CULTURAL RESOURCES STUDY FOR THE 9822 RUSSELL AVENUE PROJECT

CITY OF GARDEN GROVE, ORANGE COUNTY, CALIFORNIA

APN 098-081-19

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Garden Grove, California 92840

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Report Date:	December 24, 2025
Report Title:	Cultural Resources Study for the 9822 Russell Avenue Project, City of Garden Grove, Orange County, California (APN 098-081-19)
Type of Study:	Phase I Cultural Resources Survey
New Site(s):	None
Updated Site(s):	P-30-177530
USGS Quadrangle:	*Anaheim, California* (7.5-minute)
Acreage:	Approximately 1.8 acres
Key Words:	Archaeological survey; historic Site P-30-177530 relocated; Site P-30-177530 not CRHR-eligible; no archaeological resources identified; no additional studies recommended.

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MANAGEMENT SUMMARY/ABSTRACT

In response to a request from the project applicant, BFSA Environmental Services, a Perennial Company (BFSA), conducted a cultural resources study for the proposed 9822 Russell Avenue Project (Assessor's Parcel Numbers [APN] 098-081-19). The approximately 1.8-acre project is located at 9822 Russell Avenue in the city of Garden Grove, Orange County, California. The project is situated within Township 5 South, Range 10 West of the San Bernardino Baseline and Meridian, as shown on the United States Geological Survey (USGS) *Anaheim, California* (7.5-minute) topographic quadrangle map. The project consists of a proposal to demolish and replace the existing 9822 Russell Avenue church and preschool buildings and the surrounding parking lot with a multi-family residential development, which includes associated parking and infrastructure.

The purpose of this investigation was to locate and record any cultural resources present within the project and subsequently to evaluate any resources as part of the City of Garden Grove's environmental review process, conducted in compliance with the California Environmental Quality Act (CEQA). The subject property contains three church and preschool buildings located at 9822 Russell Avenue.

The archaeological investigation of the project also included a review of an archaeological records search performed at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton (CSU Fullerton) in order to assess previous archaeological studies and identify any previously recorded archaeological sites within the project or in the immediate vicinity. The SCCIC archaeological records search identified 14 historic resources within one mile of the project, one of which is located within the subject property (P-30-177530). Site P-30-177530 was recorded as the 9822 Russell Avenue church buildings. In 2014, Crawford evaluated the buildings as not eligible for the National Register of Historic Places (NRHP) (Crawford 2014). However, Site P-30-177530 was not evaluated under California Register of Historical Resources (CRHR) eligibility criteria. The records search also identified 28 previous studies conducted within one mile of the proposed project, three of which overlap the subject property (Padon et al. 1995; Bonner and Crawford 2013, 2014). The Bonner and Crawford (2013, 2014) studies directly addressed the property, resulting in the recordation and the evaluation of Site P-30-177530 for the NRHP. A Sacred Lands File (SLF) search was also requested from the Native American Heritage Commission (NAHC), which was returned with negative results.

The archaeological survey was an intensive reconnaissance consisting of a series of survey transects across the project. Ground visibility was limited due to the existing 9822 Russell Avenue buildings and parking lot. During the survey, Site P-30-177530, which consists of the existing 9822 Russell Avenue church and preschool buildings, was relocated within the northwest portion of the project. Site P-30-177530 was evaluated as not eligible for the CRHR. No archaeological resources or additional historic resources were identified within the project limits as a result of the survey.

Based upon the results of the current survey and a review of historic data, no potential impacts to significant buried cultural resources are anticipated with the proposed development of

the project. Furthermore, the records search results indicated that no prehistoric resources have ever been identified within the vicinity of the project. Therefore, due to the disturbed nature of the property as a result of previous development, clearing, and grading, coupled with the records search results, there is little to no potential for any significant archaeological deposits to be present within the project boundaries. No further cultural resources study or mitigation measures are recommended. A copy of this report will be permanently filed with the SCCIC at CSU Fullerton. All notes, photographs, and other materials related to this project will be curated at the BFSA archaeological laboratory in Poway, California.

