EIR.

XVI. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources: 1)	☐	☐	☐	☑
Discussion: See below.				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources: 1)	☐	☐	☐	☑
Discussion: See below.				
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Sources: 1)	☐	☐	☐	☑

Discussion a-c: The project site is not a designated farmland on any state maps and is not subject to a Williamson Act contract. As noted in the project description there was an existing farm on the property when Rainbow purchased it. Since that time Rainbow has kept the farm operational by growing trees and various plants on a non-commercial basis for donation to the community. The proposed GPA, ZMA, and demolition or removal of existing structures will not impact this use which can remain under the proposed commercial and industrial designations as a preexisting nonconforming use if it is not discontinued. The project site is situated in a highly urbanized area with no other adjacent active farmland. No impacts are anticipated and no further analysis of this issue is required in the EIR.

XVII. GREENHOUSE GAS EMISSIONS. Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☑	☐
Discussion: See below.				

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☑

Discussion a-b: The project does not involve any new construction and therefore will not have long term greenhouse gas emission impacts or conflict with any applicable plan, policy or regulation adopted for the purpose of reducing greenhouse gas emissions. Impacts in the short term will only occur during the proposed demolition or removal of the existing on site improvements. Because the demolition or removal process is only temporary and anticipated to last 15 days impacts will be less than significant. No further analysis of this issue is required in the EIR.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources: 1, 6, and 16)	☑	☐	☐	☐

Discussion: As discussed in Section VII (Biological Resources), the proposed GPA, ZMA, and demolition or removal of existing structures will not result in direct impacts to fish and wildlife species and their habitat. However, as analyzed in Section XIV (Cultural Resources), the project would result in a potentially significant impact to a historic resource. An EIR will be prepared to analyze the historic resource impacts of the project.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Sources: 1, 6, and 16)	☐	☐	☑	☐

Discussion: See below.

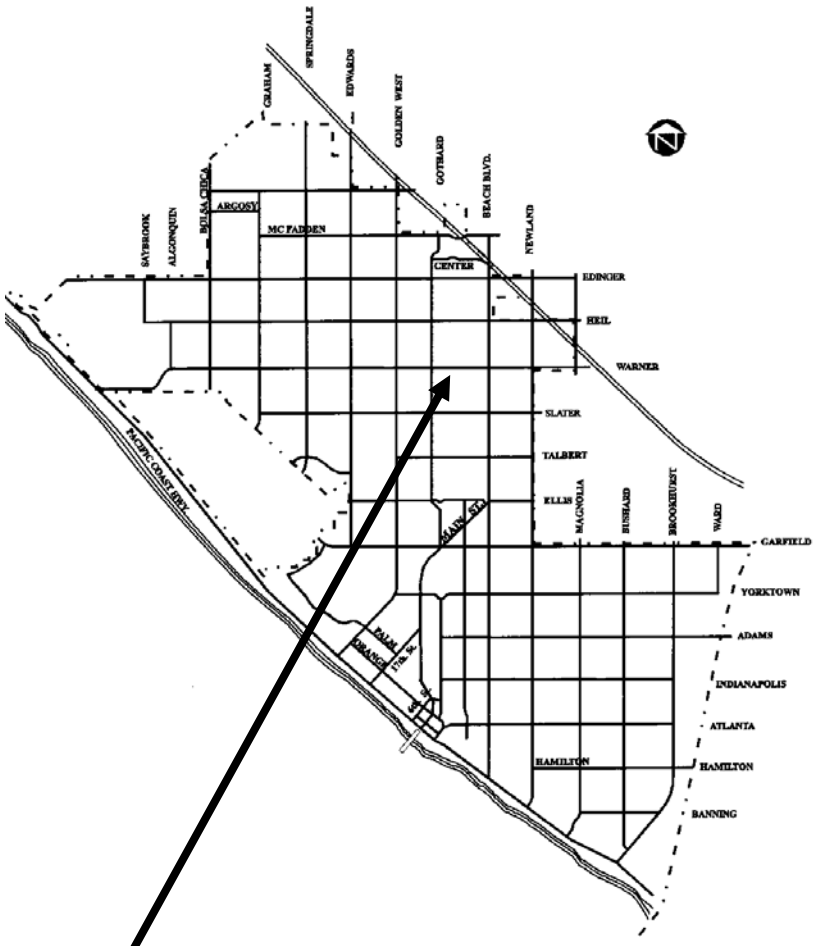
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: 1, 6, and 16)	☐	☐	☑	☐

Discussion b-c: With the exception of historic resources, as noted in Sections I through XVII the proposed GPA, ZMA, and demolition or removal of existing structures would not result in adverse impacts to the environment, including cumulatively considerable impacts. Permitted uses on the site would change from residential to commercial and industrial; however, no development is proposed or considered reasonably foreseeable. If and when development is proposed, a separate environmental analysis would be required.

XIX. EARLIER ANALYSIS.

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). Earlier Documents Prepared and Utilized in this Analysis:

Reference #	Document Title	Available for Review at:
1	City of Huntington Beach General Plan	City of Huntington Beach Planning and Building Dept., Planning/Zoning Information Counter, 2000 Main St., 3rd floor, Huntington Beach and at www.huntingtonbeachca.gov
2	City of Huntington Beach Zoning and Subdivision Ordinance	City of Huntington Beach City Clerk's Office, 2000 Main St., 2nd floor, Huntington Beach and at www.huntingtonbeachca.gov
3	City of Huntington Beach Geotechnical Inputs Report	City of Huntington Beach Planning and Building Dept. (see #1)
4	FEMA Flood Insurance Rate Map (2009)	"
5	CEQA Air Quality Handbook South Coast Air Quality Management District (1993)	"
6	City of Huntington Beach CEQA Procedure Handbook	"
7	Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos (Oct. 17, 2002)	"
8	Hazardous Waste and Substances Sites List	"
9	State Seismic Hazard Zones Map	"
10	City of Huntington Beach Municipal Code	See #2
11	City of Huntington Beach Archaeological Site Vicinity Map	City of Huntington Beach Planning and Building Dept. (see #1)
12	Traffic Study by Darnell & Associates, Inc. (Dec. 16, 2009)	"
13	Historic Resources Technical Report by Tim Gregory (October 28, 2002)	"
14	Alquist Priolo Earthquake Fault Zoning Map	"
15	Project Aerial Vicinity Map	See Attachment 1
16	Project Narrative Dated July 26, 2011	See Attachment 2
17	Urbemis Demolition Emission Report May 3, 2011	See Attachment 3



PROJECT SITE

VICINITY MAP

General Plan Amendment No. 05-001/Zoning Map Amendment No. 05-001
(Warner Nichols)

Attachment No. 1

RAINBOW DISPOSAL CO., INC.
P.O. BOX 1026 • HUNTINGTON BEACH, CA 92647-1026 • (714) 847-3581 FAX: (714) 841-4668

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JUL 26 2011
Planning & Building

RAINBOW DISPOSAL CO., INC.
APPLICATION NARRATIVE

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

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

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

General Plan

To amend the Land Use Element to:

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

Zoning Map Amendment

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

Environmental Impact Report (EIR)

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

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

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

Rev. 07/26/11

Attachment No. 2

5/3/2011 1:38:10 PM

Urbemis 2007 Version 9.2.4

Combined Summer Emissions Reports (Pounds/Day)

File Name: C:\Documents and Settings\ramosr\Application Data\Urbemis\Version9a\Projects\Warner Nichols GPA ZMA Demo May 2011.urb924

Project Name: General Plan and Zoning Map Amendments and demolition or relocation of existing historic structures

Project Location: Orange County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

CONSTRUCTION EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10	PM2.5 Dust	PM2.5 Exhaust	PM2.5	CO2
2012 TOTALS (lbs/day unmitigated)	4.73	61.10	22.60	0.10	76.48	2.33	78.81	15.95	2.14	18.09	10,669.59
2012 TOTALS (lbs/day mitigated)	4.73	61.10	22.60	0.10	76.48	2.33	78.81	15.95	2.14	18.09	10,669.59

AREA SOURCE EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)	0.00	0.00	0.00	0.00	0.00	0.00	0.00

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)							

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10	PM2.5	CO2
TOTALS (lbs/day, unmitigated)	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5/3/2011 1:38:10 PM

Construction Unmitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

	ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10	PM2.5 Dust	PM2.5 Exhaust	PM2.5	CO2
Time Slice 5/7/2012-5/25/2012 Active Days: 15	**4.73**	**61.10**	**22.60**	**0.10**	**76.48**	**2.33**	**78.81**	**15.95**	**2.14**	**18.09**	**10,669.59**
Demolition 05/07/2012-05/25/2012	4.73	61.10	22.60	0.10	76.48	2.33	78.81	15.95	2.14	18.09	10,669.59
Fugitive Dust	0.00	0.00	0.00	0.00	76.13	0.00	76.13	15.83	0.00	15.83	0.00
Demo Off Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Demo On Road Diesel	4.73	61.10	22.60	0.10	0.35	2.33	2.68	0.12	2.14	2.26	10,669.59
Demo Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Phase Assumptions

Phase: Demolition 5/7/2012 - 5/25/2012 - Demolish or remove existing historic structures.

Building Volume Total (cubic feet): 181250

Building Volume Daily (cubic feet): 181250

On Road Truck Travel (VMT): 2517.36

Off-Road Equipment:

Attachment No. 4
Summary of Mitigation Measures

Description of Impact	Mitigation Measure
Protection of Mature Trees	**BIO 1**: Prior to issuance of a demolition permit the applicant shall provide a consulting arborist report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees shall be protected and how far demolition shall be kept from the trunk.
Protection of Archaeological Resources	**ARCHAEO-1**: Should archaeological resources be discovered during demolition or removal of existing structures, operations shall cease until a qualified professional can provide an evaluation and develop a course of action to the approval of the City of Huntington Beach Planning and Building Department.
Protection of Paleontological Resources	**PALEO-1**: Should paleontological resources be discovered during demolition or removal of existing structures, operations shall cease until a qualified professional can provide an evaluation and develop a course of action to the approval of the City of Huntington Beach Planning and Building Department.

Comments Received During the Public Review Period

Agencies

STATE OF CALIFORNIA

Governor's Office of Planning and Research

State Clearinghouse and Planning Unit

Edmund G. Brown Jr.
Governor

Ken Alex
Director

Notice of Preparation

August 31, 2011

RECEIVED
SEP 07 2011
Dept. of Planning
& Building

To: Reviewing Agencies

Re: Warner Nichols General Plan Amendment and Zone Change
SCH# 2011081099

Attached for your review and comment is the Notice of Preparation (NOP) for the Warner Nichols General Plan Amendment and Zone Change draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

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

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
TEL (916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

Document Details Report
State Clearinghouse Data Base

SCH# 2011081099
Project Title Warner Nichols General Plan Amendment and Zone Change
Lead Agency Huntington Beach, City of

Type NOP Notice of Preparation

Description The project consists of a General Plan amendment (GPA) to change the General Plan land use designation from RM-15 (Residential Medium Density - Max 15 dwelling units per acre) to CG-F1 (Commercial General - Maximum Floor Area Ratio of 0.35) on a +/-1.1 gross acre portion fronting on Warner Ave. and to I-F2d (Industrial - Maximum Floor Area Ratio of 0.5 - Design Overlay) on a +/-3.3 gross acre portion fronting on Nichols Street. To be consistent with with the General Plan, a zoning map amendment (ZMA) to change the zoning designation from RM (Residential Medium Density) to CG (Commercial General) on a +/-1.1 gross acre portion and to IG (General Industrial) on a +/-3.3 griss acre portion is also proposed. The project includes the demolition or removal of existing structures on the subject site that have identified in the Huntington Beach General Plan as having historical significance as local landmarks. No new development is proposed.

Lead Agency Contact

Name
Agency City of Huntington Beach
Phone (714) 536-5271 **Fax**
email
Address 2000 Main Street
City Huntington Beach **State** CA **Zip** 92648

Project Location

County Orange
City Huntington Beach
Region
Cross Streets 7622-7642 Warner Avenue. (Warner Ave and Nichols Street)
Lat / Long
Parcel No. 11-372-06 and -07
Township **Range** **Section** **Base**

Proximity to:

Highways 39 (Beach Blvd). I-405
Airports
Railways Union Pacific
Waterways
Schools Oakview Elem, Oceanview HS, Liberty Christian
Land Use RM-15 (Residential Medium Density - 15 units per acre) Zoning: RM (Residential Medium Density).

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 5; Native American Heritage Commission; Caltrans, District 12; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 8; California Highway Patrol

Date Received 08/31/2011 **Start of Review** 08/31/2011 **End of Review** 09/29/2011

Note: Blanks in data fields result from insufficient information provided by lead agency.

NOP Distribution List

CMS

County: ORANGE

SCH# 2011081099

Resources Agency

- [■] **Resources Agency**
  Nadell Gayou
- [ ] **Dept. of Boating & Waterways**
  Mike Sotelo
- [ ] **California Coastal Commission**
  Elizabeth A. Fuchs
- [ ] **Colorado River Board**
  Gerald R. Zimmerman
- [ ] **Dept. of Conservation**
  Jonathan Martis
- [ ] **California Energy Commission**
  Eric Knight
- [ ] **Cal Fire**
  Allen Robertson
- [ ] **Central Valley Flood Protection Board**
  James Herota
- [■] **Office of Historic Preservation**
  Ron Parsons
- [■] **Dept of Parks & Recreation**
  Environmental Stewardship Section
- [ ] **California Department of Resources, Recycling & Recovery**
  Sue O'Leary
- [ ] **S.F. Bay Conservation & Dev't. Comm.**
  Steve McAdam
- [■] **Dept. of Water Resources**
  Resources Agency
  Nadell Gayou
- [ ] _____
  Conservancy

Fish and Game

- [ ] **Depart. of Fish & Game**
  Scott Flint
  Environmental Services Division
- [ ] **Fish & Game Region 1**
  Donald Koch
- [ ] **Fish & Game Region 1E**
  Laurie Harnsberger
- [ ] **Fish & Game Region 2**
  Jeff Drongesen
- [ ] **Fish & Game Region 3**
  Charles Armor
- [ ] **Fish & Game Region 4**
  Julie Vance
- [■] **Fish & Game Region 5**
  Leslie Newton-Reed
  Habitat Conservation Program
- [ ] **Fish & Game Region 6**
  Gabrina Gatchel
  Habitat Conservation Program
- [ ] **Fish & Game Region 6 I/M**
  Brad Henderson
  Inyo/Mono, Habitat Conservation Program
- [ ] **Dept. of Fish & Game M**
  George Isaac
  Marine Region

Other Departments

- [ ] **Food & Agriculture**
  Steve Shaffer
  Dept. of Food and Agriculture
- [ ] **Depart. of General Services**
  Public School Construction
- [ ] **Dept. of General Services**
  Anna Garbeff
  Environmental Services Section
- [ ] **Dept. of Public Health**
  Bridgette Binning
  Dept. of Health/Drinking Water

Independent Commissions,Boards

- [ ] **Delta Protection Commission**
  Linda Flack
- [ ] **Cal EMA (Emergency Management Agency)**
  Dennis Castrillo
- [ ] **Governor's Office of Planning & Research**
  State Clearinghouse
- [■] **Native American Heritage Comm.**
  Debbie Treadway
- [ ] **Public Utilities Commission**
  Leo Wong
- [ ] **Santa Monica Bay Restoration**
  Guangyu Wang
- [ ] **State Lands Commission**
  Cy R. Oggins
- [ ] **Tahoe Regional Planning Agency (TRPA)**
  Cherry Jacques

Business, Trans & Housing

- [ ] **Caltrans - Division of Aeronautics**
  Philip Crimmins
- [ ] **Caltrans - Planning**
  Terri Pencovic
- [■] **California Highway Patrol**
  Bob Nannini
  Office of Special Projects
- [ ] **Housing & Community Development**
  CEQA Coordinator
  Housing Policy Division

Dept. of Transportation

- [ ] **Caltrans, District 1**
  Rex Jackman
- [ ] **Caltrans, District 2**
  Marcelino Gonzalez
- [ ] **Caltrans, District 3**
  Bruce de Terra
- [ ] **Caltrans, District 4**
  Lisa Carboni
- [ ] **Caltrans, District 5**
  David Murray
- [ ] **Caltrans, District 6**
  Michael Navarro
- [ ] **Caltrans, District 7**
  Elmer Alvarez
- [ ] **Caltrans, District 8**
  Dan Kopulsky
- [ ] **Caltrans, District 9**
  Gayle Rosander
- [ ] **Caltrans, District 10**
  Tom Dumas
- [ ] **Caltrans, District 11**
  Jacob Armstrong
- [■] **Caltrans, District 12**
  Marlon Regisford

Cal EPA

Air Resources Board

- [ ] Airport Projects
  Jim Lerner
  - [ ] Transportation Projects
    Douglas Ito
  - [ ] Industrial Projects
    Mike Tollstrup
- [ ] **State Water Resources Control Board**
  Regional Programs Unit
  Division of Financial Assistance
- [ ] **State Water Resources Control Board**
  Student Intern, 401 Water Quality Certification Unit
  Division of Water Quality
- [ ] **State Water Resouces Control Board**
  Phil Crader
  Division of Water Rights
- [■] **Dept. of Toxic Substances Control**
  CEQA Tracking Center
- [ ] **Department of Pesticide Regulation**
  CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- [ ] **RWQCB 1**
  Cathleen Hudson
  North Coast Region (1)
- [ ] **RWQCB 2**
  Environmental Document Coordinator
  San Francisco Bay Region (2)
- [ ] **RWQCB 3**
  Central Coast Region (3)
- [ ] **RWQCB 4**
  Teresa Rodgers
  Los Angeles Region (4)
- [ ] **RWQCB 5S**
  Central Valley Region (5)
  - [ ] **RWQCB 5F**
    Central Valley Region (5)
    Fresno Branch Office
  - [ ] **RWQCB 5R**
    Central Valley Region (5)
    Redding Branch Office
- [ ] **RWQCB 6**
  Lahontan Region (6)
  - [ ] **RWQCB 6V**
    Lahontan Region (6)
    Victorville Branch Office
- [ ] **RWQCB 7**
  Colorado River Basin Region (7)
- [■] **RWQCB 8**
  Santa Ana Region (8)
- [ ] **RWQCB 9**
  San Diego Region (9)

- [ ] **Other** _____

Last Updated 8/23/11

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
ds_nahc@pacbell.net

RECEIVED
SEP 13 2011
Dept of Planning
& Building

September 9, 2011

Mr. Ricky Ramos, Senior Planner
City of Huntington Beach Planning Department
2000 Main Street
Huntington Beach, CA 92648

Re: SCH#2011081099; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the **"Warner Nichols General Plan Amendment and Zone Change; Project"** located on Warner Avenue in the City of Huntington Beach; Orange County, California.

Dear Mr. Ramos:

The Native American Heritage Commission (NAHC), the State of California 'Trustee Agency' for the protection and preservation of Native American cultural resources pursuant to California Public Resources Code §21070 and affirmed by the Third Appellate Court in the case of EPIC v. Johnson (1985: 170 Cal App. 3rd 604). The NAHC wishes to comment on the proposed project. NOTE: This project is subject to mandatory Tribal Consultation, also, pursuant to California Government "Code §§65352.3, 65352.4, *et seq.*

This letter includes state and federal statutes relating to Native American historic properties of religious and cultural significance to American Indian tribes and interested Native American individuals as 'consulting parties' under both state and federal law. State law also addresses the freedom of Native American Religious Expression in Public Resources Code §5097.9.