1.0 INTRODUCTION

1.1 Project Description

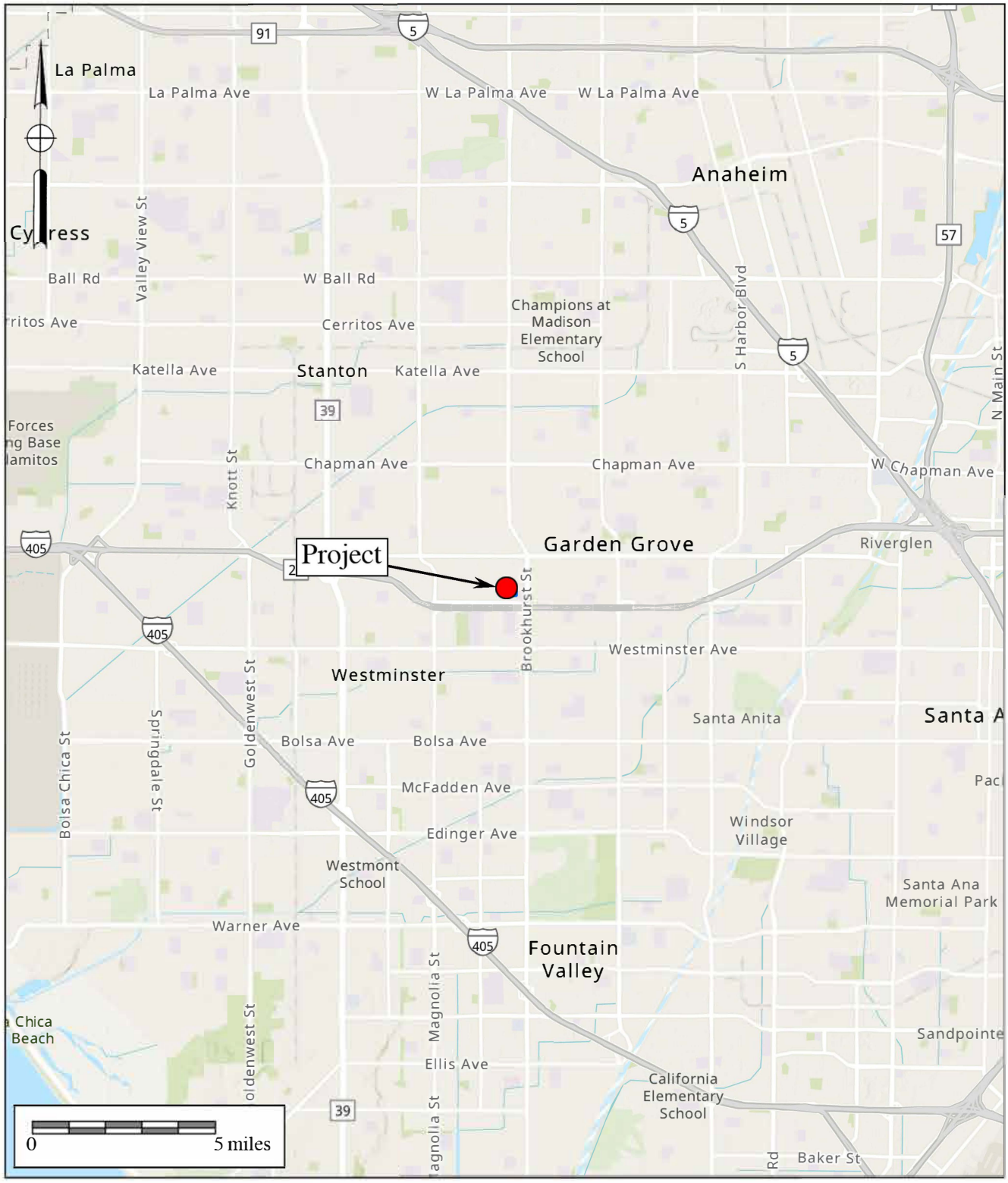
The cultural resources study program for the 9822 Russell Avenue Project was conducted in compliance with CEQA and City of Garden Grove environmental requirements. The approximately 1.8-acre project (APN 098-081-19) is located at 9822 Russell Avenue in the city of Garden Grove, Orange County, California (Figure 1.1–1). The project is situated within Township 5 South, Range 10 West of the San Bernardino Baseline and Meridian, as shown on the USGS *Anaheim, California* topographic quadrangle map (Figure 1.1–2). The project proposes to demolish and replace the existing 9822 Russell Avenue church and preschool buildings and the surrounding parking lot with a multi-family residential development, including associated parking and infrastructure (Figure 1.1–3).

The decision to request the current investigation was based upon the cultural resource sensitivity of the locality, as suggested by known site density and predictive modeling. Sensitivity for prehistoric resources in a given area is usually indicated by known settlement patterns, which, in Orange County, were focused around freshwater resources and a food supply, and sensitivity for historic resources in the area tends to be associated with the early twentieth-century agricultural or residential development of the region.

1.2 Environmental Setting

The 9822 Russell Avenue Project is generally situated within the Peninsular Ranges Geologic Province of southern California. The range, which lies in a northwest-to-southeast trend through the county, extends some 1,000 miles from the Raymond-Malibu Fault Zone in western Los Angeles County to the southern tip of Baja California. The current path of the Santa Ana River lies approximately three miles southeast of the project. The Pacific Ocean is approximately seven miles southwest of the subject property, and the Santa Ana Mountains are located to the southeast. Geologically, the project is mapped as Holocene and late Pleistocene deposits (Morton and Miller 2006; Langenheim et al. 2006). Additionally, the property is relatively flat with an average elevation of approximately 72 feet above mean sea level. Specific soils within the property consist of Metz loamy sand (NRCS 2019).

The entire property is currently developed with three church and preschool buildings (9822 Russell Avenue) and a surrounding parking lot. The 9822 Russell Avenue buildings are located within the northwest corner of the property and were originally constructed between 1953 and 1963. A southeast addition to one of the buildings was constructed between 1963 and 1973. Further, additional modifications have occurred to the buildings since their initial construction. The remainder of the property consists of an asphalt parking lot. Vegetation within the property includes commercial landscaping surrounding the 9822 Russell Avenue buildings. Vegetation during prehistoric times most likely consisted of coastal/inland sage/scrub and chaparral in the nearby foothills.



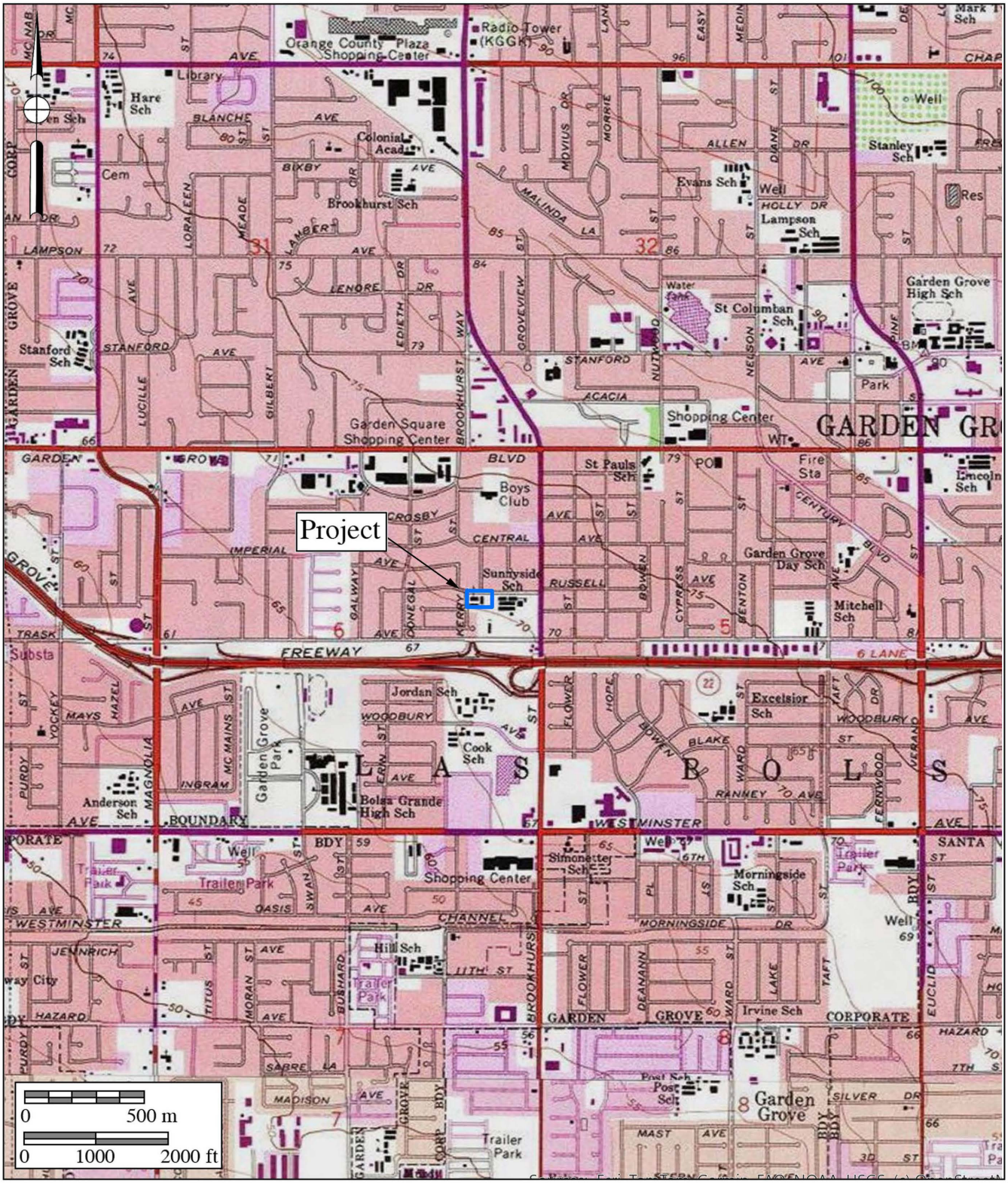
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Figure 1.1–1