The California Environmental Quality Act (CEQA – CA Public Resources Code 21000-21177, amendments effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ...objects of historic or aesthetic significance." In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE), and if so, to mitigate that effect. The NAHC Sacred Lands File (SLF) search resulted as follows: **Native American cultural resources were not identified** within one-half mile of some of the 'area of potential effect (APE) based on the USGS coordinates provided. Note: the absence of recorded Native American cultural resources does not preclude their existence.

The NAHC "Sacred Sites,' as defined by the Native American Heritage Commission and the California Legislature in California Public Resources Code §§5097.94(a) and 5097.96. Items in the NAHC Sacred Lands Inventory are confidential and exempt from the Public Records Act pursuant to California Government Code §6254 (r).

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries of cultural resources or burial sites once a project is underway. Culturally affiliated tribes and individuals may have knowledge of the religious and cultural significance of the historic properties in the project area (e.g. APE). We strongly urge that you make contact with the list of Native American Contacts on the attached list of Native American contacts, to see if your proposed project might impact Native American cultural resources and to obtain their recommendations concerning the proposed project. Pursuant to CA Public Resources Code § 5097.95, the NAHC requests that the Native American consulting parties be provided pertinent project information. Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). Pursuant to CA Public Resources Code §5097.95, the NAHC requests that pertinent project information be provided consulting tribal parties. The NAHC recommends *avoidance* as defined by CEQA Guidelines §15370(a) to pursuing a project that would damage or destroy Native American cultural resources and Section 2183.2 that requires documentation, data recovery of cultural resources.

Furthermore, the NAHC is of the opinion that the current project remains under the jurisdiction of the statutes and regulations of the National Environmental Policy Act (e.g. NEPA; 42 U.S.C. 4321-43351). Consultation with tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 *et seq*), 36 CFR Part 800.3 (f) (2) & .5, the President's Council on Environmental Quality (CSQ, 42 U.S.C 4371 *et seq.* and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation. The aforementioned Secretary of the Interior's *Standards* include recommendations for all 'lead agencies' to consider the historic context of proposed projects and to "research" the cultural landscape that might include the 'area of potential effect.'

Confidentiality of "historic properties of religious and cultural significance" should also be considered as protected by California Government Code §6254(r) and may also be protected under Section 304 of he NHPA or at the Secretary of the Interior discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APEs and possibility threatened by proposed project activity.

Furthermore, Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery'.

To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. Regarding tribal consultation, a relationship built around regular meetings and informal involvement with local tribes will lead to more qualitative consultation tribal input on specific projects.

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,

Dave Singleton
Program Analyst

Cc: State Clearinghouse

Attachment: Native American Contact List

California Native American Contact List
Orange County
September 9, 2011

Ti'At Society/Inter-Tribal Council of Pimu
Cindi M. Alvitre, Chairwoman-Manisar
3098 Mace Avenue, Aapt. D Gabrielino
Costa Mesa, , CA 92626
calvitre@yahoo.com
(714) 504-2468 Cell

Gabrielino Tongva Nation
Sam Dunlap, Chairperson
P.O. Box 86908 Gabrielino Tongva
Los Angeles , CA 90086
samdunlap@earthlink.net

(909) 262-9351 - cell

Juaneno Band of Mission Indians Acjachemen Nation
David Belardes, Chairperson
32161 Avenida Los Amigos Juaneno
San Juan Capistrano CA 92675
(949) 493-4933 - home
chiefdavidbelardes@yahoo.
com
(949) 293-8522

Juaneno Band of Mission Indians Acjachemen Nation
Anthony Rivera, Chairman
31411-A La Matanza Street Juaneno
San Juan Capistrano CA 92675-2674
arivera@juaneno.com
(949) 488-3484
(949) 488-3294 - FAX
(530) 354-5876 - cell

Tongva Ancestral Territorial Tribal Nation
John Tommy Rosas, Tribal Admin.
Private Address Gabrielino Tongva
,
tattnlaw@gmail.com
310-570-6567

Gabrielino Tongva Indians of California Tribal Council
Robert F. Dorame, Tribal Chair/Cultural Resources
P.O. Box 490 Gabrielino Tongva
Bellflower , CA 90707
gtongva@verizon.net
562-761-6417 - voice
562-761-6417- fax

Gabrieleno/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
PO Box 693 Gabrielino Tongva
San Gabriel , CA 91778
GTTribalcouncil@aol.com
(626) 286-1632
(626) 286-1758 - Home
(626) 286-1262 -FAX

Juaneno Band of Mission Indians
Alfred Cruz, Culural Resources Coordinator
P.O. Box 25628 Juaneno
Santa Ana , CA 92799
alfredgcruz@sbcglobal.net
714-998-0721
714-998-0721 - FAX
714-321-1944 - cell

This list is current only as of the date of this document.
Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2011081099; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the Warner Nichols General Plan Amendment and Zone Change; located on Warner Avenue; City of Huntington Beach; Orange County, California.

California Native American Contact List
Orange County
September 9, 2011

Juaneno Band of Mission Indians
Adolph 'Bud' Sepulveda, Vice Chairperson
P.O. Box 25828 Juaneno
Santa Ana , CA 92799
bssepul@yahoo.net
714-838-3270
714-914-1812 - CELL
bsepul@yahoo.net

Gabrielino-Tongva Tribe
Bernie Acuna
1875 Century Pk East #1500 Gabrielino
Los Angeles , CA 90067
(619) 294-6660-work
(310) 428-5690 - cell
(310) 587-0170 - FAX
bacuna1@gabrieinotribe.org

Juaneño Band of Mission Indians
Sonia Johnston, Tribal Chairperson
P.O. Box 25628 Juaneno
Santa Ana , CA 92799
sonia.johnston@sbcglobal.net
(714) 323-8312

Juaneno Band of Mission Indians Acjachemen Nation
Joyce Perry; Representing Tribal Chairperson
4955 Paseo Segovia Juaneno
Irvine , CA 92612
949-293-8522

Juaneno Band of Mission Indians
Anita Espinoza
1740 Concerto Drive Juaneno
Anaheim , CA 92807
(714) 779-8832

Gabrielino-Tongva Tribe
Linda Candelaria, Chairwoman
1875 Century Park East, Suite 1500
Los Angeles , CA 90067 Gabrielino
lcandelaria1@gabrielinoTribe.org
626-676-1184- cell
(310) 587-0170 - FAX
760-904-6533-home

United Coalition to Protect Panhe (UCPP)
Rebecca Robles
119 Avenida San Fernando Juaneno
San Clemente CA 92672
rebrobles1@gmail.com
(949) 573-3138

Gabrieleno Band of Mission Indians
Andrew Salas, Chairperson
P.O. Box 393 Gabirelino Tongva
Covina , CA 91723
(626) 926-4131
gabrielenoindians@yahoo.com

This list is current only as of the date of this document.
Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2011081099; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the Warner Nichols General Plan Amendment and Zone Change; located on Warner Avenue; City of Huntington Beach; Orange County, California.

Department of Toxic Substances Control

Matthew Rodriquez
Secretary for
Environmental Protection

Deborah O. Raphael, Director
5796 Corporate Avenue
Cypress, California 90630

Edmund G. Brown Jr.
Governor

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SEP 26 2011
Dept. of Planning
& Building

September 21, 2011

Mr. Ricky Ramos, Senior Planner
City of Huntington Beach, Planning and Building Department
2000 Main Street
Huntington Beach, California 92648

NOTICE PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE WARNER NICHOLS GENERAL PLAN AMENDMENT AND ZONE CHANGE PROJECT, (SCH#2011081099), ORANGE COUNTY

Dear Mr. Ramos:

The Department of Toxic Substances Control (DTSC) has received your submitted Notice of Preparation for a draft Environmental Impact Report (EIR) for the above-mentioned project. The following project description is stated in your document: "The project is consists of changing the General Plan and zoning designations from Residential to Commercial and Industrial on a +/- 4.4 gross acres site and proposes the demolition or removal of structures on the subject site that have been identified in the General Plan as having historical significance as local landmark. 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 proposed CG-FI General Plan land use designation permits a variety of uses including retail, offices, and eating and drinking establishments among others. The subject property is located on the southeast corner of Warner Avenue and Nichols Street. Surrounding uses consists of a school, church, and multi- family residential uses to the north, an elementary school to the south, industrial uses to the west, and single family and multi-family residential uses to the east. The project site is located adjacent to the Rainbow Disposal Facility which is located southwest of the subject site".

Based on the review of the submitted document DTSC has the following comments:

1) The EIR should evaluate whether conditions within the Project area may pose a threat to human health or the environment. Following are the databases of some of the regulatory agencies:

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- National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S.EPA).

- Envirostor (formerly CalSites): A Database primarily used by the California Department of Toxic Substances Control, accessible through DTSC's website (see below).

- Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.

- Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S.EPA.

- Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.

- GeoTracker: A List that is maintained by Regional Water Quality Control Boards.

- Local Counties and Cities maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.

- The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California, 90017, (213) 452-3908, maintains a list of Formerly Used Defense Sites (FUDS).

2) The EIR should identify the mechanism to initiate any required investigation and/or remediation for any site within the proposed Project area that may be contaminated, and the government agency to provide appropriate regulatory oversight. If necessary, DTSC would require an oversight agreement in order to review such documents.

3) Any environmental investigations, sampling and/or remediation for a site should be conducted under a Workplan approved and overseen by a regulatory agency that has jurisdiction to oversee hazardous substance cleanup. The findings of any investigations, including any Phase I or II Environmental Site Assessment Investigations should be summarized in the document. All sampling results in which hazardous substances were found above regulatory standards should be clearly summarized in a table. All closure, certification or remediation approval reports by regulatory agencies should be included in the EIR.

4) If buildings, other structures, asphalt or concrete-paved surface areas are being planned to be demolished, an investigation should also be conducted for the presence of other hazardous chemicals, mercury, and asbestos containing materials (ACMs). If other hazardous chemicals, lead-based paints (LPB) or products, mercury or ACMs are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations and policies.

5) Future project construction may require soil excavation or filling in certain areas. Sampling may be required. If soil is contaminated, it must be properly disposed and not simply placed in another location onsite. Land Disposal Restrictions (LDRs) may be applicable to such soils. Also, if the project proposes to import soil to backfill the areas excavated, sampling should be conducted to ensure that the imported soil is free of contamination.

6) Human health and the environment of sensitive receptors should be protected during any construction or demolition activities. If necessary, a health risk assessment overseen and approved by the appropriate government agency should be conducted by a qualified health risk assessor to determine if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment.

7) If the site was used for agricultural, livestock or related activities, onsite soils and groundwater might contain pesticides, agricultural chemical, organic waste or other related residue. Proper investigation, and remedial actions, if necessary, should be conducted under the oversight of and approved by a government agency at the site prior to construction of the project.

8) If it is determined that hazardous wastes are, or will be, generated by the proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5). If it is determined that hazardous wastes will be generated, the facility should also obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942. Certain hazardous waste treatment processes or hazardous materials, handling, storage or uses may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA.

9) DTSC can provide cleanup oversight through an Environmental Oversight Agreement (EOA) for government agencies that are not responsible parties, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional information on the EOA or VCA, please see

www.dtsc.ca.gov/SiteCleanup/Brownfields, or contact Ms. Maryam Tasnif-Abbasi, DTSC's Voluntary Cleanup Coordinator, at (714) 484-5489.

If you have any questions regarding this letter, please contact Rafiq Ahmed, Project Manager, at rahmed@dtsc.ca.gov, or by phone at (714) 484-5491.

Sincerely,

Greg Holmes
Unit Chief
Brownfields and Environmental Restoration Program

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
state.clearinghouse@opr.ca.gov.

CEQA Tracking Center
Department of Toxic Substances Control
Office of Environmental Planning and Analysis
P.O. Box 806
Sacramento, California 95812
Attn: Nancy Ritter
nritter@dtsc.ca.gov

CEQA # 3342

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DEPARTMENT OF TRANSPORTATION
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Irvine, CA 92612-8894
Tel: (949) 724-2000
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Flex your power!
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FAX & MAIL

September 23, 2011

Ricky Ramos
Senior Planner
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

File: IGR/CEQA
SCH#: 2011081099
Log #: 2785
SR-39 and I-405

Subject: Warner Nichols General Plan Amendment and Zone change

Dear Mr. Morgan,

Thank you for the opportunity to review and comment on the **Notice of Preparation of the draft Environmental Impact Report (DEIR) for the Warner Nichols General Plan Amendment and Zone change project.** The proposed project includes changing the General Plan land use designation from RM-15 to CG-F1 on 1.1 gross acre portion fronting on Warner Avenue and to I-F2d on 3.3 gross acre portion on Nichols Street. The nearest State routes to the project are SR-39 and I-405.

The California Department of Transportation (Department), District 12 is a commenting agency on this project and has the following comments:

1. The Department's Traffic Operations Branch requests all applicants to use the method outlined in the latest version of the Highway Capacity Manual (HCM) when analyzing traffic impacts on State Transportation Facilities. The use of HCM is preferred by the Department because it is an operational analysis as opposed to the Intersection Capacity Utilization (ICU) method, which is a planning analysis. In the case of projects that have direct impacts on State Facilities, the Department recommends that the traffic impact analysis be based on HCM method. Should the project require an encroachment permit, Traffic Operations may find the Traffic Impact Study based on ICU methodology inadequate resulting in possible delay or denial of a permit by the Department. All input sheets, assumptions and volumes on State Facilities including ramps and intersection analysis should be submitted to the Department for review and approval. The EIR should include appropriate mitigation measures to offset any potential impacts.

The traffic impact on the state transportation system should be evaluated based on the Department's Guide for the Preparation of Traffic Impact Studies which is available at: http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf. Please provide the Traffic Analysis report for review and approval to satisfy the "Less than significant impact" being proposed in connection with the additional trips generated with this project.

2. If any project work (e.g. storage of materials, street widening, emergency access improvements, sewer connections, sound walls, storm drain construction, street connections, etc.) will occur in the vicinity of the Department's Right-of-Way, an encroachment permit is required prior to commencement of work. Please allow 2 to 4 weeks for a complete submittal to be reviewed and for a permit to be issued. When applying for an Encroachment Permit, please incorporate Environmental Documentation, SWPPP/ WPCP, Hydraulic Calculations, Traffic Control Plans, Geotechnical Analysis, Right-of-Way certification and all relevant design details including design exception approvals. For specific details on the Department's Encroachment Permits procedure, please refer to the Department's Encroachment Permits Manual. The latest edition of the manual is available on the web site: http://www.dot.ca.gov/hq/traffops/developserv/permits/

3. All work performed within the Department's Right-of-Way shall be in accordance with the Department's Standard Specifications, Standard Plans, Encroachment Permit manual, and the California MUTCD.

Please continue to keep us informed of this project and any future developments, which could potentially impact State transportation facilities. If you have any questions or need to contact us, please do not hesitate to contact Farhad Edward Khosravi at ed_khosravi@dot.ca.gov or (949) 724-2338.

Sincerely,

Christopher Herre, Branch Chief
Local Development/Intergovernmental Review

Individuals

From: Mary Adams Urashima [mailto:urashima@earthlink.net]
Sent: Thursday, August 11, 2011 11:09 AM
To: Ramos, Ricky
Subject: RE: EAC agenda - Wintersburg Church (EA No. 05-003)

Hi Ricky,

Thank you for the update. I am working with Phil Brigandi (former OC archivist), Art Hansen (CSU Fullerton), Carla Tengan (Japanese American National Museum), and the present day Wintersburg Church group. Phil, Art, Carla and Chris Jepsen were involved with the panel discussion in May.

I have been talking with Chris Jepsen. Chris would prefer you go through me, due to his position with the Archive and as a City appointee, but he will follow this closely.

There was an extensive study and oral histories conducted by CSU Fullerton, for which both Phil and Art were involved. I have asked for a copy of that for you. It was their assessment that this is the most important Japanese American site in OC. This site predates the incorporation of Huntington Beach.

You may also wish to cite the information from California Japan Towns regarding Nihonmachis, of which Wintersburg is one. Please see this link about Wintersburg, http://www.californiajapantowns.org/orange.html. It says, "Religious services, community events, athletic clubs, and Japanese language classes sponsored by Nikkei churches provided critical social connections for the dispersed Orange County community. The earliest churches were Anaheim Japanese Free Methodist Church, the Buddhist Church in Talbert and Wintersburg Presbyterian Mission in what is now Huntington Beach. Begun in 1904, the Wintersburg Mission building and a small minister's home were dedicated in 1910 through funds and labor provided by local Japanese immigrants and "some good American friends." In 1930, the Mission became the Wintersburg Presbyterian Church and plans were formed to build a new church structure. The congregation used this building until 1966.

Among the very few substantial Nikkei resources left in all of Orange County, the Wintersburg Japanese Presbyterian Church complex is unusual for its range of structures demonstrating the growth of a Japanese Christian church. The complex retains the original 1909-1910 Mission building, a rectory dating to 1910, the larger 1934 church built, and the home of church benefactor, C.M. Furuta. At the time of our 2007 Preserving California's Japantowns survey, the property was fenced off and potentially threatened by development."

Any other information I receive for the historical report, I will pass on to you. Can you email to me the 2002 Historic Resources Technical Report?

Thank you, Ricky. I greatly appreciate all your time on this.

Best,
Mary

From: Ramos, Ricky [mailto:rramos@surfcity-hb.org]
Sent: Thursday, August 11, 2011 8:53 AM
To: Mary Adams Urashima
Subject: RE: EAC agenda - Wintersburg Church (EA No. 05-003)

The analysis in the IS recommends a focused EIR to address the historic resource. We do have a 2002 Historic Resources Technical Report on the property which will be used for the EIR. Let me know if you want me to email it to you. Who are the two individuals you are referring to?

Chris Jepsen with OC Archives and vice chair of the HB Historic Resources Board (which I staff) has been tracking this project and invited Rainbow to a meeting of the OC Historic Society (?) a couple of months ago which were attended by Phil Brigandi (?) and possibly the same professor you are referring to. If they are the same individuals you are referring to I can just go through Chris to see if they have any written info they can share with me so I can forward to our EIR consultant. Thanks for all your help.

From: Mary Adams Urashima [mailto:urashima@earthlink.net]
Sent: Wednesday, August 10, 2011 10:26 PM
To: Ramos, Ricky
Subject: RE: EAC agenda - Wintersburg Church (EA No. 05-003)

Thanks, Ricky---I appreciate the update. I plan to attend the 8/23 EAC to hear the discussion.

This site is considered the most important Japanese American site in Orange County, and should require a DEIR. Please let me know if City staff needs to be put in touch with the CSU Fullerton professor or former OC Archive historian who conducted the extensive historical study and oral histories.

Best,
Mary

From: Ramos, Ricky [mailto:rramos@surfcity-hb.org]
Sent: Wednesday, August 10, 2011 5:22 PM
To: Mary Adams Urashima
Subject: RE: EAC agenda - Wintersburg Church (EA No. 05-003)

Hi Mary – I already have you on my list. There was no quorum at the 8/4 EAC so it has been rescheduled for 8/23. Once we get EAC's blessing we can release the NOP/IS for public review.

From: Mary Adams Urashima [mailto:urashima@earthlink.net]
Sent: Wednesday, August 10, 2011 3:13 PM
To: Ramos, Ricky
Subject: RE: EAC agenda - Wintersburg Church (EA No. 05-003)

Hi Ricky,

Please include my email on notifications for this project as it proceeds.

Also, what is the expected timeline for the next steps.

Thank you,
Mary

From: Ramos, Ricky [mailto:rramos@surfcity-hb.org]
Sent: Thursday, August 04, 2011 11:11 AM
To: Mary Adams Urashima
Subject: RE: EAC agenda - Wintersburg Church (EA No. 05-003)

My main contact is Jerry Moffatt, Co-President/COO.

From: Mary Adams Urashima [mailto:urashima@earthlink.net]
Sent: Thursday, August 04, 2011 10:16 AM

To: Ramos, Ricky
Subject: RE: EAC agenda - Wintersburg Church (EA No. 05-003)

Hi Ricky,

The Wintersburg administrator is not aware of any contact by Rainbow. Can you tell me who the contact person is the Rainbow on this project? Ron Shenkman?

Thank you,
Mary

From: Ramos, Ricky [mailto:rramos@surfcity-hb.org]
Sent: Thursday, August 04, 2011 9:53 AM
To: Mary Adams Urashima
Subject: RE: EAC agenda - Wintersburg Church (EA No. 05-003)

I will share your input with Rainbow. I believe they have already made contact with the church group.

From: Mary Adams Urashima [mailto:urashima@earthlink.net]
Sent: Thursday, August 04, 2011 7:04 AM
To: Ramos, Ricky
Subject: EAC agenda - Wintersburg Church (EA No. 05-003)
Importance: High

Hi Ricky,

Regarding the Wintersburg Church building on the Warner Avenue property now owned by Rainbow Disposal, I would request the City ask the applicant to work with the current Wintersburg Church group on the building relocation / preservation of artifacts.

I have communicated with present-day representatives of Wintersburg and they are interested in what they can do to relocate the building. They talked with OC Heritage, which apparently also expressed some interest. This is a new undertaking for them, and I would urge the applicant take some time to work with them. If relocation is not feasible, I would urge the applicant work with the Wintersburg group before / during demolition to preserve any relevant artifacts, e.g. the Church cornerstone.

I understand from the EAC staff report, there are no development plans for the site and working with Wintersburg would not delay any planned development.

In addition to the Wintersburg site being a local historic landmark, it also is a house of worship. While RLUIPA may not apply directly, post-RLUIPA cases lean toward preservation-based solutions.

The Japanese-American community of Wintersburg is an important, but often forgotten, part of the history of this area of Huntington Beach. The present-day Wintersburg Church provides some of this history on the “about us” page on their website, http://www.wintersburg.org/ (note they say the Church was built in 1910). The Japanese-American communities in California went through tremendous upheaval during WWII, and many of these historical sites were lost. This is a rare opportunity for a planning process that thoughtfully includes historic preservation / salvage.

The applicant, Rainbow Disposal, is a good company and has been involved in numerous, positive programs in the community. The Wintersburg group is a friendly congregation. I offer my services pro bono to facilitate these two organizations meeting and making a determination regarding what can be relocated or removed for preservation, before the applicant proceeds processing an application for demolition.

Thank you,

Mary Adams Urashima
Urashima & Associates
714-374-8360

From: Mary Adams Urashima [mailto:urashima@earthlink.net]
Sent: Tuesday, September 06, 2011 12:13 PM
To: Ramos, Ricky
Cc: urashima@earthlink.net
Subject: RE: Warner Nichols Historic Resources

September 6, 2011

Re: Warner Nichols Historic Resources; public comment on Draft Focused Environmental Impact Report for the Warner Nichols property

To the attention of Ricky Ramos:

The **information below and attached** is a formal comment for the Notice of Preparation for the Draft Focused Environmental Impact Report for the Warner Nichols property. This information was compiled by CSU-Fullerton professor Art Hansen and includes historical / cultural information pertinent to the history of the property, and not included in the draft EIR.

The attachment is a lecture CSU Fullerton professor Art Hansen gave to the Costa Mesa Historical Society on the evening of October 18, 2006, entitled "The Pioneering Issei Generation: The Foundation of Orange County's Japanese American Heritage."

Thank you for including this in the public comments.

Mary Adams Urashima

Art Hansen comments:

First, there are four important interviews that I participated in during the 1980s for the Honorable Stephen K. Tamura Orange County Japanese American Oral History Project jointly sponsored by the Historical and Cultural Foundation of Orange County's Japanese American Council and California State University, Fullerton's Oral History Program (Japanese American Project). These interviews deal with key individuals connected to the buildings and the historical context on the contested site in Huntington Beach now controlled by the Rainbow Disposal Company. The interviews are with Yukiko Furuta, whose family lived in the residence on the site; Henry Kiyomi Akiyama, Mrs. Furuta's brother-in-law, who was an Orange County pioneering Issei and a member of the Wintersburg mission/church; Reverend Kenji Kikuchi, who presided over the 1934 Wintersburg Presbyterian Church (who building is also on the Rainbow Disposal Company site); and Clarence Iwao Nishizu, an older Nisei member of the Wintersburg Presbyterian Church who discusses at length that church as well as the other Japanese American churches in Orange County and virtually every aspect of Orange County Japanese American history.

These interviews do NOT appear in the Warner Nichols study, either in the text or in the bibliography, yet they are invaluable as historical documents in the connection at hand. Accordingly, below I have pasted links that will take you to virtual versions of these pertinent oral history interviews, all of which are annotated and indexed.

http://texts.cdlib.org/view?docId=ft7p3006z0&doc.view=entire_text [Yukiko Furuta]

http://texts.cdlib.org/view?docId=ft4b69n873&doc.view=entire_text [Henry Kiyomi Akiyama]

http://texts.cdlib.org/view?docId=ft7d5nb3gn;NAAN=13030&doc.view=frames&chunk.id=d0e192&toc.depth=1&toc.id=&brand=calisphere [Reverend Kenji Kikuchi]

http://www.oac.cdlib.org/view?docId=hb009n977b;NAAN=13030&doc.view=frames&chunk.id=div00003&toc.depth=1&toc.id=&brand=oac4 [Clarence Iwao Nishizu]

In addition to these four interviews, another item, one that was not published at the time that the Warner Nichols study was completed, needs to be taken under advisement by the City of Huntington Beach in compiling its historical report: Stephanie George and Carlota F. Haider, *Sowing Dreams, Cultivating Lives: Nikkei Farmers in Pre-World War II Orange County* (Fullerton, CA: Center for Oral and Public History, 2009). Most especially, the section of this book relating to the Japanese American churches in Orange County, in general, and the Wintersburg Presbyterian Church, in particular, on pages 98-107 needs to be taken under serious advisement by the City of Huntington Beach.

The Pioneering Issei Generation: The Foundation of Orange County's Japanese American Heritage

Arthur A. Hansen

(Presented on October 18, 2006, at the Costa Mesa Historical Society)

Thank you, Terry, for your kind introduction. I am delighted to be here tonight to speak to the membership of the Costa Mesa Historical Society. I read on your website that your society was inaugurated in 1966 to spearhead the restoration of the Diego Sepulveda Adobe. That year, 1966, was an important one for me also. It was then when I was hired to teach history at California State University, Fullerton, where I am now completing my forty-first year of service. The person who hired me as a professor at Cal State Fullerton was (and, I believe, still is) a resident of Costa Mesa, Dr. Giles Brown. As some of you here might recall, Dr. Brown made quite a name for himself as a professor at Orange Coast College here in Costa Mesa before coming to Cal State Fullerton, where he retired a number of years back as the dean of graduate studies. His name, however, is still a prominent one on our campus, for the award given annually to the graduate student who has

produced the best thesis in the entire university is called the Giles T. Brown Outstanding Thesis Award.

Costa Mesa is important to me for a number of reasons apart from my connection to Dr. Brown. During my World War II childhood, one of my maternal uncles was stationed at the Santa Ana Army Air Base, as was my first major league baseball hero, Joe DiMaggio. Since coming to live in Orange County back almost a half century ago, I have with two different wives shopped until I dropped at one of our country's most lucrative malls, South Coast Plaza. I have also been the beneficiary of the wonderful dramatic and musical delights offered through, respectively, the South Coast Repertory Theater and the Orange County Performing Arts Center. As a longtime specialist on Japanese American history, society, and culture, I have felt fortunate to drive down a street located in the cultural-commercial center of Costa Mesa named after a mega-millionaire Japanese American farmer, the late Katsumasa Roy Sakioka. And just as I was moved by the unaffected simplicity of this patriarch's appearance and lifestyle, so too have I been stirred by the unadorned, graceful, and powerful sculpture work by the late world-class Japanese American artist, Isamu Noguchi, comprising the "California Scenario" sculptural garden, which was

commissioned by lima bean farmer-turned-developer and philanthropist, Henry Seagerstrom, and dedicated on April 16, 1989, in an elegant tea ceremony at the upscale South Coast Town Center Plaza here in Costa Mesa.

*** * ***

During my email interactions with Terry Shaw, who kindly invited me to be your speaker tonight way back in March, it was agreed that I would address the broad topic of the history of Japanese Americans in Orange County." I have thought of many ways that I might approach this topic, but ultimately, I decided to focus my primary attention on the historical experience of the pioneering generation of people of Japanese ancestry in our county. These people are known collectively as the Issei─spelled I-S-S-E-I. Like other Asian people who immigrated to and settled in the United States, they were for a long time denied the right of becoming naturalized U.S. citizens, but finally, in 1952, in the wake of their wartime exclusion from the West Coast, including Orange County, and their internment in inland detention camps managed by the War Relocation Authority, they were made eligible to become U.S. citizens, which most Issei promptly did, with great pride.

Although I have been researching and writing and teaching about the Japanese American experience since 1972, it was not until the 1980s that I got deeply involved in documenting the story of Orange County's Issei. My immersion in this topic was climaxed by my participation in two important community events, held respectively in 1984 and 1986.

On the evening of March 31, 1984, the Orange County Japanese American Council sponsored a major event entitled "A Tribute to Issei Pioneers in Orange County." Held at the South Coast Plaza Hotel here in Costa Mesa, 660 people turned out to honor the contribution of Orange County's pioneer Japanese Americans, 38 of whom were in attendance. Age alone, in most circles, and perhaps especially so within the Japanese American community, is a trait that commands respect. And certainly these Orange County pioneers could have been honored solely for living as long as they had—and that in itself would have been an appropriate reason to celebrate. But it was clear to anyone who was fortunate enough to speak to the surviving Issei that night that they represented something more than age to praise, something connected with survival, achievement, and dignity.

As Laura Saari, an *Orange County Register* reporter who covered this event for her newspaper, observed in her follow-up story: "[These

three dozen first-generation Japanese Americans] shared stories about moving from farm to farm in an attempt to eke out a living, about men sending for 'picture brides' from Japan, about sisters and brothers dying in American internment camps during World War II. People who today are successful realtors talked about their childhood homes, shacks with newspapers for wallpaper. Produce giants remembered toiling in the fields under the hot sun. They told us their stories, many of them in their native Japanese, with a matter-of-factness that tended to heighten the personal drama."

The American-born, U.S. citizen children of the Issei are called Nisei—spelled N-I-S-E-I. One Nisei who was in attendance at this tribute to the Issei in 1984 was Clarence Nishizu, who moved to Orange County in 1916 when he was 6 years old, and who at the time of his death last year was the oldest Nisei in Orange County and, moreover, the oldest member of the national Japanese American Citizens League. At the 1984 event in Costa Mesa, Clarence Nishizu gathered some of the guests around him and, putting his arms around one of the Issei, Masami Sasaki, and declared: "This was Mr. Orange County before-the-war." "How old do you think I am," asked Sasaki. "How old?" None of those huddled around him wanted to venture a guess, and

waited for Sasaki to rescue them by providing the answer. But he waited stubbornly for a response. The answers that were offered all proved to be wide of the mark by about two decades. "Niiiiiine-ty-seven," he said, beaming.

Speaking partly through a translator, Sasaki told his rapt listeners that he had been known worldwide before the war as the Chili King, for his cultivation of chili peppers in Orange County. Because Issei, after 1913 and the passage of the Alien Land Law in California, were unable to own land or to lease land for longer than three years at a time, Sasaki's empire was, in truth, a moveable one. "I controlled the chilis in Mexico and the United States, I controlled the chilis all over the world," he boasted. "If I wanted 10 cents a pound, they had to pay 10 cents." Then World War II came, and Sasaki—sent to an internment camp—lost everything.

Another older Nisei who attended the event that night in Costa Mesa was the late Henry Kanegae, the owner of H. Kanegae Produce. He told how his late father "sent away" to Japan for a wife, which he did prior to the passage of the U.S.'s restrictive 1924 immigration act that cut off all Japanese immigrants to this country. To earn a living in America, Kanegae's father cleared mesquite brushland for a dollar a

day. He couldn't afford a fancy car, but when he sent a photo of himself to Japan (the method typically used to obtain a bride), "he was leaning against a Packard (not his) . . . on the street," Kanegae said, grinning.

Ichi Noguchi, one of the Issei honored at the event, remembered her husband dying in the wartime internment camp. Before the war, the Noguchis owned a general store that served the farms in the county. After the war, Mrs. Noguchi was left alone, with five children to support.

Henry Akiyama, another Issei in attendance, communicated through a translator about moving to Orange County with very few resources in order to be with a friend. Eventually he developed a thriving goldfish and koi business, Pacific Goldfish Farm in Westminster, and in the process became one of the very few prewar millionaires (or darn close to it) in the U.S. mainland's Japanese American community.

The setting for this 1984 tribute, as I mentioned earlier, was the Westin South Coast Plaza Hotel, a towering example of man-made modernity. This hotel not only sits across from the naturalistic sculptures of Isamu Noguchi "California Scenario" sculpture garden, but is also located very near to the sites of agricultural fields where

many Japanese immigrants, included the 38 honorees, once labored. In 1910, there were some 600 Issei living in Orange County, mostly bachelor males, but by the time of the tribute to them in 1984, there were only a few score still alive. Nonetheless, they seemed to those at the event to be as hardy, vibrant, and inquisitive as they were six and seven decades previously when they had arrived from Japan as part of the then-current wave of newcomers drawn by the American promise.

At the end of the evening's festivities, the 38 Issei posed for their reunion portrait. Despite the corps of media photographers who documented the evening, the Issei's portrait sitting seemed more like the private familial affair of a community; characteristically low-key, it was touched by both ethnic sentiment and historical irony.

Like the other Issei who had settled along the West Coast and in other U.S. regions, the Orange County Issei became an ethnic-minority model for economic perseverance, societal adaptation, and prodding their children toward educational excellence.

But their Nisei children and their grandchildren, the Sansei (spelled S-A-N-S-E-I), also describe the Issei as survivors of a decades-long racial prejudice toward Japanese Americans in America, the most devastating example being the World War II internment.

But it was the success-model saga of the Japanese American as the Quiet American, the Dutiful Immigrant, that was emphasized, on the night of the tribute to them, not only by their families, but also through written tributes offered by U.S. President Ronald Reagan and California Governor George Deukmejian and from the Japanese Consul General's office.

The other theme that dominated the proceedings that evening was that of a passing era. As one Nisei member of the Japanese American Council put it: "These official tributes are very welcome. We are gratified by them. But all of us, including the Nisei, should have done this a long time ago—before so many of the Issei had gone. It's all but too late."

There were two emcees for this event in 1984. One of them was the then-widely known television news anchor, Tritia Toyota, a third-generation Japanese American or Sansei who was born and raised in Oregon. The other emcee, Ernie Nagamatsu, was also a Sansei, but he was a native son of Orange County. Although a highly successful dentist, Dr. Nagamatsu possessed the soul of a poet. This fact became dramatically clear when he read to the audience a prose piece that he prepared for the even entitled "The Issei Spirit." Because it so captures

the historical past and the spiritual legacy of the Issei generation, I want to now share it with you.

> **There has been changing times in Orange County . . . gone are the vast farming areas of Bolsa, Talbert, and the celery fields of Smeltzer. Gone are the great floods of Huntington Beach and the chili dehydrators of Garden Grove, and also of the many migrant workers who came to visit our ranches. Today we have many new homes and communities like Villa Park and La Palma in Orange County.**
>
> **But what remains with us and in us . . . is the "Issei Spirit" . . . for it started with the breaking of the ground in the new land that was Orange County. It was their dream that helped the pioneers survive the extreme hardships in an unfamiliar environment.**
>
> **It became their vision to educate their children and open doors to opportunities. The "Issei Spirit" was the tenacity to always seek excellence in all endeavors . . . whether it was to cut straight rows on a farm or establishing a dry goods store. The "Issei Spirit" was to understand the importance of participation**

as exampled by Mr. Tamura who attended PTA meetings without understanding English for he knew the importance to his children, and Mr. Sasaki sponsoring the Seinen Kai, a young men's group. The "Issei Spirit" of respect and leadership eventually resulted in Mayors and Councilmen of towns and all the student leaders of today in Orange County.

The "Issei Spirit" gave resilience of those who had to seek other occupations when college degrees failed to get them jobs . . . <u>for the time was not right</u>.

It was their understanding of adversities, hardships, and struggles of life that gave us all guidance during the troubled and confused times of the relocation camp days wherever we might have been.

The "Issei Spirit" encouraged all of us to have pride in our ethnicity . . . they established gakuens (Japanese schools) in Talbert, Garden Grove, and Stanton . . . so we could better enjoy our heritage as is our objective today in the Japanese American Council [who have sponsored this tribute to the Issei].

The "Issei Spirit" was "hidden tears" and a tremendous amount of loving and caring that nurtured us through the years to what we are today.

And if we have any regret tonight, it would be our wish to go back in time and honor ALL the Pioneer Isseis of Orange County . . . all of whom have contributed to our lives and destinies today.

And to the Issei, we thank you and respect you for making our roads easier, and our lives better today.

This has truly been a very special and magical evening. For we have all come here, not just as the Japanese American Citizens League, churches, organizations, Japanese American Council, or individuals, but rather as a community tonight . . . Tonight, We Are One.

If I might just share a closing thought with you, a quotation from Hans Seyle, "REALISTIC PEOPLE WITH PRACTICAL AIMS ARE RARELY AS REALISTIC OR PRACTICAL AS DREAMERS THAT PURSUE THEIR DREAMS."

May we all stand and join together in a warm round of applause for all of the Honored Issei Pioneers tonight!

Two year later, on the evening of November 22, 1986, another Japanese American Council event of considerable magnitude called the "Nikkei or Japanese American Legacy of Orange County" was held at the Emerald Hotel in Anaheim. As with the previous event in Costa Mesa, this one was also emceed by Tritia Toyota. This event witnessed the presentation of three community-developed products. First, there was the release of a published novel, *The Harvest of Hate*, an epic story of the World War II exclusion and detention experience of Japanese Americans written by a Caucasian woman from Orange County, Georgia Day Robertson, who as a school teacher accompanied nearly 2,000 Japanese Americans from Orange County to the Poston Relocation Center in southwestern Arizona. Second, there were presented at this event 15 oral history books with Issei and older Nisei members of the Orange County Japanese American community. Those interviews done with the Issei were published in both the Japanese and English languages. Finally, this event saw the results of a "Historic Building Survey" done of pre-1940 Japanese American-related private and public building sites in Orange County.