General Location Map

The 9822 Russell Avenue Project

ESRI World Topographic Map

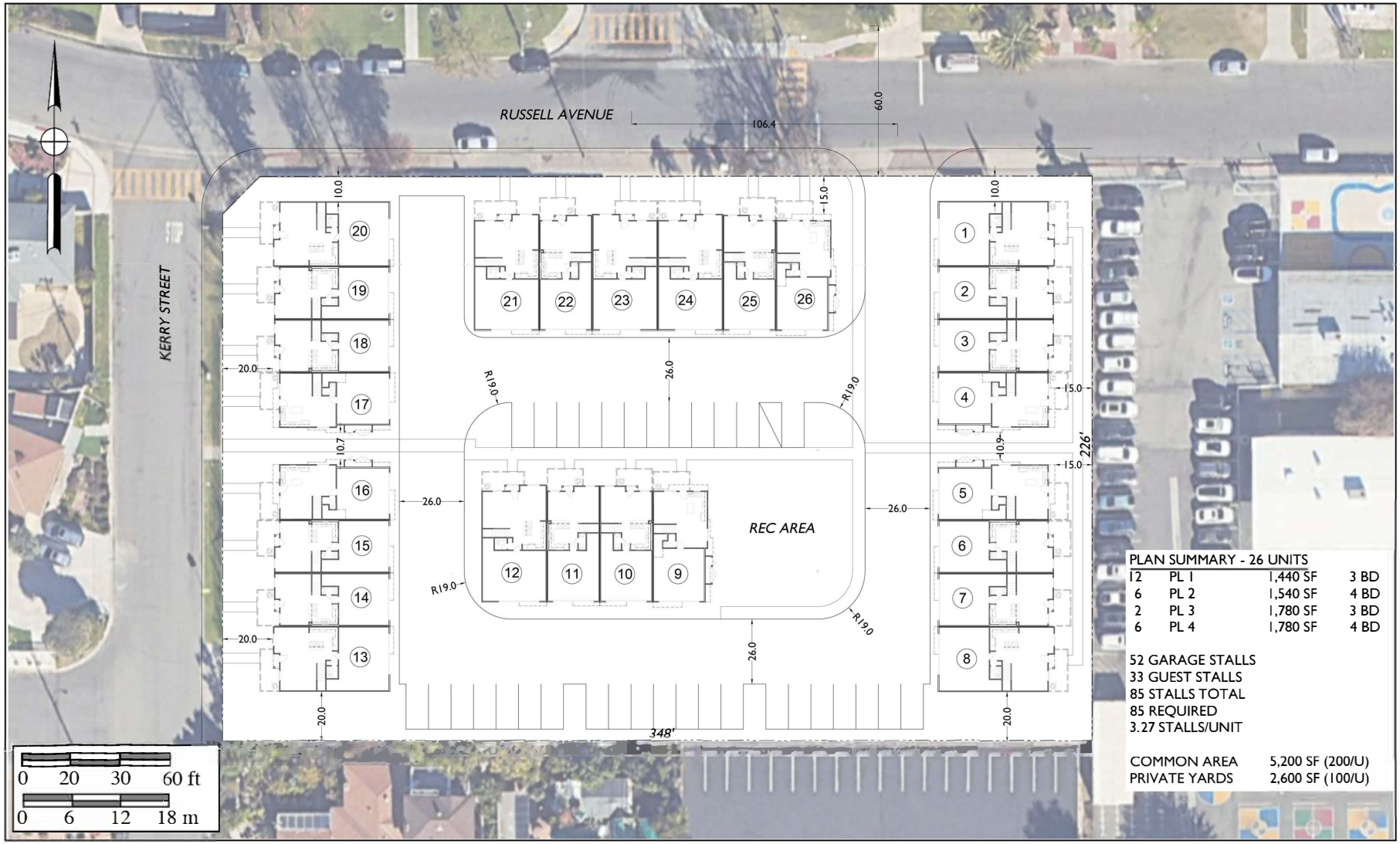


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Figure 1.1–2
Project Location Map

The 9822 Russell Avenue Project

USGS *Anaheim* and *Newport Beach* Quadrangles (7.5-minute series)



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Figure 1.1–3
Project Development Map
The 9822 Russell Avenue Project

1.3 Cultural Setting

1.3.1 Prehistoric Period

Archaeological investigations in southern California have documented a diverse and rich record of human occupation spanning the past 10,000 years. In northern San Diego, Orange, and Riverside counties, most researchers organize prehistory into the Paleo Indian, Archaic, and Late Prehistoric Periods and history into the Mission, Rancho, and American Settlement periods. The San Dieguito Complex, Milling Stone Horizon, La Jolla Complex, Pauma Complex, and San Luis Rey Complex are the archaeological manifestations that have been used to describe the Archaic and Late Prehistoric periods in the region.

Paleo Indian Period (Late Pleistocene: 11,500 to circa 9,000 YBP)

The San Dieguito Complex/Paleo Indian Period is associated with the terminus of the late Pleistocene (11,500 to 9,000 years before the present [YBP]). The term "San Dieguito Complex" is a cultural distinction used to describe a group of people that occupied sites in the region between 11,500 and 7,000 YBP. Initially believed to have been big game hunters, the San Dieguito are better typified as wide-ranging hunter/gatherers. The earliest evidence of San Dieguito Complex sites is known from San Diego County, the Colorado Desert, and further north along the California coast. These people abandoned the drying inland lakes of the present California desert and arrived in San Diego County circa 9,000 YBP, as documented at the Harris (SDI-149; Warren 1966), Rancho Park North (SDI-4392; Kaldenberg 1982), and Agua Hedionda (SDI-210/UCLJ-M-15 and SDI-10,965/SDM-W-131 [Moriarty 1967; Gallegos and Carrico 1984; Gallegos 1991]) sites.