One of the sites listed on the "Historic Building Survey" brochure that was prepared for distribution on the night of the 1986 event was the Garden Grove Language School. At the time of the outbreak of World War II, this was one of seven Japanese language schools in Orange County, with five of the others being in Talbert (or Fountain Valley), Anaheim, Laguna Beach, Irvine, and Stanton. The remaining Japanese language school was located right here in Costa Mesa. It was founded in 1930 by the Issei father of James Kanno, who later became the first mayor of Fountain Valley and the first mayor of Japanese ancestry of any mainland American city. First located in a school rented from the Costa Mesa school district at the northeast corner of Nineteenth Street and Harbor Boulevard, it was replaced with a building on the west side of Whittier Avenue, between Eighteenth and Nineteenth Street, built on a five-acre parcel that was gifted to the Japanese American community by Mr. Carl Spencer and his wife Fanny Weston Bixby Spencer, wealthy landowners who were especially benevolent to people of Japanese ancestry. But that is a long story and one that deserves to be told on another occasion, and not here tonight.

In any event, the description accompanying the photo of the Garden Grove Japanese Language School in the "Historic Building

Survey" read: "Erected in 1916-1917, Garden Grove's School served the large Japanese American community in that area. It was closed from 1942-1962, but is in use again today." As some of you here might know, the last part of the information given here back in 1986 is no longer strictly true, for the structure was razed a number of years ago.

I recall vividly hearing the news about the imminent destruction of the Garden Grove Language School building, from Clarence Nishizu, and my reaction to the news. As a historian of Japanese American life in this county and elsewhere, I was incensed to think that the Japanese American community of Orange County would stand idly by and simply watch an integral portion of their heritage slip away instead of making some reasonable arrangement for its preservation. I suppressed by urge to tell my good friend Mr. Nishizu very bluntly what I thought, which was this: 1) Countless Nisei and Sansei in Orange County had been beneficiaries of the ancestral heritage transmitted through this school and the wisdom of its teachers; 2) the reason this school was built in the first place was owing to the sacrifice of your immigrant farmer parents, the Issei, and you owe it to them to maintain this sanctified structure, irrespective of cost; and 3) many Japanese Americans in Orange County have achieved not only fame but amassed fortunes, so why don't

those of you who have been so blessed step in and stop the demise of the language school and, if necessary, move it to a suitable site where it can be not only preserved but also continued to be used for the purpose of community education for which it was originally built. But I did not say any of these things to Mr. Nishizu. In part, I remained silent because I did not quite feel it was my place as someone outside of the Japanese American community to offer such criticism. But a larger reason was that when Mr. Nishizu told me about the imminent fate of the Garden Grove Language School, he did so with a face that profoundly combined the emotions of shock, nostalgia, confusion, and sorrow. But the most important reason that I did not say anything to Mr. Nishizu was that I knew how much he cared about the Garden Grove Japanese Language School, but how still infinitely more he felt indebted to and appreciative of the Issei Spirit. I knew these things to be true both because he related them to me in our private conversations and, of far greater significance, he communicated them through me on his tape-recorded oral history interview to posterity.

In the published volume of Clarence Nishizu's interview, which is really a community history and not simply a personal history, Clarence tells how when he was only seven years old he was in the first class of

the Garden Grove Language School. He tells how at that age he would take the Pacific Electric Red Car in the morning at the Cordinez station located at the Magnolia and Orangewood crossing and, for a fare of five cents, travel to the Garden Grove station. He would then walk to the Fitz Grammar School east of Garden Grove Boulevard. Then, when public school was over, he would walk to the Japanese language school, after which he walked back to the Pacific Electric station to catch the Red Car home. Clarence recalls in his book how the other Nisei students at the language school, like him, came from poor families and, mostly went barefoot. His own mother had Clarence and his siblings wear stockings with holes in the heel upside down, and then after a hole was made in the other side of the stockings, she made use of the stockings as a mop to wipe clean the floors of the family home.

Clarence also relates in his oral history that one of his Garden Grove Language School classmates was a female student named Mary Masuda. Indeed, not only was Mary a student at the language shcook, but so also were all of her siblings, including her sister June Masuda, later June Goto, and her brother Kazuo Masuda. The importance of this connection is made clear by Mr. Nishizu when he relates in his oral history the following incident.

I was invited to fly to the White House . . . to witness President Ronald Reagan sign the Civil Liberties Act on August 10, 1988. Another person who was present for the signing ceremony was June Goto, sister of Mary Masuda who went to Garden Grove school with me. General Joseph Stilwell had posthumously honored their brother, Staff Sergeant Kazuo Masuda, in 1945 for extraordinary bravery in battle. At the ceremony on August 10, 1988, President Reagan remembered the earlier day and read a newspaper account of it:

> **"And now in closing, I wonder whether you'd permit me one personal reminisence—one prompted by an old newspaper report sent to me by a former internee. Here is what it says: 'Arriving by plane from Washington, General Joseph W. Stilwell pinned the Distinguished Service Cross on Mary Masuda in a simple ceremony on the porch of her small frame shack near Talbert in Orange County. She was one of the first Americans of Japanese ancestry to return from relocation centers to California's farmlands. Vinegar**

Joe Stilwell was there that day to honor Kazuo Masuda, Mary's brother. You see, while Mary and her parents were in an internment camp, Kazuo served as staff sergeant to ─the 442nd Regimental Combat Team. In one action, Kazuo ordered his men back and advanced through heavy fire, hauling a mortar. For 12 hours, he engaged in a single-handed barrage of Nazi positions. Several weeks later at Cassino, Kazuo staged another lone advance. This time it cost him his life.'

"The newspaper clipping notes that Mary Masuda's to surviving brothers were with her and her Issei parents on the little porch that morning. These two brothers─like the heroic Kazuo─had served in the United States Army. After General Stilwell made the award, the motion picture actress Louise Allbritten, a Texas girl, told how a Texas battalion had been saved by the 442nd. Other show business personalities paid tribute─Robert Young, Will Rogers, Jr., and one young actor said: 'Blood that has soaked into the sands of a beach is all of one color. America stands unique in the world, the only country not founded on race, but on a

> **way—an ideal. Not in spite of, but because of our polyglot background, we have had all the strength in the world. That is the American way.' The name of that young actor, said Reagan, "I hope I pronounce it right, was Ronald Reagan. And, yes, the ideal of liberty and justice for all, that is still the American way. Thank you and God bless you. And now, let me sign H.R. 442, the redress bill for Japanese Americans, so fittingly named in honor of the 442nd. Thank you all again, and God bless you all. I think this is a fine day."**

Mr. Nishizu, in relating this incident in his oral history, says: "Then the President signed the bill. I noticed that the first person whose hand the President shook after that was June Masuda Goto's. He used both of his hands, holding his left hand over her hand to indicate sincerity. It was a very special moment for me."

Mr. Nishizu told me repeatedly, both in his oral history and outside of it, that at the Japanese school in Garden Grove he and the other students were inculcated with the Spirit of Meiji Japan, "Be ye filial to your parents and loyal to your country." This is the reason, he

says, that older Nisei like U.S. Senator Daniel Inouye became famous. Their parents mandated: die if you must but never bring shame to our family and country. It is this spirit which accounts for Kazuo Masuda's heroic feat which brought honor to the entire Japanese American community. To have Kazuo Masuda, who went to Garden Grove Japanese School, receive such a high tribute and even be mentioned in President Reagan's singing of the 1988 Civil Rights Bill is a tribute, in truth, to the Issei.

Although the Garden Grove Language School building is no more, the spirit underpinning it still remains. It will certainly be a fitting tribute to the Issei to see that building's spirit transplanted in the agricultural setting of the Fullerton Arboretum on the campus of California State University, Fullerton, and particularly within its new educational complex that contains the Orange County Agricultural and Nikkei Heritage Museum. The first exhibition of this museum, which opens on February 10, 2007, will focus upon Japanese American Agriculture in Pre-World War II Orange County. I hope that many of you here tonight will be in attendance on that occasion.

THANK YOU.

Mary Adams Urashima
Urashima & Associates 714-374-8360 urashima@earthlink.net

Ricky Ramos, Senior Planner
City of Huntington Beach
Planning and Building Department
P.O. Box 190
Huntington Beach, CA 92648

September 14, 2011

RE: Wintersburg – Warner Nichols Public Comment EA 05-03
Notice of Preparation of a Draft Focused Environmental Impact Report / Initial Study for General Plan Amendment No. 05-001, Zoning Map Amendment No. 05-001

Mr. Ramos,

Please include the enclosed disc of documents and photos as part of the historical – cultural background on the Warner – Nichols property. This information supplements previously supplied historical information and oral histories supporting the unique status of the property as part of the history of Huntington Beach and Wintersburg.

This disc contains an extensive history of the Wintersburg Presbyterian Church and Furuta family property, and was compiled by the present-day Wintersburg Presbyterian Church as part of their centennial in 2004.

Thank you for your assistance.

Regards,

Mary Adams Urashima
Urashima & Associates
714-374-8360

RECEIVED
SEP 14 2011
Dept. of Planning
& Building

Wintersburg 1900 - 1929

Article of Incorporation

ARTICLES OF INCORPORATION

of

THE JAPANESE PRESBYTERIAN MISSION OF WINTERSBERG.

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, residents of the State of California, have this day voluntarily associated ourselves together for the purpose of forming a religious corporation, in which pecuniary profit is not our object, under the laws of the State of California; and we hereby certify:

FIRST:

That the name of this corporation shall be

THE JAPANESE PRESBYTERIAN MISSION OF WINTERSBERG.

SECOND:

That the purpose for which this corporation is formed are to establish a Japanese Presbyterian Mission Church at Wintersberg in Orange County, California; to purchase, own, rent, sell, mortgage and lease such real-estate, to erect, maintain and take care of such building or buildings, and to conduct such business as may be necessary for the purposes and objects of the said church.

THIRD:

That the principal place of business of this corporashall be at Wintersberg, Orange County, California.

FOURTH:

That the term for which this corporation is to exist is FIFTY YEARS, from and after the date of its incorporation.

FIFTH:

That the number of trustees of this corporation shall be seven, and that the names and residences of the trustees who have been elected to serve for the first year and until their successors are elected and qualified, are as follows:

NAMES:	RESIDENCES:
H. C. COCKRUM,	Westminster, California.
CHARLES C. JOHNSON,	Santa Ana, California.
HENSLER LARTER,	Huntington Beach, California.
J. J. NAKAMURA,	Huntington Beach, California.
M. FURUTA,	Huntington Beach, California.
I. TAWA,	Huntington Beach, California.
T. M. ASARI,	Huntington Beach, California.

SIXTH:

That this corporation has no capital stock.

SEVENTH:

That a regular meeting of the members of the Japanese Presbyterian Mission was held at its usual place of meeting, at Wintersberg, Orange County, California, on the 5th day of June, 1910, for the purpose of electing trustees and to form this corporation, for the purposes hereinbefore set forth; that said meeting was held in accordance with a resolution adopted at the last regular meeting of the said Japanese Presbyterian Mission of Winterberg held prior thereto. That at the first mentioned meeting, held on the 5th day of June, 1910, as aforesaid, the trustees hereinbefore named, were duly elected to serve for the first year, and until the election and qualification of their successors. That a majority of the said members of said Mission, who were present at said meeting, voted at said election; all of which is more particularly set forth in the certificate of the officers who conducted said election, hereunto annexed and made a part hereof.

IN WITNESS WHEREOF we have hereunto subscribed our names this 13th day of June, 1910.

H. C. Cockrum

M. Furuta

Charles C. Johnson

I. Tawa

Hensler Larter

T. M. Asari

J. J. Nakamura

STATE OF CALIFORNIA)
) ss.
County of Orange,)

On this 13th day of June, 1910, before me A. H. Burlingame a Notary Public in and for the County of Orange, State of California, residing therein, duly commissioned and sworn, personally appeared H. C. Cockrum, Charles C. Johnson, Henaler Larter, J. J. Nakamura, M. Furuta, I Tawa and T. M. Asari, known to me to be the persons whose names are subscribed to the foregoing instrument, and they acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my official seal the day and year in this certificate first above written.

Notary's Seal

A. H. Burlingame

Notary Public in and for
The County of Orange,
State of California.

STATE OF CALIFORNIA }
County of Orange. } ss.

On this 13th day of June,1910.before me, A.N.Burlingame a Notary Public in and for the County of Orange,State of California,residing therein,duly commissioned and sworn,personally appeared J. J. Nakamura and M. Furuta, who,being by me first duly sworn, each for himself deposes and says: That a regular meeting of the Japanese Presbyterian Mission of Wintersberg was held at the chapel of said Japanese Presbyterian Mission,at Wintersberg,in Orange County,California,on the 29th day of May,1910; that at said meeting a resolution was duly adopted by the vote of a majority of the members thereof then present,declaring the intention of the said The Japanese Presbyterian Mission of Wintersberg,at its next regular meeting,to-wit,the meeting held on the 5th day of June,1910, at said place,to elect trustees for the incorporation of the said The Japanese Presbyterian Mission of Wintersberg,to serve for the next ensuing year,and until their successors shall be elected and qualified,and to incorporate the said The Japanese Presbyterian Mission of Wintersberg. That due notice of the adoption of said resolution was given to the members of the said The Japanese Presbyterian Mission of Wintersberg,and that,in accordance therewith,on the said 5th day of June,1910,a meeting of the members of the said The Japanese Presbyterian Mission of Wintersberg was held at its chapel in Wintersberg,Orange County,California; That at said meeting J. J. Nakamura was elected to serve as Chairman,and M. Furuta was elected to serve as Secretary. That a majority of the members of the said The Japanese Presbyterian Mission of Wintersberg who were present at said meeting voted at the said election of Trustees,which was then and there held; and that at said election H. C. Cockrum, Charles C. Johnson, Hensler Larter, J. J. Nakamura, M. Furuta, I Tawa and T. M. Asari,were duly elected

trustees of the said The Japanese Presbyterian Mission of Winters-burgto serve for the first year and until their successors were elected and qualified. That the said J. J. Nakamura was elected Chairman,and the said M. Furuta was elected Secretary to conduct said election of trustees; and all of the facts set forth in the above and foregoing Articles of Incorporation are true.

J. J. Nakamura

CHAIRMAN.

M. Furuta

Secretary.

Subscribed and sworn to before me
this 13th day of June, 1910.

(Notary) A. H. Barbier

State of California } ss.
County of Orange }

I, W. B. WILLIAMS, County Clerk and Ex-officio Clerk of the Superior Court, do hereby certify the foregoing to be a full, true and correct copy of the original on file in my office.

WITNESS my hand and the seal of the Superior Court this 29 *day of* June *1910.*

(Seal)

W. B. Williams, *County Clerk*

By ....., *Deputy Clerk*

Chapel Contract 1909

Specifications

For Chapel. Size 18 x 40 ft.

Middleburg Col

The Contractor shall furnish all materials, scaffolding, labor transportation etc. required for the performance of the work herein specified, except as otherwise particularly mentioned

All materials are to be the best of their several kinds in quality as herein specified; All labor is to be performed by skilled workmen and both are to be subject to the approval of building Trustees

The drawings and specifications are intended to illustrate each other, generally, so that what is shown in one and not mentioned in the other, or vice versa, or anything omitted from both or either, but required for the proper completion of the various branches of the work., is to be furnished or done by the Contractor,

At the completion of the work, the contractor shall remove all rubbish and surplus material left by him, shall repair any damage to his work, no matter by whom caused (fire excepted) and leave the premises clean, and in perfect repair and order,

Mud sills are to be good merchantable Redwood 2 x 8 on sides of building and one through the center well bided and level

Posts set on center of sills. corner posts 3x4 and 3x4 posts on joists 2x4 posts 24" on centers. other than joists

Floor sills to be 3x4 o.p.

Floor joists 2x6 - 18 ft long. sized on bearings. 24" on center

Braces to joists and bottom of posts on sides of 1x3 all nailed

Floors to be good 1x6 - 3x6. of select material.

Walls to be 1x12 - 10 ft long o.p. and battens of ½x3 - red wood #1

Plates to be ~~solid dead~~ 2x3 - o.p. clear & straight.

Rafters to be 2x3 - 36" on centers and ends to project twenty four inches over walls - and projecting ends to be covered solid with 1x6 surfaced side down and rafters covered with 1x3 - o.p. 6" on centers

Shingle with #1 red wood shingles 5" to the weather joints well broken with 5x6" saddle board. base and corner boards to be surfaced door & window casing all to be surfaced of #1 material.

Hand rail on front porch to be 3x4 - surf 4 sides and cut neatly between 4x4 R.W. Posts on corners Gables to be made of #1 material free from defects.

Windows to be 2-6x5-1-2 light and lip sill and o.g.

Doors to be 5 Panel Cut of good quality.

runn sash locks. on all windows
put on good mortice locks on all doors
Put on 1x6 waincot- ceiling select material 4 ft high
audo cove, and 1x2-3/4 mould cap. and 7/8 1/4 round
on top at back corner
Ceiling over head to start at well out line
of bottom of rafters and follow rafters
about 30" and then follow on 2x4 collar beams
and down rafter opposite side to same
height-. 2x4 collar beams on all rafters.
Steps to be 1x12 - 5 ft long run all across the steps
in front and width of porch. steps to be
of same material behind but 3-6 long and
using clear 1x8 riser RW and fill in on ends with ceiling
Cut on 1x5 casing inside round of good select-
material with 4" apron below all windows 1x8" one
out side with champered top. corboards to be 5" wide
Below boxing walls put on 3/8 x 1 1/2" red wood lath
diagonal ⧄ around entire building & porches of
good clear material
The walls must all be covered with good lining
of cloth and well tacked when stretched tight.
and covered with good ingrain paper colors selected
by owner or a building Committe

4.

All
colors selected by the owner
Roof and walls to receive one coat of paint
All material to be used is to be good selected stock
and all work done in a good workmanlike
manner.

Partitions to be placed where ordered by owner
and to be finished same as other walls and
inside with door 2-6 x 6-6 Col. design

Agreement.
(Duplicate)

This agreement made and entered into this 28th day of Oct. 1909 by and between John J. Nakamura, the president of Japanese Mission Building Committee at Winersburg, Orange Coty. State of California, party of the first part, and J. Mori, party of the second part; both parties being residents of Orange Coty., Cal.

This agreement is stated in the Specification.

For the above stated contract, the second party is authorized to receive six hundred and seventy five dollars and eighty five cents

(#675(85.): wherein he received three hundred dollars (#300.00) for the advance payment: the balance payment being three hundred and seventy five dollars and eighty five cents (#375.85) the ~~for~~ second party is authorized to receive when the whole work is performed.

The first party,

J. J. Nakamura.

F. Maeda

The second party,

J. Hori

Constitution

The Constitution of
The Japanese Presbyterian Mission of Watsonville.

I Name.

This corporation is called the Japanese Presbyterian Mission of Watsonville, Calif.

II Object.

The purpose of this corporation is religious, and is formed after the constitution of the Presbyterian Church, and under the laws of the State of Calif.

III Members.

The members of this corporation shall consist of two classes:—

1st. Friends and supporters — those who are in sympathy with the work and will give it their moral or financial support.

These shall have no vote except in financial matters and the election of Trustees.

2nd. Those who have accepted Jesus Christ as Savior and have been baptized, and are members of the First Pres. Church of Watsonville.

These shall be entitled to vote on all matters pertaining to the work of the Mission.

IV. Executive Committee.

There shall be an Executive Committee elected by the Trustees, which shall consist

of the ~~pastor or~~ superintendent and five others, three of which shall be Trustees.

This Committee shall make By-laws and have direct over sight of the work of the Mission.

V. Meetings

The Executive Committee shall meet once a month; Special meeting may be called by the Chairman of the Committee

The General Members shall meet once a year at a fixed time; and if the Executive Committe thinks necessary, ~~they~~ may have special meeting of the general members.

VI. Finance.

The ~~Expenditure shall be~~ made of offerings or pledges or other incomes.

~~VII~~ Trustee.

The Trustee of this corporation has full power for the property of the corporation for the purpose and object of it, under the laws of the State of California.

VIII. Amendment.

This constitution maybe amendended by a two-thirds vote at any annual ~~general~~ meeting, provided ~~the~~ notice of the proposed Amendment shall have been ~~inserted~~ stated in the announcement ~~call~~ for the meeting.

II Object

The purpose of this corporation is religious, and the work and teaching of this Mission shall be in accordance with the Constitution and Confession of Faith of the Presbyterian U.S.A.

V Meetings.

The Executive Committee shall meet once a month. Special meeting may be called by the Chairman of this Committee.

The general members shall meet on the last ~~1~~ 1st of March each year, for the purpose of ~~receiving~~ electing Trustees and hearing reports of the work of the Mission, and the transaction of such other business as may be necessary. This Annual meeting shall be announced the preceding two Sundays ~~previous~~.

VII. Trustees.

At the annual meeting as provided for in Article Five, there shall be seven Trustees elected by ballot for a term of one year a majority of whom shall be members of the First Presbyterian Church of Westminster.

VI Superintendent

At the annual meeting a Superintendent shall be elected for one year. ~~members of both classes~~

In case the office of Superintendent becomes vacant before the expiration of the year, the Executive Committee shall have power to appoint a Superintendent to act until the next annual meeting.

Residence Contract 1910

1

Wintersburg Cal Jan 22 1910

J Hori agrees to build for Residence of Japanese Mission at Wintersburg Orange County State of California.

As following Specification

Size 20x22 4 Rooms Cattey. Front Porch 5x10 Mud sills are to be Marchandable Red Wood 2x4 on side of building Post set on sill Corner Post 3x4 R.W. and 2x4 Post 36 in on Center. Floor sill to be 3x4 op Floor Joist 2x4 20 ft long on bearing 24 in on Center. braces to Joist and bottom of post on Side of 1x3 op. Well Nailed all floor to be ½ 1x6 T.G. Walls to be 1x12 9 ft op and Batten of 5/8 x3 op. Rafters to be 2x3 op Back Rooms rafters to be 2x4 op 36 in on Centers and ends to project 12 in over Walls and projecting ends to be Covered Solid with 1x4 Surfaced side down, rafters Covered with 1x3 op shingle with #1 R.W. shingles 5 in to the Weather. Case and Corner boards to be

Surfaced. Doors and Windows Casing all to be Surfaced of #1 Matirial. Hand rails on Front Porch to be 2×4 D4S RW and Cut Neatly between 4×4 RW D4S post on Corners Windows to be 3-6×5-1½ Light Lip and O G Doors to be 4 Pan 1¼ 2-6×8-6 Good Quality 3 Windows to be hung with equal Weight ~~on~~ Pulleys and Sash locks ~~one~~ 5 Windows Put on Good Mailice Locks on each Doors Cieling and Walls of Front 2 Rooms Coverd with linning of Cloth and well ~~tight~~ tacked When stretched tight and Coverd with ~~cloth~~ paper. Color Selected by Building Committee. Painting all Surfaced Work to receive Two Coats of Mixed Paint ~~,~~ Roof Wall Fence and Toilet to be One Coat of Stain Fencing Post 3×4 RW 10ft Part. 5ft high Coverd with Wire Netting 270 L feet Toilet 4×6. Beside 4ft Trinee place all stained Out side all Colors

Selected by building Committee all Materials Furnished by J Hori all work Done in a Good Workman like Manner

Six feet Bench ; twelve in number.

Agreement
(Duplicate)

This agreement made and entered into this 30th day of January 1910 by and between John J. Nakamura, the president of Japanese Mission Building Committee at Winersburg, Orange Coty., State of California, the party of the first part, and J. Isori, the party of the second part: both parties being residents of Orange Coty., California.

This agreement is stated in the Specification.

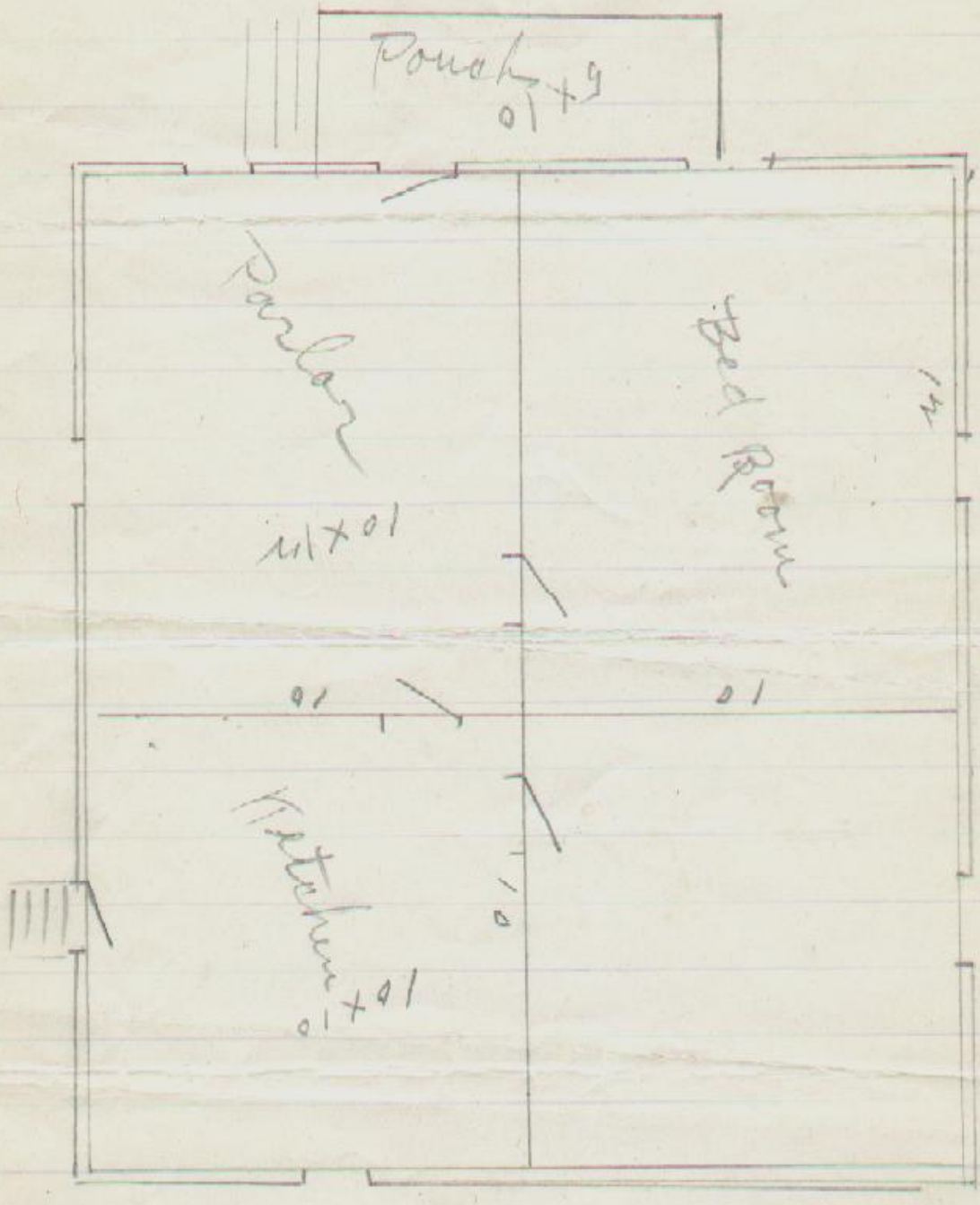
For the above stated contract, the second party is authorized to receive four hundred and twenty five dollars ($425.00): wherein he received two hundred nineteen dollars and sixteen cents ($219.16) for the advance payment: the balance payment being two hundred five dollars and eighty four cents ($205.84) the second party is authorized to received at the 30th day of June, 1910.

The first party: J. Nakamura.

J Nakamura

The second party: J. Isori

J Isori


Parlour
Bed Room
Kitchen

Resolution of 1910

May 29, 1910.

RESOLUTIONS.

Resolved:-

1. That we form an incorporation to be known as "The Japanese Presbyterian Mission" and located at Wintersburg, California.

2. That the purpose of this incorporation shall be spiritual and intellectual improvement.

3. That Sunday June the 5th be appointed as the time for the election of ~~Directors~~ Trustees for said incorporation, notice of which election is hereby given.

We hereby enroll our names as friends and supporters of the Japanese Presbyterian Mission at Wintersburg, California.

Name	Address.
J. J. Nakamura	Wintersburg
C. M. Furuta	do
K. Tanaka	do
S. Matsushima	do
S. Tawa	"
S. Inouye	"
N. Nihira	"
Saishikata	
S. Ito	do
O. Tsukino	"
K. Kawaguchi	"
S. Kaino.	"

決議

一、耶蘇降生千九百零拾五年五月廿九日
　　本人ハ茲ニ一法人ヲ結社シ、日本人
　　長老教會傳道館ト名ケ、加州
　　「ロサンゼルス」ニ置ク。

二、右結社ノ目的ハ、心靈上及智識上
　　ノ改善ニアル。

三、右結社ノ財産保管人ハ理事ヲ
　　右ノ通リ定メ、毎年五月七日ノ日曜日ニ行フヲ
　　通告スルコト。

以上

決議通告長　中村順三

立會書記　古田光次

ロサンゼルスバージョは女人長老
教会傳道館會員會友
名簿。

注意、會員會友ト称スル人ハ必ズ
毛金錢ヲ納付スル者ノミヲ言フニ非ズ、
ソノ言フ所ヲ實行スル者ヲ言フ、

K. Akiyama

K. Togo.

N. Oyama

K. Dateda

T. Ohno

K. Tsuchiya

H. Inuta.

T. Izuta

K. Nakamura.

H. C. Cocksun.

Jas. S. Kimoi.

U. Hara.

Y. Yasutake

K. Ito

Mrs. K. Ito.

D. Shigematsu.

Mrs. T. Shigematsu.

Y. Egawa.

E. Hori

H. G. Noguchi.

J. Fujita

M. Tagami R.D.5 Santa Ana

of Ito Huntington Beach

1930 Church History

REV. K. KIKUCHI, M. TH.
PASTOR

JAPANESE PRESBYTERIAN CHURCH
OF WINTERSBURG
HUNTINGTON BEACH, CALIFORNIA

PHONE H. B. 5654

April I, I930

A BREIF REPORT OF THE PRESBYTERIAN MISSION OF WINTERSBURG

HISTORY: This Mission was opened on the Christmas season of I904 by the members of the Westminster Presbyterian church and Rev.Terazawa was the first Japanese pastor. One of the oldest Japanese churches in Southern California. (Now there are three Japanese Japanese Presbyterian churches and one mission,and there are Japanese churches in So.Calif. thirtyin all denominations). And our Mission was for the past 26 yers ten Japanese pastors had served in this mission and was the only center of the Japanese community in this vicinity.

PROPERTY OF THE MISSION: Land I50ft by 50ft,corner lot of church member's gold fish farm. (value $). Chapel I8ft by 40ft one room only. Manse 20ft by 20ft (value $) both were built 20 years ago.

The SITUATIONS OF THE JAPANSE PEOPLE IN ORANGE COUNTY:
Population 2000 (include children). Most of them are farmers (orange, chili peppers, vegetables). 350 families and about 60% Of the Japanse children attend to Sunday schools in this County.
There are two main Japanese churches in the County ,our church in the West and Anaheim Japanese M.E.church in the East of the County though there are only I/5 Japanese group near Anaheim while we have larger Japanese community. Also there are two other Japanese pastors one is Baptist just started last year and the othe is independent who is by working as a farmer but they dont have any regular meeting and only few two or three christian families which belong to them.
And the peculiarity is the Japanese language schools among the J Japanese communities all over California most of them are conducted the Buddists. In Orange County there are five Japanese language schools some of them belong to the churches but are weak than the Buddists' influence.300 school children attend ,and their expencs run $7000 a yr.
WINTERSBURG VICINITY: (Where most of the Japaneseare; Huntington Beach Garden Grove, Talbert, Santa Ana). There are over I50 families aroud this vicinity, most of them are dry chili pepper farmers they raise half million dollars a year production from peppers. Also there are three bid gold fish farms owned by our church members.

Recently more Japanese people are coming in this County, for the last year more than 50 families removed here from Moneta and Compton. They are strawberry farmers. Some of celery farmers removed from Venice here too close our Mission. Also beans farmers are increasing along the coast line of Laguna Beach where we started our new Sunday school last year. We count about 200 labourers in the strawberry ranches who just came from other places. Our mission was for a long time the leading center of the Japanese community. 90% of the Japanese children attend from the Japanese families near our mission to S.S.
Some people come our church far from I0 or I5 miles on Sunday.

MISSION WORK: For the last year 22 were baptised fy the pastor(II were children) and entered in our Mission. We started a new Sunday school at Laguna Beach. ACTIVE MEMBERS 24 ,children 22. (4 Japanese trustees) C.E.MEMBERS 32 ,5 officers. S.S. I24 enrolled,8 teachers.
REGULAR MEETINGS; S.S. I0-II A.M.every Sunday. Junior service II-II:30a.m. Morning service II:30 - I2:30. Sunday School(Laguna Beach) 2:30 P.M. C.E.meeting 7:30 P.M. Prayer meeting Wednesday night. Joint meeting once a month. Family meeting twice a month.
Language School Saturday. (20 children)

Gift Letter

HALSELL DRUG CO.
PRESCRIPTION PHARMACISTS.
DRUGS, CHEMICALS, TOILET ARTICLES, PERFUMES, RUBBER GOODS, ETC.

HUNTINGTON BEACH, CAL., Nov. 21, 1911. 19

J. K. Inagawa,

Wintersburg, Cal.

Dear Sir & Brother:-

Enclosed you will please find a Five Dollar ($5) bill which we are sending you to apply on your indebtness to your Chapel. It is not very much, and trust tho that you will get a number such offers.

May God bless you and your work among the Japanese and may your efforts be crowned with the bringing of many souls to Christ.

Yours fraternally,

Halsell Drug Co.

C. H. Darling.

Insurance Policy

CALIFORNIA STANDARD FORM COUNTY FIRE INSURANCE POLICY

No. 18847 **THIS POLICY CONTAINS LIMITATIONS OF LIABILITY NOT PERMITTED IN THE CALIFORNIA STANDARD FORM** Amount $ 1125.00

No Other Insurance Permitted Except by Agreement Endorsed Hereon or Added Hereto.

The Orange County Farmers Mutual Fire Insurance Company

OF ORANGE COUNTY, CALIFORNIA

Chartered June 30, 1898. SANTA ANA, CALIFORNIA

By This Policy of Insurance THE ORANGE COUNTY FARMERS MUTUAL FIRE INSURANCE COMPANY of Orange County, in consideration of ----Twelve & 40/100----Dollars, and the obligation as described herein and in application, does accept as a member and insures ----Trustees of Presbyterian Mission----against loss or damage by fire during a term of three years, commencing at noon on the twenty-ninth day of August, one thousand nine hundred and twenty-four, and terminating at noon on the twenty-ninth day of August, one thousand nine hundred and twenty-seven, to the amount of ----One Thousand One Hundred Twenty Five ($1125.00)---- Dollars On the following property, to-wit:

DWELLING HOUSE FORM (BUILDING AND CONTENTS)

On the following described property, all situate, at Wintersburg, County of Orange, State of California.

* 1. $ 400.00 On Dwelling No. 1.
* 2. $ Nil On Dwelling No. 2.
* 3. $ " On Dwelling No. 3.
* 4. $ 125.00 On Household Furniture therein, including wearing apparel, provisions, paintings and pictures, plate and plated ware.
* 5. $ Nil On musical instruments therein.
* 6. $ " On library therein.
* 7. $ " On garage.
* 8. $ 600.00 On Church Building & Contents.
* 9. $ On
*10. $ On
*11. $ On

*No insurance attaches under any of the above items unless a certain amount is specified and inserted in the blank immediately preceding the item.

"Restrictions in Case of Specific Insurance." No article or piece of personal property separately insured for a specific amount under this, or any other policy, is covered by this policy except for such specific amount, if any, named herein.

Other insurance permitted where the consent of this Company is obtained and when the total insurance does not exceed 75% of the actual value of the insured property.

Loss, if any, on building only, subject however to all the terms and conditions of this policy, payable to Trustees Presbyterian Mission.

The provisions printed on the back of this form are hereby referred to and made a part thereof.

Attached to Policy No. 18847 of the Orange County Farmers' Mutual Fire Insurance Company.

Office at Santa Ana, California. Dated August 29th. 1924.

Secretary

FOR OTHER PROVISIONS SEE REVERSE SIDE OF THIS RIDER

DWELLING HOUSE FORM (BUILDING AND CONTENTS)

On the following described property, all situate,

at Wintersburg, County of Orange, State of California.