A San Dieguito component appears to have been present in the lower strata, "Malaga Cove I," at the Malaga Cove Site (LAN-138) in the city of Palos Verdes Estates in Los Angeles County (Walker 1951). Other Paleo Indian Period sites containing San Dieguito components in the coastal region of southern California have been identified at the Irvine (ORA-64 [Drover et al. 1983; Macko 1998]), Ballona Creek, Angeles Mesa, and Rancho La Brea (Wallace 1955: 215–218) sites.

Diagnostic San Dieguito artifacts include finely crafted scraper planes, choppers, scrapers, crescentics, elongated bifacial knives, and intricate leaf-shaped points (Rogers 1939; Warren 1967). This tool assemblage resembles those of the Western Lithic Co-Tradition (Davis et al. 1969) and the Western Pluvial Lakes Tradition (Bedwell 1970; Moratto 1984). Typical San Dieguito sites lack ground stone tools. The San Dieguito Complex is the least understood of the cultures that occupied the southern California region and debate continues as to whether the San Dieguito sites are actually different activity areas of the early Encinitas Tradition peoples (Bull 1987; Gallegos 1987), or whether the San Dieguito Complex peoples had a separate origin and culture from the Encinitas Tradition (Hayden 1987; Moriarty 1987; Smith 1987). According to this second scenario, the San Dieguito Complex peoples may have been assimilated into the dominant Encinitas Tradition culture (Kaldenberg 1982; Moriarty 1967). A third possibility is that the San Dieguito Complex gave rise to the Encinitas Tradition (Koerper et al. 1991).