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Secretary

FOR OTHER PROVISIONS SEE REVERSE SIDE OF THIS RIDER

Reasons to Build the Church

教會堂建設趣意書

排日運動の米國に起りてより既に久し而して其の排日感情年々強く其の運動方法亦年々大ならんとす抑も排日運動たるや、人道上許す可からざる卑しき感情の表現なると共に帝國並に在留同胞に取りても亦た忍ぶべからざる一大侮辱たるなり、帝國海外發展の大事を思ひ且つは各自の將來に注意を拂ひ大和民族の眞價を世に紹介し、吾人一等國民の面目を思ふ者、先づ排日運動の全滅を希望すると共に進んで力を之れに盡す可きなり、而して吾人の之れに對して取る可き方法多しと雖も玆に吾人の忘る可らざる重要なる二問題あり、一、野心家の物にせんとする運動或は排日をビジネスとしてパンを得んとする一派の運動よりも『日本人は何んとなく好かぬ』と云ふ即ち一般に渡る感情が更に恐るべき排日運動となりて現はるゝ事なり、二、米國民は、日本人が中々に想像も出來得ざる程の宗教的國民なる事之れなり。

されば吾人日本人が若しも宗教上何等の機關なく靈性修養の何等場所なくして日を送らんか米國人は遂に吾人を以て人間の靈性を重んぜざる下等の民族なりと誤解するに至るも亦無理なきなり。

當地には教會なるものありと雖も雖は一定の建物もなくして、白人の社會組織と甚だ異るが故に日本人の信用上大なる關係あるのみならず、動もすれば宗教思想なき下等なる國民と誤解せらるゝを恐るゝなり、之れ實に吾人が教會堂を新たに建設せんとする理由の一なりとす。

『米國人は宗教的國民なり』去れば吾人が其の宗教に於て又は其の感情、思想に於て彼等と調和を計り事業の發展と共に靈性の發展を思ひ、更に修養に修養を重ねて、古來世界の花と呼ばれたる大和民族の武士道に世界的宗教の洗禮を施し、以て其の品性の高潔にして日本人の人格の慕ふべきものなるを示すを得ば、米人間より、『日本人は何んとなく好かぬ』との感情を全く除き去り得るのみならず、一部野心政治家が如何なる口實を設くるとも、却つて『日本人は何んとなく慕はしき國民なり』との感情を米國一般の民心に作るを得べし、斯くて排日運動に對して米人間より有力なる反對黨を出し、終には排日思想を根底より打破するを得べし、之れ實に吾人オレンヂ郡同胞の修養機關の本營として適當の建物を得んとする理由の第二なり。

第三の理由は最も簡にして最も大なり、曰く、吾人が肉体の飢渇を滿足せしめんが爲めには各自に食堂を有するが如くに、吾人の渇ける靈魂に滿足を與へんが爲め、飢ゑ渇ける靈性の集會場として一の教會堂を要するなり。

之れ實に吾等が多數同胞の賛助を得て此處に一の教會堂を建立せんとする三小理由なり。

希くは國を愛ひ、自己を思ひ、且つは人道を愛する諸賢の大なる御賛同あらん事を。

右建物豫算額金千五百弗

右發起人

ウキンタースバーグ	渡邊好	タルバート	田井增次郎
	淺利鶴松		矢野宇太郎
	田和亥之太		寺田菊次郎
同西部	茅野恒司		江川宥盛
	松本卯平次		西村茂彦
	安武雪太郎		入江米太郎
スメルザー	加古清一	パンテングトンビーチ	宮脇安松
	浦野音吉	サンタアナ	太田鴻次郎
	古田光次		福田吉太郎
ガーデングローブ	渡邊俊吉	ボルサ	入江國藏
			伊達波之助
			堀榮次郎

Photographs

JAPANESE
PRESBYTERIAN
MISSION
1911

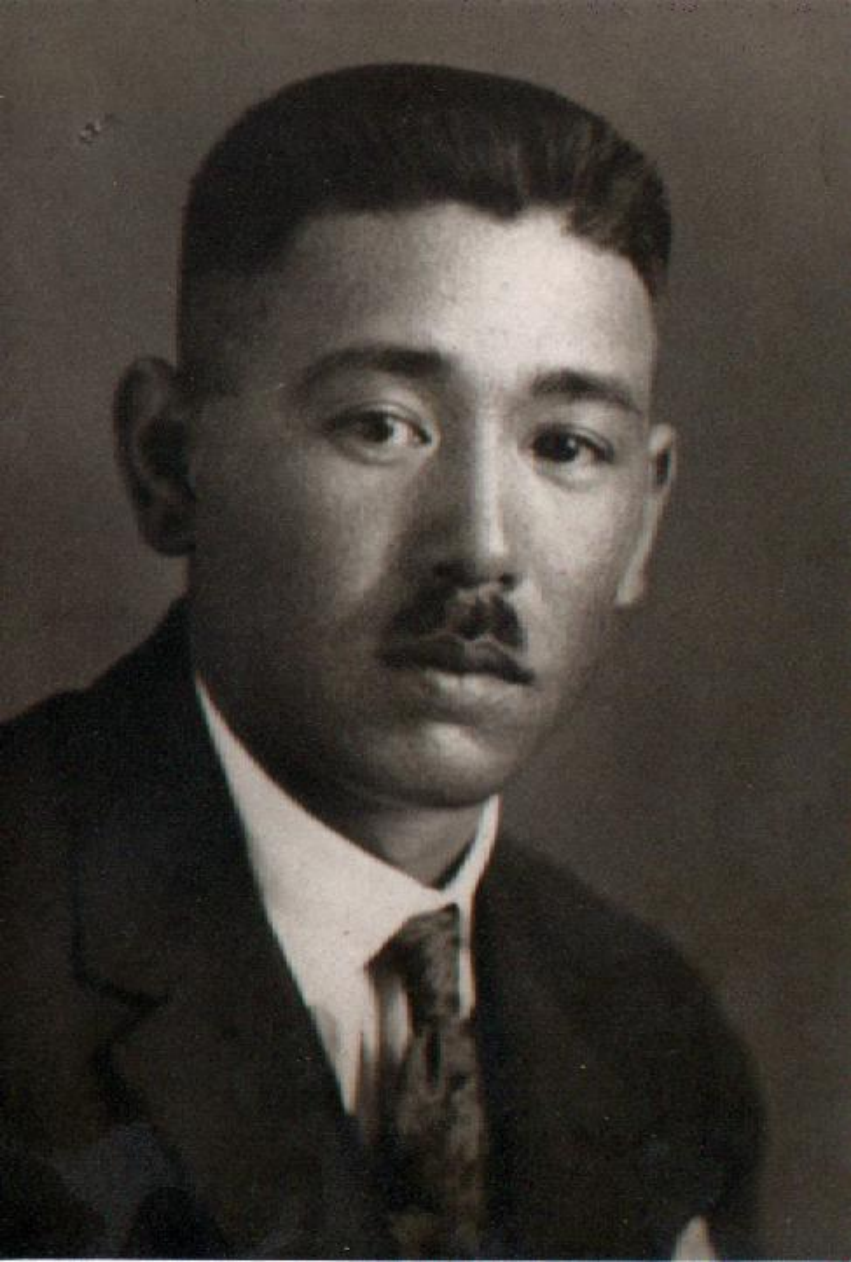
8th marriage
At Wintersburg

8th marriage
At Winterburg

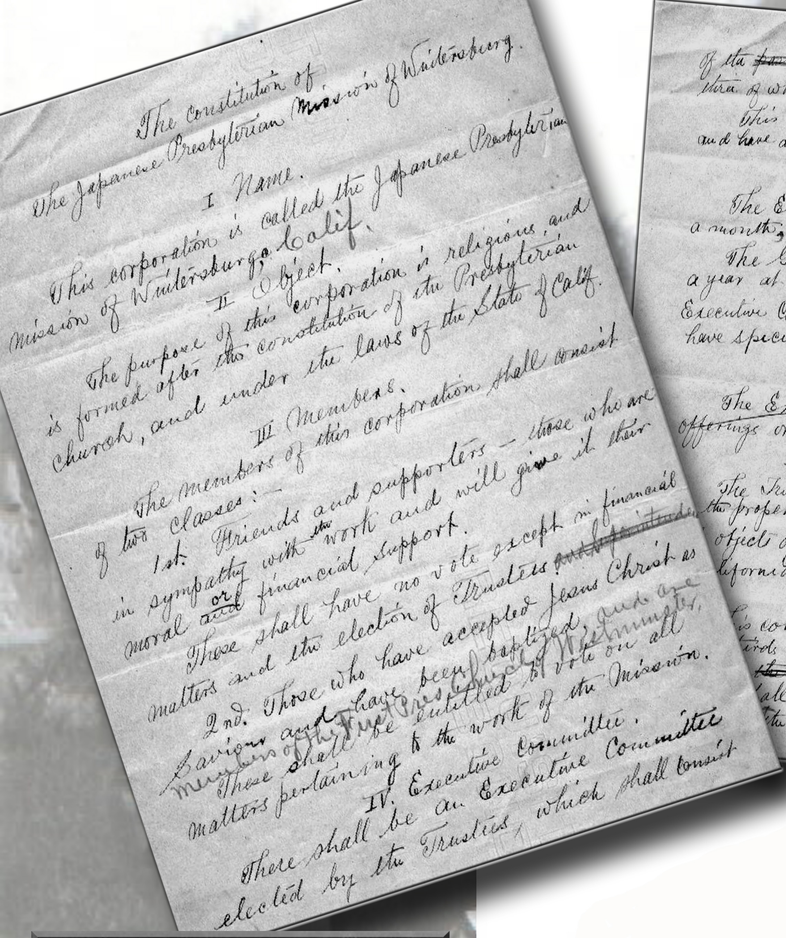
渡邊菊地新旧両牧師送迎會 オレンヂ郡スメルザ、ウヰンタースバーグ教會ニ於テ
大正十五年九月五日
移川写眞館

THE NEW CHAPEL
JAPANESE PRESBYTERIAN CHURCH
OF WINTERSBURG, FOUNDED DEC. 1904

Rev. J. V. Millar Taken about 1920
Formerly at Westminster, Calif.



1910 - 1919


The Constitution of
the Japanese Presbyterian Mission of Wintersburg.

I Name.

This corporation is called the Japanese Presbyterian Mission of Wintersburg, Calif.

II Object.

The purpose of this corporation is religious and is formed after the constitution of the Presbyterian church, and under the laws of the State of Calif.

III Members.

The members of this corporation shall consist of two classes:—

1st. Friends and supporters — those who are in sympathy with the work and will give it their moral and financial support.

Those shall have no vote except in financial matters and the election of Trustees.

2nd. Those who have accepted Jesus Christ as Saviour and have been baptized, and are members of the Presbyterian Church.

These shall be entitled to vote on all matters pertaining to the work of the Mission.

IV. Executive Committee.

There shall be an Executive Committee elected by the Trustees, which shall consist of the pastor or superintendent and five others, two of which shall be Trustees.

This Committee shall make By-laws and have direct oversight of the work of the Mission.

V. Meetings

The Executive Committee shall meet once a month. Special meeting may be called by the Chairman of the Committee.

The General members shall meet once a year at a fixed time; and if the Executive Committee thinks necessary, they may have special meeting of the general members.

VI. Finance.

The Expenditure shall be made of offerings or pledges or other incomes.

VII Trustee.

The Trustee of this corporation has full power to the property of the corporation for the purpose object of it, under the laws of the State of California.

VIII. Amendment.

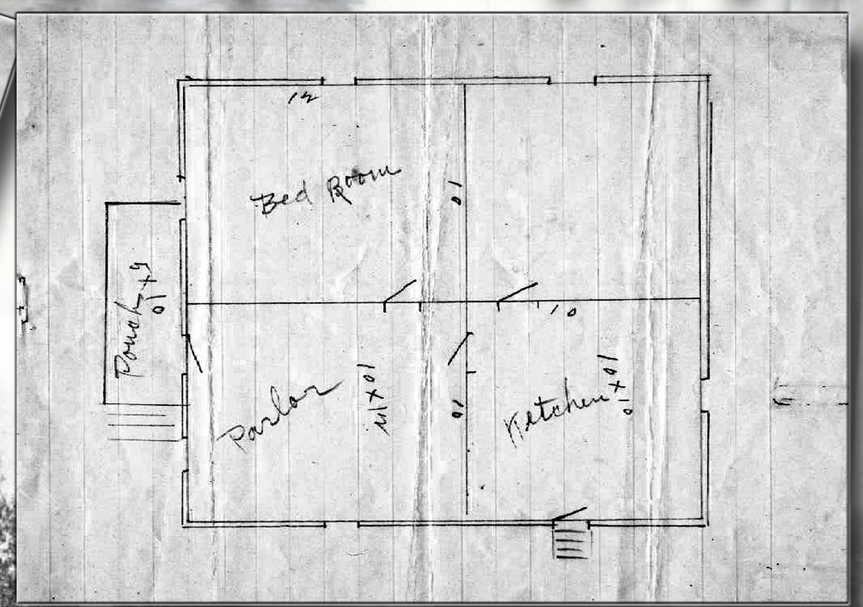
This constitution maybe amendended by two-thirds vote at any annual meeting, notice of the proposed Amendment shall have been given in the meeting.

II Object

The purpose of this corporation is religious, and the work and teaching of the Mission shall be in accordance with the Constitution and Confession of Faith of the Presbyterian U.S.A.

V Meetings.

The Executive Committee shall meet once a month. Special meeting may be called by the Chairman of the Committee. The general members shall meet on the last of March each year, for the purpose of electing Trustees, hearing reports of the work of the Mission, and the transaction of such business as may be necessary. Annual meeting shall be announced



Above: The Reverend J.K. Inazawa and his wife served in the mission between 1911 and 1912. Pastors and their families lived on the property in a small structure built next to the chapel. The living quarters measured a mere 22x20 ft.

Upper Left: A rough draft of Wintersburg's constitution, ratified on July 1, 1910. Notice the many corrections made duringthe revision process. Although it was written over 90 years ago, theconstitution remains much the same as it did at its inception. According to Article 1, "the purpose of this corporation is religious, and the work and teaching of this Mission shall be in accordance with the Constitution and Confession of the Faith of the Presbyterian Church, U.S.A."

Left: Congregational photograph taken March 8, 1910. At the time Wintersburg opened its doors, roughly 800 Japanese lived in Orange County. The Mission provided many of them with work in the agriculturally rich area. The Congregational Church at Santa Ana, the Baptist Church at Garden Grove, and the Friends Church at El Modena, each opened its own work for local Japanese.

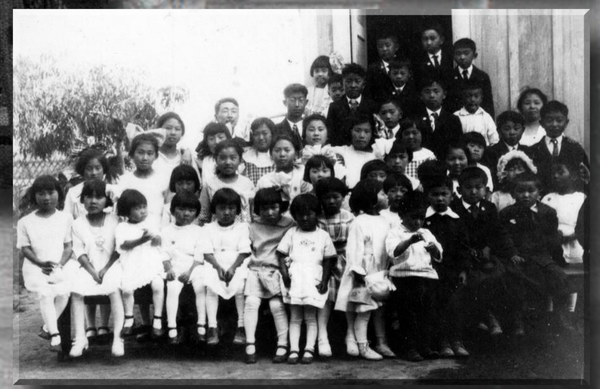
Above: The original blueprint for the manse, drawn up on January 20, 1910 by architect and general contractor J. Hori, the same individual who built the chapel. The manse was constructed for a sum of $425.

Below: Another occupant of the pastor's residence was the Reverend Y. Oikawa, pictured here in 1917 with his wife. Reverend Oikawa served the mission between 1913 and 1917.

Left: A growing congregation poses for a late summer photograph, taken September 5, 1926. Within a few years the mission membership would demand the construction of a larger chapel.

Below: Reverend. J.W. Millar served as pastor at Westminister church between 1901 and 1906. He was instrumental in the forming of Wintersburg Mission. Reverend Millar worked closely with Reverend Terasawa during the formation of Wintersburg Mission.

Below: Reverend Kenji Kikuchi served as pastor of the Wintersberg between 1926 and May 18, 1936. Although members of church faced difficult economic conditions during the Great Depression, the congregation continued to contributed sacrificially to the mission. Situated in an agricultural society, farmer found it difficult to make ends meet. By the Grace of God and the leadership of Reverend Kikuchi, Wintersburg and its members to weather the economic storm and continued to prosper.



1920 - 1929

Above: Mrs. Furuta stands in front of the chapel. Services were held every Sunday in Japanese to a predominately Japanese speaking congregation. This tradition continues today as Wintersburg conducts two services each Sunday, the first in Japanese, and the second in English.

Right: The mission proved to be a popular destination for recent immigrants. The mission enabled immigrants to interact with others, to learn about the American culture, and to gain knowledge about Christ and Christianity. Most newcomers brought their children, who like their parents, benefited from the interaction. Sunday School attendance rose rapidly.

Wintersburg 1930 - 1955

Photographs

TANAKA PHOTO STUDIO
L. A.
AT THE DEDICATION OF THE NEW CHAPEL
30th ANNIVERSARY OF THE MISSION
JAPANESE PRESBYTERIAN CHURCH OF WINTERSBURG
DECEMBER 9th, 1934

スノルサ日本人會創立第三十周年紀念大祝賀會
昭和十年四月二十七日
TANAKA PHOTO STUDIO
L.A.

JAPANESE PRESBYTERIAN CHURCH OF WINTERSBURG
AT THE CHURCH ORGANIZATION
MAY 16TH 1930

JAPANESE PRESBYTERIAN MISSION 1910
REV. R. A. WEED
PASTOR OF THE MOTHER CHURCH
REV. K. TERASAWA
THE FOUNDER OF THE MISSION
JAPANESE PRESBYTERIAN CHURCH OF WINTERSBURG
AT THE CHURCH ORGANIZATION
MAY 18TH 1930

PASTOR
WELCOME

Farewell Banquet to Toshito Satow
by the
Japanese Chamber of Commerce
Los Angeles, California - Dec. 28, 1935

4400

TANAKA PHOTO STUDIO
L.A.

AT THE DEDICATION OF THE NEW CHAPEL
30th ANNIVERSARY OF THE MISSION
JAPANESE PRESBYTERIAN CHURCH OF WINTERSBUR
DECEMBER 9th, 193

CHAPEL
E MISSION
IAN CHURCH OF WINTERSBURG
DECEMBER 9th, 1934

1930 - 1939

Wintersburg Presbyterian Church

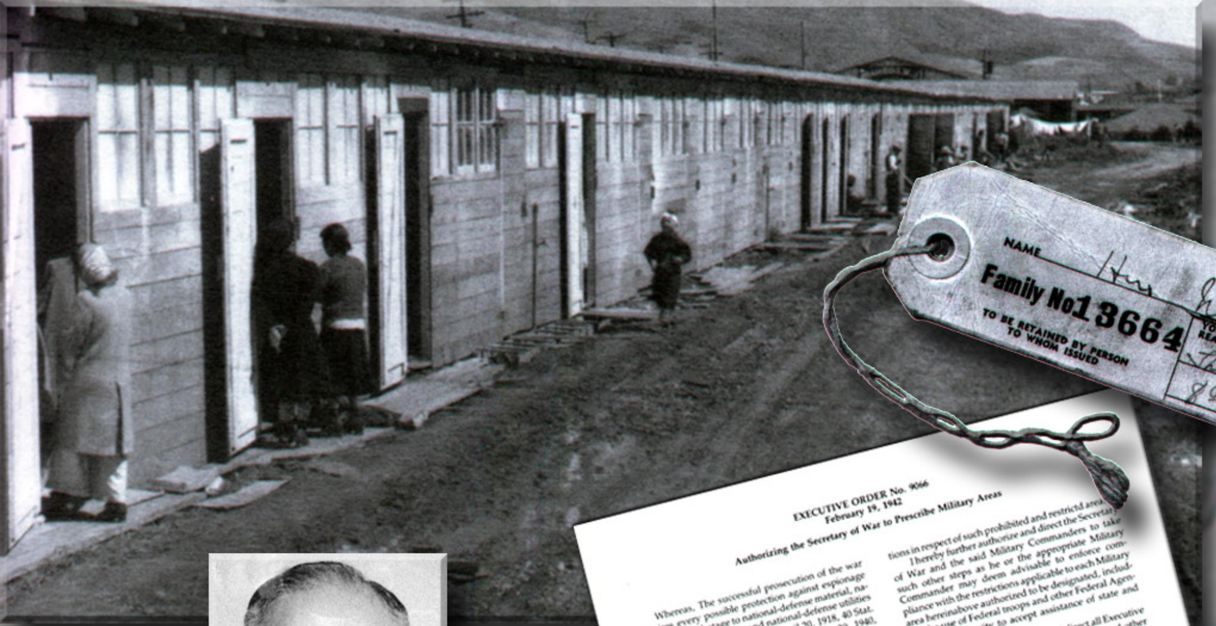
Above: Growth of the mission is evident in this congregational photograph, taken on May 18, 1930. With God's blessing on the mission work, Wintersburg eventually gained church status, and was organized in 1930 as the Japanese Presbyterian Church of Wintersburg.

Below: As a means of staying active in the community, many early pioneers of the church participated in the Japanese Chamber of Commerce, as evident in this December 28, 1933 photograph.

Right: Reverend R.T. Takayama served as Wintersburg's pastor between September 1936 and April 26, 1937. He is pictured here with his wife.

Above: Shortly following Wintersburg's transition from mission to church, a new chapel was constructed to accommodate the ever growing congregation. The completed chapel is pictured in this postcard from the mid-thirties.

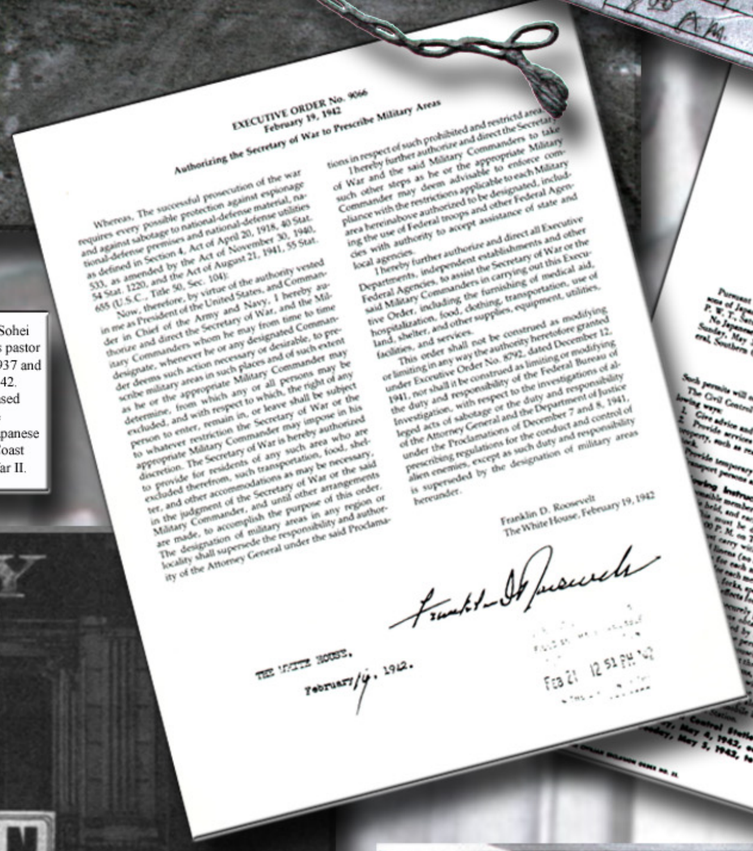
Below: Members of the congregation gather at the dedication ceremony of the newly constructed chapel in this December 9, 1934 photograph. Still lacking paint, landscaping, and dry walkways, members of the congregation proudly celebrate both the 30th anniversary of the church and the near completion of the much needed chapel. In the foreground planks of wood served as early walkways in efforts to avoid the mud.

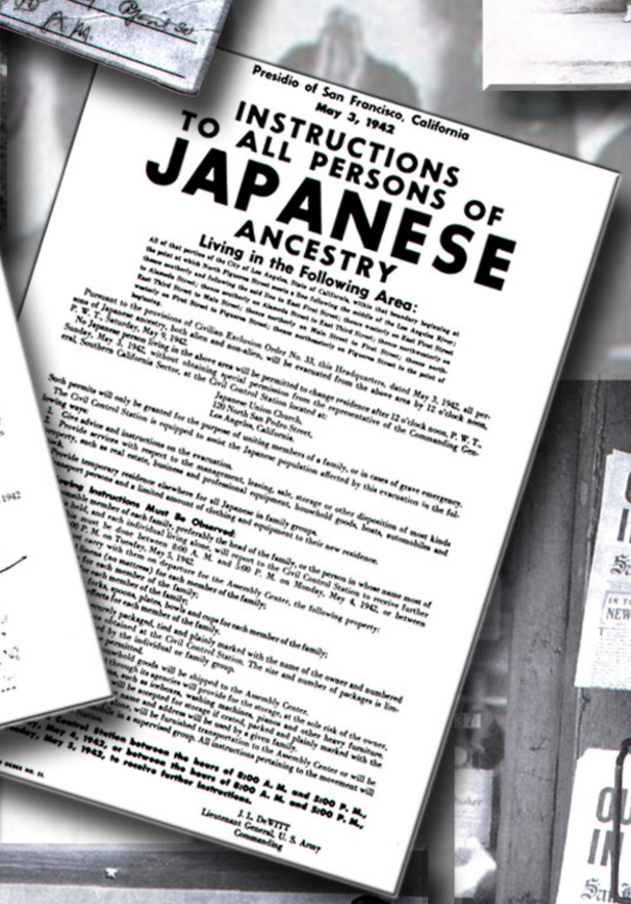


Above: Converted horse-stalls, such as these in San Bruno, California, served as temporary housing until Japanese were transferred to permanent locations throughout the United States.

Below: Asian American store owners in Oakland, California, proclaim their American allegiance in this 1942 photo.

Left: Reverend Sohei Kowta served as pastor between May 1937 and the Spring of 1942. Wintersburg ceased activity with the evacuation of Japanese from the West Coast during World War II.

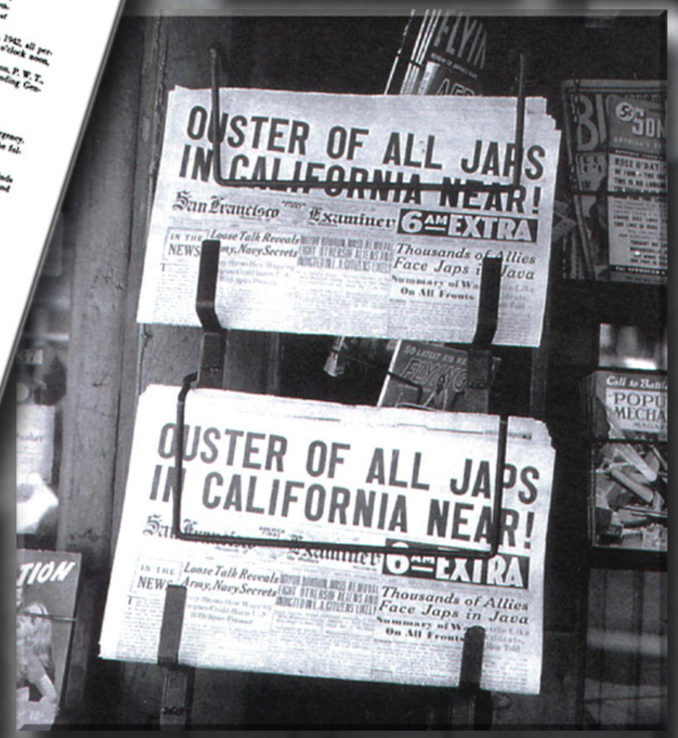




Left: On February 19, 1942 President Roosevelt signed Executive Order 9066, authorizing the incarceration of Japanese Americans. Under Executive Order 9066, no individual group of people was singled out, however it was aimed at Japanese. Notifications were mailed to people who effected by the order. The letters informed recipients that they needed to sell, store, or give away all of their personal item and property as they would soon be placed in assembly center.

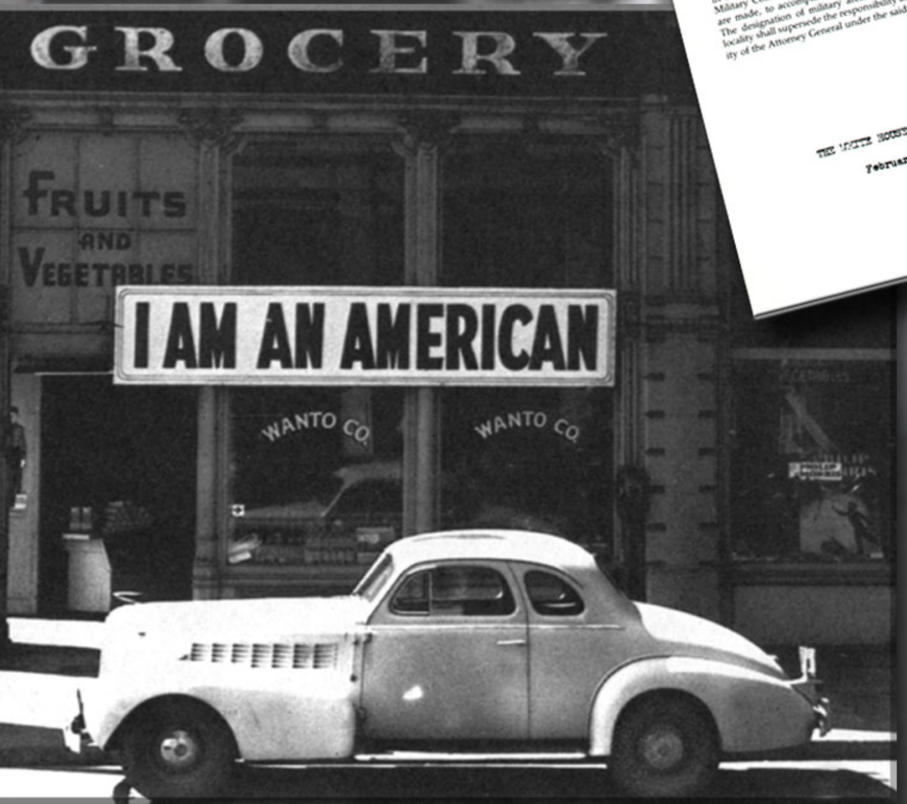
Left: Hollywood Independent Church [Nisei] March 28, 1948.

Left Center: Japanese Americans were asked to voluntarily give up their possessions and move, without compensation, and all within a short period of time. Detainees were crammed aboard trains destined for their individual locations. Each train was guarded by armed military personal as the transfer took place.



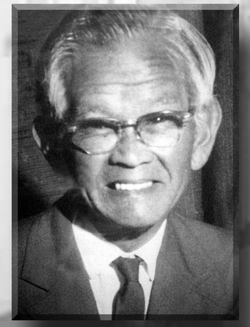
Above: Following World War II, Reverend Kiyoshi Noji assumed the responsibility of reestablishing Wintersburg Church. Reverend Noji along with his wife served the church between October 1945 and July 31, 1949. The hand of God guided Wintersburg and its faithful members through the war and down the road to recovery.

Left: Beginning on the 26th of May and lasting throughout October 30th of 1942, nearly 500 Japanese a day were transported to detention camps. Between 1942 and 1945 over 120,000 Japanese were detained in 10 enclosed camps located in various rural locations throughout United States. The camps were divided into blocks. Each block contained barracks, a mess hall, toilets, showers, and laundry facilities. Each camp was designed to hold between 8,000 and 12,000 people. Privacy no longer existed within the camps. Living quarters were small and cramped. Large families of eight would receive a 20 x 20 foot room. Smaller four person families received 8 x 20-foot rooms and families with fewer persons were forced to share rooms with strangers.



Above: After relocating to camps, many men had the opportunity to leave by joining the service. Some saw it as the chance to prove their loyalty, while others viewed it as their duty to protect the country which had ironically taken their freedom. In this photograph taken in 1943, young men from Manzanar swear into the 442nd.

1940 - 1949



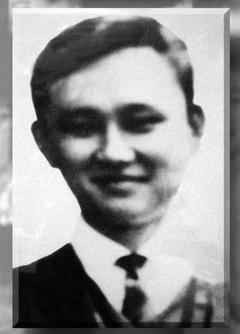
Left: Reverend Shinpachi Kanow served as pastor between August 16, 1949 and March 1, 1951.

Right: Reverend Tetsuo Saito served as pastor between May 12, 1957 and July 30, 1960.

Mrs. Greer take photograph with Junior High girls at left, and High School Girls at bottom. February 1957.

Below: Reverend Greer and the congregation take a congregational photograph inside the Huntington Beach chapel on April 1, 1956.

Below: Reverend Shoji Kent Ikeda served as pastor between August 1, 1963 and June 30, 1969.



Above: One the last congregational photos taken at the Huntington Beach location, before making the move to Garden Grove.

Right: Reverend & Mrs. Greer. Rev. Greer served as pastor between March 1, 1951 and January 1, 1957.

Below: In 1965, the congregation took a major step of faith when it decided to relocate to its current location on Fairview Street in Garden Grove. This congregational photograph was taken on April 14, 1968

1950 - 1969

WINTERSBURG PRESBYTERIAN CHURCH EASTER SERVICE
APRIL 14 1968

Winterburg 1956 - 1981

Photographs

WINTERSBURG PRESBYTERIAN CHURCH
EASTER - APRIL 2, 1972
PASTOR - REV. ABRAHAM H. DOHI
ASSISTANT PASTOR - REV. ISAMU NAKAMURA

1970 - 1979

Left: Reverend Haruo Aihara who served as Wintersburg's Japanese speaking pastor from October 1975 to April 1977 stands to the left of Reverend Abraham H. Dohi. Reverend Dohi began his faithful service on March 1, 1970 and continued until his retirement in 1988.

Right: It was not long before the congregation outgrew the chapel in Garden Grove.

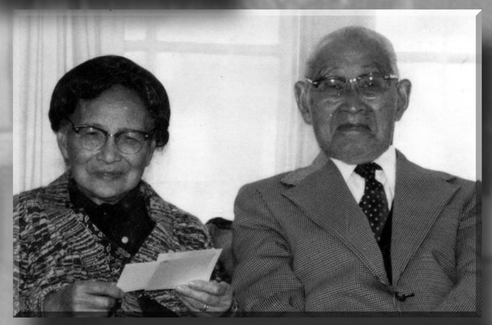
Below: Congregational photo taken April 2, 1972.

Right: The children's choir performs in this 1972 photograph. "Let the little children come to me, and do not hinder them, for the kingdom of God belongs to such as these."
- Mark 10:14

Left: Wintersburg's future was solidified with an abundance of children. "And He took the children in His arms, put His hands on them and blessed them."
- Mark 10:16

Above: God enabled Wintersburg to share the good news with so many that the building of a larger sanctuary would become necessary once more.

Below: Reverend and Mrs. Kengo Tajima. Reverand Tajima served as Japanese speaking pastor between February 1970 and September 1975.



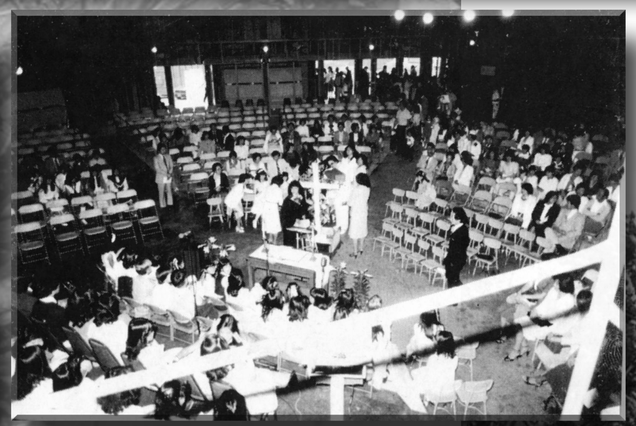
Right: Mas and Nan Okada are flanked by Reverend and Mrs. Aihara (left), and Reverend and Mrs. Dohi (right).

1980 - 1989

Left: An eager congregation filled the incomplete chapel for its first service, held on Easter morning, 1982.

Right: Another view of the trailers which served the needs of an ever growing congregation until new facilities could be constructed.

Above: Ground-breaking for the new sanctuary took place in June 1981. As a result of prayer and the faithful financial support of the congregation led by Revered Abraham Dohi, the new sanctuary was completed in 1982.



Right: Easter Service in the new sanctuary, 1982. A new sanctuary was God's response to the prayers of a growing church.

Below: The "Old Sanctuary" sits at the end of two trailer classrooms. Several trailers sat in the church parking lot and served as make shift classrooms for years.

Right: This congregational photograph was taken on May 20, 1984 in front of the newly constructed sanctuary. "Now to Him who is able to do immeasurably more than all we ask or imagine, according to His power that is at work within us, to Him be glory in the church and in Christ Jesus throughout all generations, forever and ever!
- Ephesians 3:20-21

Wintersburg 1982 - Present

Photographs

Shout to the Lord,
all the earth let us sing,
Power and majesty, praise to the King.
Mountains bow down
and the seas will roar,
At the sound of Your name.

Reserved

Reserved

ADIOS !