Archaic Period (Early and Middle Holocene: circa 9,000 to 1,300 YBP)

The Archaic Period begins with the onset of the Holocene circa 9,000 YBP. The transition from the Pleistocene to the Holocene was a period of major environmental change throughout North America (Antevs 1953; Van Devender and Spaulding 1979). In southern California, the general climate at the beginning of the early Holocene was marked by cool/moist periods and an increase in warm/dry periods and rising sea levels. The warming trend and rising sea levels generally continued until the late Holocene. Archaeological research indicates that southern California was occupied between 9,000 and 1,300 YBP by a population(s) that utilized a wide range of both marine and terrestrial resources. A number of different archaeological manifestations based upon geographical setting, tool kit, and/or chronology are recognized during the Archaic Period, including the Milling Stone Horizon and San Dieguito, La Jolla, Encinitas, and Pauma complexes. Archaic sites generally contain milling tools, especially manos and metates, cobble and flake tools, dart projectile points and the concomitant use of the atlatl, crescents, shell, fish bone, and animal bone representing large and small game. Additionally, Archaic groups buried their dead as flexed inhumations, a religious and cultural practice that is distinct from the succeeding Late Prehistoric groups.

The La Jolla Complex is regionally associated with the Encinitas Tradition (Warren 1968) and shared cultural components with the widespread Milling Stone Horizon (Wallace 1955). The coastal expression of this complex, which focused upon coastal resources and development of deeply stratified shell middens primarily located around bays and lagoons, appeared in the southern California coastal areas. Some of the older sites associated with this expression are located at Topanga Canyon, Newport Bay, Agua Hedionda Lagoon, and some of the Channel Islands. Radiocarbon dates from sites attributed to this complex span a period of more than 7,000 years in this region, beginning more than 9,000 YBP.

The Encinitas Tradition is best recognized for its pattern of large coastal sites characterized by shell middens, grinding tools closely associated with the marine resources of the area, cobble-based tools, and flexed human burials (Shumway et al. 1961; Smith and Moriarty 1985). While ground stone tools and scrapers are the most recognized tool types, coastal Encinitas Tradition sites also contain numerous utilized flakes, which may have been used to pry open shellfish. Artifact assemblages at coastal sites indicate a subsistence pattern focused upon shellfish collection and nearshore fishing, which suggests an incipient maritime adaptation with regional similarities to more northern sites of the same period (Koerper et al. 1986). Other artifacts associated with Encinitas Tradition sites include stone bowls, doughnut stones, discoidals, stone balls, and stone, bone, and shell beads.

By 5,000 YBP, an inland expression of the La Jolla Complex, which exhibits influences from the Campbell Tradition from the north, is evident in the archaeological record. These inland Milling Stone Horizon sites have been termed “Pauma Complex” (True 1958; Warren et al. 1961; Meighan 1954). By definition, Pauma Complex sites share a predominance of grinding implements (manos and metates), lack mollusk remains, have a greater tool variety (including atlatl dart points, quarry-based tools, and crescentics), and seem to express a more sedentary

lifestyle with a subsistence economy based upon the use of a broad variety of terrestrial resources. Although originally viewed as a separate culture from the coastal La Jolla Complex (True 1980), it appears that these inland sites may be part of a subsistence and settlement system utilized by the coastal peoples.

Late Prehistoric Period (Late Holocene: 1,300 YBP to 1790)

The Late Prehistoric Period, sometimes referred to as San Luis Rey I and II, began approximately 1,300 YBP. Cremation, ceramics, the bow and arrow, small triangular points, the use of Obsidian Butte obsidian, and the reliance upon the acorn as a main food staple are the defining characteristics of the Late Prehistoric Period (Chartkoff and Chartkoff 1984; Gallegos 2002; Moratto 1984). These characteristics are thought to represent the movement of Shoshonean-speaking groups into northern San Diego, Orange, Riverside, and Los Angeles counties. Economic systems diversified and intensified during this period with the continued elaboration of trade networks, the cremation of the dead, the use of shell-bead currency, and the appearance of more labor-intensive, yet effective, milling technologies such as the bedrock mortar for use in acorn processing.