Jo
Nakada

EXIT
EXIT

Nancy
Tanizaki

FIRE
EXIT

FIRE
EXIT

STEVE
KAMIYAMA

MEN

ELECTRIC ROOM

JIM
YAKURA

EXIT
FIRE

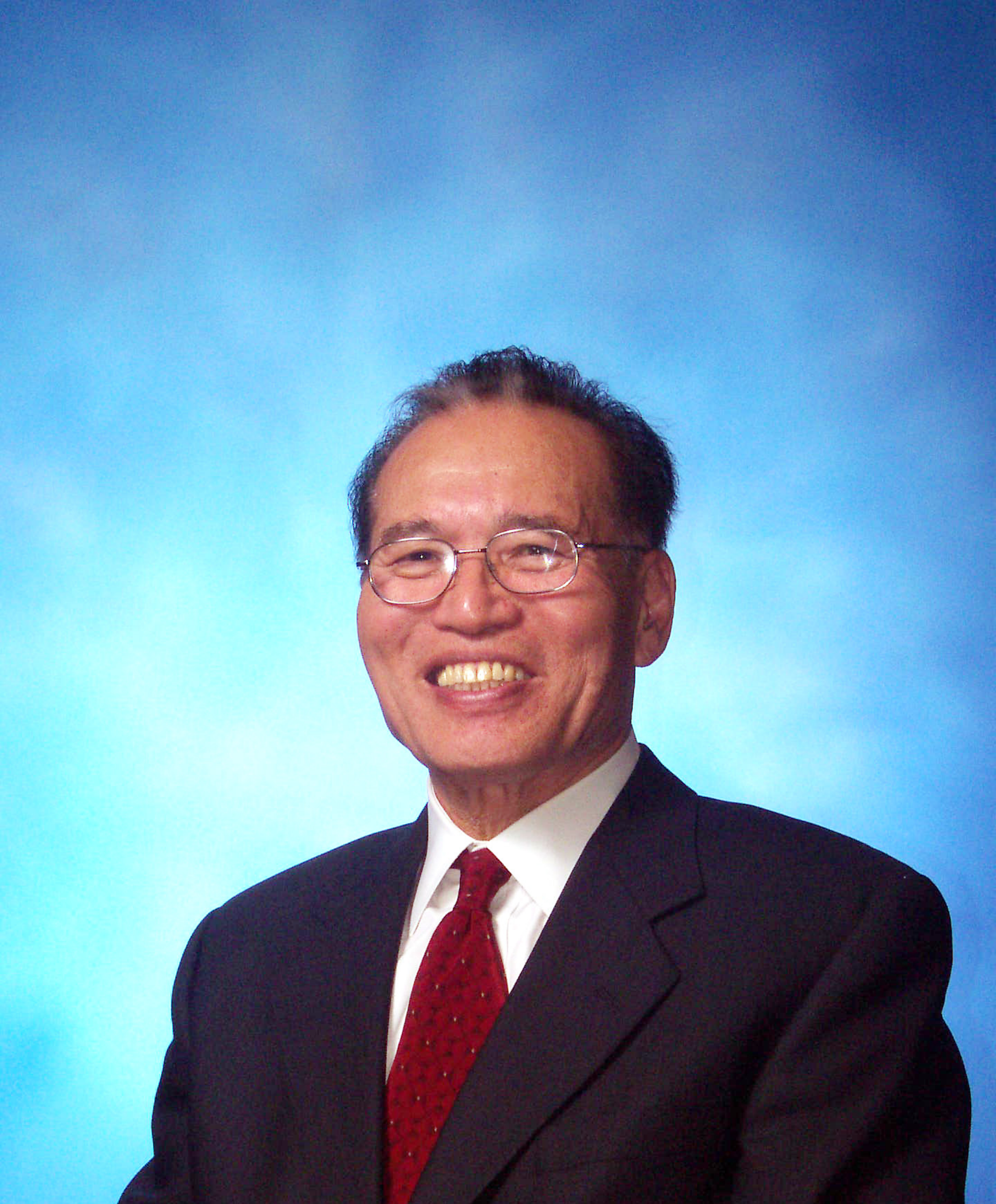
SH-2

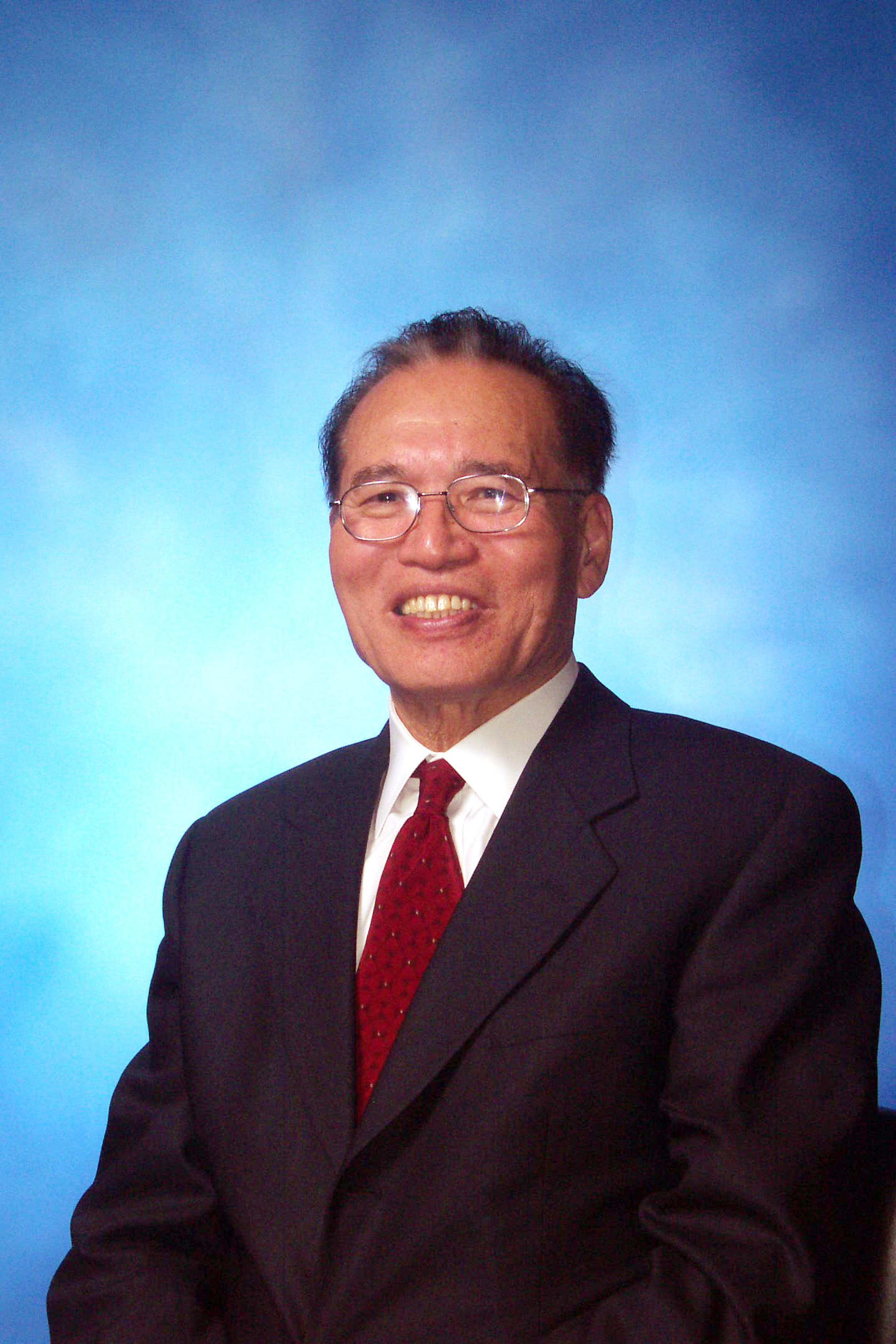
Grace
Takeuchi

EXIT

FIRE
ELECTRIC ROOM
EXIT

A-1
REV. TED ESAKI
SENIOR PASTOR





BUFFET STATION NO. 3
BUFFET STATION NO. 3
Please use buffet station no. 3 on the South side of the room.

BUFFET STATION NO. 3

BUFFET STATION NO. 3
BUFFET STATION NO. 3

Please use buffet station no. 3 on the South side of the room.

Please use buffet station no. 3 on the South side of the room.

Please use buffet station no. 1 on the North side of the room.

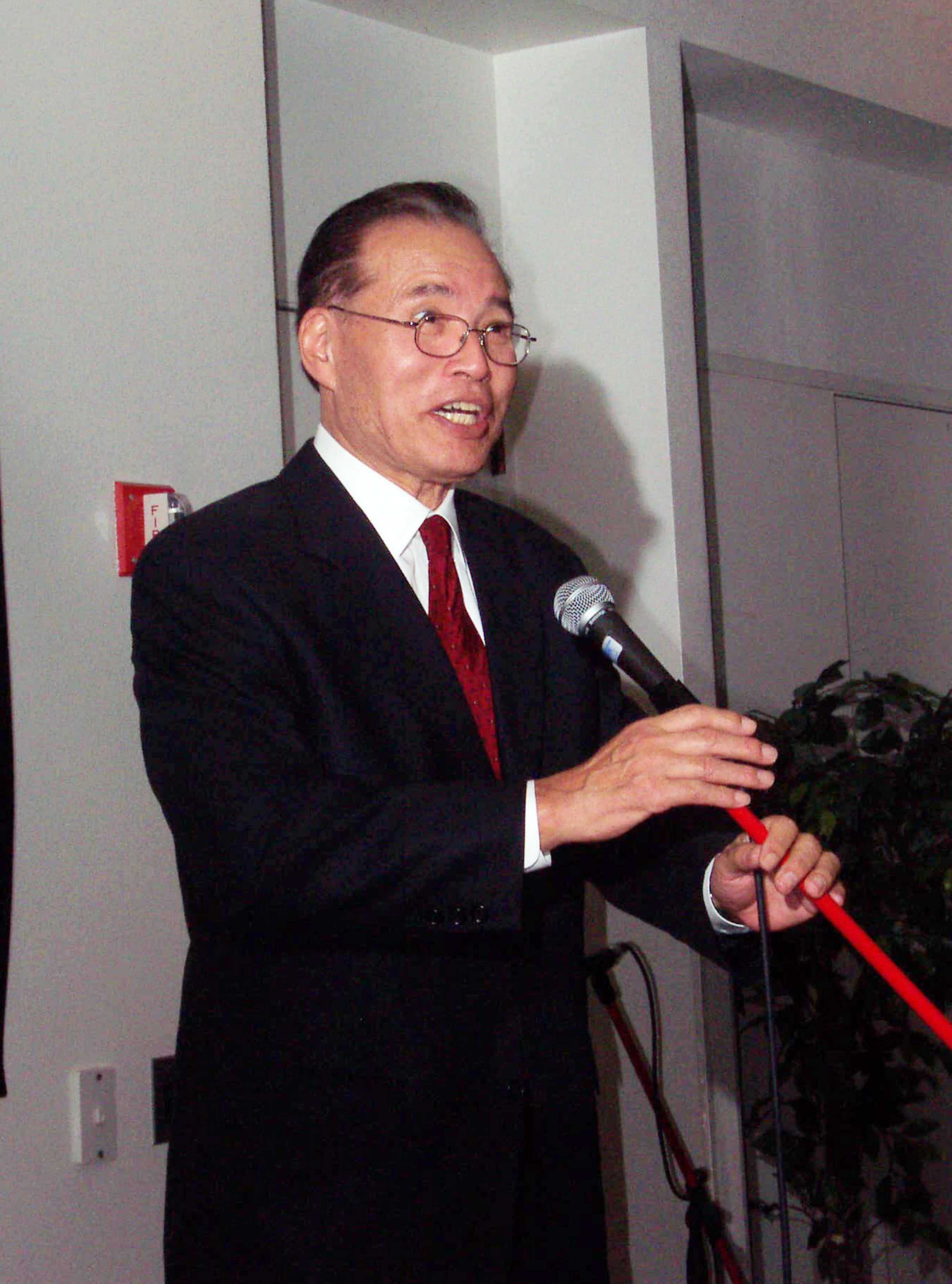
BUFFET
STATION
NO. 1

BUFFET STATION NO. 2
BUFFET STATION NO. 3
Please use buffet

BUFFET
STATION
NO. 2

BUFFET
STATION
NO. 2

FIRE



Please use buffet station no. 3 on the South side of the room.

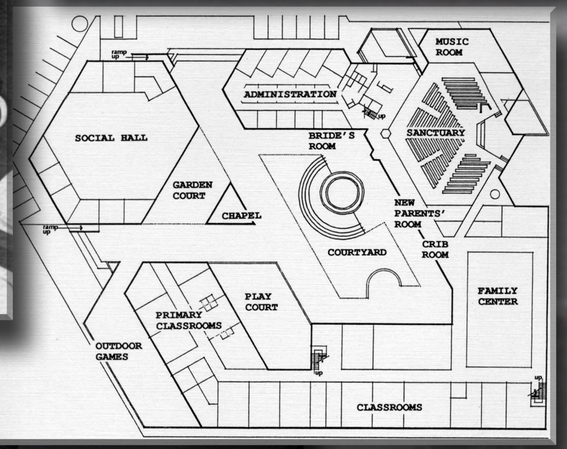
BUFFET STATION NO. 2
BUFFET STATION NO. 3

1990 - 1999

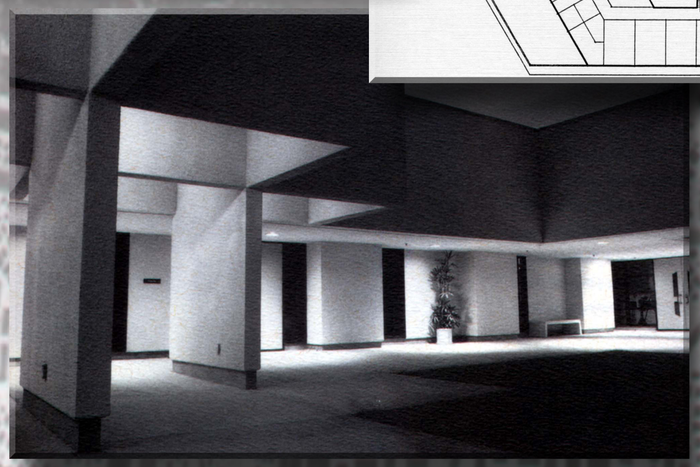
Left: Monthly session meetings were held in the administration building to discuss Wintersburg's goals, strategies, and visions. Through God's guidance and capable church leadership Wintersburg broadened its facilities and ministries.

Right: Reverend & Mrs. Masaya Hibino. Reverend Hibino served Wintersburg between August 1990 and July 2001 as he preached both the English and Nichigo (Japanese-speaking) services.

Below: With the realization that the church's growth in size and spiritual maturity required new and expanded building facilities, the leadership of the church proposed a 20,000 square foot build project consisting of classrooms, an expanded social hall with kitchen, and increased office space for the pastoral staff. On Easter Sunday, 1993, a Ground-breaking Ceremony was held for the new facility which was completed in August 1994.



Right: The fruit that is borne is reflected in the joyful faces and lives of the infants in our midst, and those of our youth; young adults, older adults, and the senior members of our churh family. All age groups and spiritual maturty levels, from the youngest to the oldest, are included in our church family.



Left: On November 29, 1994 construction officially ended. The new facilities provided immediate benefits to the church and its ministries.

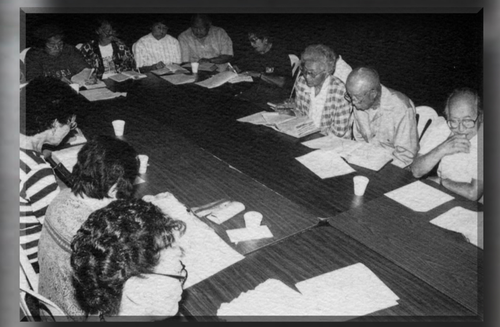
Right: The Children's Sunday School classrooms offered a place to nurture and develop young minds through the teaching of God's word.

Below: Congregational photo 1991. The mission statement of Wintersburg is supported by five ministry goals which express the life and spirit of Wintersburg: Worship, Spiritual Maturity, Fellowship, Reconciliation, and Social Outreach.

Above: Members enjoy themselves at a church potluck in the new social hall. After service events brought the congregation together as a family through fellowship. *The Well*, a coffeehouse ministry, was also held in the social hall and placed and emphasis on reaching the unchurched. Nights included musical entertainment, crafts, food, and testimonies.

Right: Singing praise to the Lord. Talented members of the congregation joined the choir, lifting their voices in praise.

Below: To meet the needs of the more "mature" adults, the Seniors Ministry met for Bible study and luncheons every Wednesday in the social hall.



2000 - Present

Above: A congregational photograph was taken September 2000 as Wintersburg celebrated its ninety-sixth anniversary. Wintersburg continues to seek God's guidance as it serves as the spiritual learning center for family and community life.

Right: Reverend Roger Purdy served faithfully as interim pastor between July 2001 and July 2003. Reverend Purdy is pictured with wife Maureen.

Below: On April 25, 2004 the congregation gathered in the courtyard to sing praises during the dedication ceremony of the centennial memorial.

Left: Scripture from 2 Samuel 22:2 is engraved at the top of the monument and reads, *The LORD is my rock, my fortress and my deliverer.* Below the scripture a plaque reads, *This ministry, bless by the LORD, began as the Japanese Presbyterian Mission in 1904 for immigrant farm workers to build a future in their new homeland with faith, hope and love. On this 100th anniversary of our humble beginning, we the congregation of Wintersburg Presbyterian Church dedicate this memorial. 2004.*

Right: Reverend Masaya Hibino, Dr. James K. Yakura, and Reverend Roger Purdy symbolically burn the mortgage in November 2002. Extraordinary sacrifices and contributions made by the congregation enabled Wintersburg to pay off its loans through the *Harvest The Vision* campaign.

Below: In August 2003 Wintersburg welcomed Reverend Ted Esaki as its newest Senior Pastor. Reverend Esaki is pictured with wife Kazuko. While English services are conducted by Rev. Esaki, Mr. Naoki Okamura who serves as Wintersburg's Commissioned Lay Pastor conducts the Nichigo services.

Left: Reverend Fred Tanizaki began at Wintersburg as Minister of Family Life in 1996. In December 2000 he began serving as Associate Pastor. Reverend Tanizaki is pictured with wife Mary who dedicate her time in the Children's Ministry.

Below: In April 2004 our church family gathered in the sanctuary for a congregational photograph. Wintersburg Presbyterian Church strives to be a faithful people, dedicated to following God's commandments and His vision for the ministry of the church.

RECEIVED
SEP 30 2011
Dept. of Planning
& Building

Wintersburg Presbyterian Church

Worshiping, Reaching, and Building Together

Ricky Ramos
Senior Planner
City of Huntington Beach
Planning and Building Department
P.O. Box 190
Huntington Beach, CA 92648

September 23, 2011

RE: ENVIRONMENTAL ASSESSMENT NO. 05-003 (Warner Nichols)

Dear Mr. Ramos,

On behalf of the Wintersburg Presbyterian Church, we would like to request the City include our support for the preservation or potential relocation of the former Wintersburg Presbyterian Mission, Church and associated buildings at the Warner Nichols property in Huntington Beach.

Founded in 1904, this site is part of the Presbyterian community history in Orange County, as well as the history of our particular congregation. We understand it is currently listed as a historic landmark property by the City of Huntington Beach. This property has a rich history dating back to the Japanese Presbyterian Mission founding in 1904. Our current congregation includes descendents of early Wintersburg residents.

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. The Japanese came to Orange County for a better life and achieved it through hard work, and their commitment to God and their new community. It is unique for the fact the buildings remain, as many early Japanese American sites have been demolished.

We are very concerned the project description states, "*The project includes the demolition or removal of structures on the subject site that have been identified in the General Plan as having historical significance as local landmarks. These structures consist of three residences (Furuta Houses #1 and 2; and Parson's House), a barn, and two church buildings. No new development is proposed.*"

We urge the City to focus the resources and efforts toward historic preservation for future generations, and not allow the process of demolition to proceed.

Thank you for including this public comment regarding the Warner Nichols property.

Respectfully,

Rev. Ted Esaki

Reverend Ted Esaki
Senior Pastor
Wintersburg Presbyterian Church

2000 N. Fairview Street, Santa Ana, CA 92706 Church: 714.740.9400/Fax: 714.740.9404

Jones, Tanya

Subject: Wintersburg Japanese Church -- 7622-7642 Warner Ave

From: Donna Graves [mailto:dgraves3@mindspring.com]
Sent: Wednesday, September 28, 2011 8:08 PM
To: Ramos, Ricky
Cc: Brian turner; LWOODWARD@parks.ca.gov; Chris Jepsen; Arthur Hansen; ockid; cstengan@gmail.com; esaki@wintersburg.org; Randy Otsuji; smasamitsu@wintersburg.org; Gibb Family; PhilChinn@roadrunner.com; graphicviolencedesn@yahoo.com; Jill Shiraki; Bill Watanabe; Jennifer Gates
Subject: Wintersburg Japanese Church -- 7622-7642 Warner Ave

Dear Mr. Ramos:

I am writing to comment on the Notice of Preparation for a Draft Focused EIR and Initial Study regarding the historic Wintersburg Japanese Church complex at 7622-7642 Warner Avenue.

Your correspondence on August 29, 2011 as well as the information on the City of Huntington Beach's website indicate a proposal to change the zoning for the property to allow demolition when "no new development is proposed."

I am concerned that demolition is specified when there is no new development proposed. Under CEQA a project must be defined as "the whole of the action," (153789(a)) so that projects can not be parcelled up in a process known as "illegal project segmentation." Brian Turner, counsel for the National Trust for Historic Preservation, has spelled out the line of cases defining what that means for me. The course of action the City is taking seems potentially open to challenge under CEQA.

The Draft EIR and Initial Study clearly showed that the most significant impact of this project would be to the historic resources on the site including the Wintersburg Japanese Church, the Furuta House and the Parsonage. These historic resources were found to be potentially eligible for listing on the National Register and California Register by the 2002 study commissioned by the city and are identified as having historical significance in the Huntington Beach General Plan.

These structures were also identified by a 1985-86 Historic Building Survey conducted for the Orange County Japanese American Council, and are included in a list of historic sites in the Historical and Cultural Element of Huntington Beach's General Plan. 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." CSU 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."

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.

I trust that the Focussed EIR addressing these historic resources the City plans to undertake will include a preservation option that I urge the City of Huntington Beach to undertake.

Sincerely,

Donna Graves, Director
Preserving California's Japantowns
510-282.3608