Protohistoric Period (Late Holocene: 1790 to Present)

This period begins with the Hispanic intrusion into southern California and the founding of the Mission San Juan Capistrano near what is currently the Lake Forest area in 1776. Ethnohistorical and ethnographic evidence indicates that three Shoshonean-speaking groups that occupied the southern and eastern portions of Orange County were the Luiseño, Gabrielino, and Acjachemem (Juaneño), each of which is culturally similar but possesses slight dialectic differences. Along the coast, the groups made use of the available marine resources by fishing and collecting mollusks for food. Seasonally available terrestrial resources, including acorns and game, were also sources of nourishment for these groups. The elaborate kinship and clan systems between these groups facilitated a wide-reaching trade network that included trade of Obsidian Butte obsidian, resources from the eastern deserts, and steatite from the Channel Islands. All three groups also shared a distinct world view that stemmed from the use of the hallucinogen datura and an elaborate religion that included ritualized sand paintings of the sacred being Chingichngish (Bean and Shipek 1978; Kroeber 1976). Some notable differences, however, can be seen in the material culture between the three groups. For example, the Gabrielino used containers made from steatite, a soapstone material from the Santa Catalina Islands, instead of pottery, which was the preferred material for the Juaneño and the Luiseño (Kroeber 1976).

The Luiseño, Gabrielino, and Juaneño occupied sedentary villages most often located in sheltered areas in valley bottoms, along streams, or along coastal strands near mountain ranges. Villages were located near water sources to facilitate acorn leaching and in areas that offered thermal and defensive protection. Villages were composed of areas that were both publicly and privately, or family, owned. Publicly owned areas included trails, temporary campsites, hunting areas, and quarry sites. Inland groups had fishing and gathering sites along the coast that were

utilized, particularly from January to March, when inland food resources were scarce. During October and November, most of the village would relocate to mountain oak groves to harvest acorns. For the remainder of the year, most would remain at the village sites, where food resources were within a day's travel (Bean and Shipek 1978; Kroeber 1976).

The Aliso Creek watershed has been reported to be the ethnohistoric boundary between the Luiseño, Gabrielino, and Juaneño. The Gabrielino occupied territory northwest of Aliso Creek, the Juaneño occupied territory to the south, and the Luiseño occupied territory to the southeast and east. However, there is evidence indicating that the Juaneño territory actually extended farther north, possibly past the Santa Ana River into modern-day Huntington Beach (Boscana 1978 [1933]).

1.3.2 Historic Period

The historic period began on July 16, 1769, when the first Spanish exploring party commanded by Gaspar de Portolá (with Father Junípero Serra in charge of religious conversion of the native populations) arrived in San Diego to secure California for the Spanish (Palou 1926). The natural attraction of the harbor at San Diego and the establishment of a military presence in the area solidified the importance of San Diego to the Spanish colonization of the region and the growth of the civilian population. Missions were constructed from San Diego to as far north as San Francisco. The mission locations were based upon a number of important territorial, military, and religious considerations. Grants of land were made to those who applied, but many tracts reverted back to the government due to lack of use. As an extension of territorial control by the Spanish, each mission was placed so as to command as much territory and as large a population as possible.

Mission San Juan Capistrano, located near the present Lake Forest area, exerted much influence over the Acjachemem (Juaneño), who either adapted to mission life, rebelled and ran away, or died from European diseases. While primary access to California during the Spanish Period was by sea, the route of El Camino Real served as the land route for transportation, commercial, and military activities. This route was considered to be the most direct path between the missions (Rolle 1969). As increasing numbers of Spanish and Mexican people, and later Americans during the Gold Rush, settled in the area, the Native populations diminished as they were displaced or decimated by disease (Carrico and Taylor 1983).

By 1821, Mexico had gained independence from Spain, and the northern territories were subject to political repercussions. By 1834, all of the mission lands had been removed from the control of the Franciscan Order under the Acts of Secularization. Without proper maintenance, the missions quickly began to disintegrate, and after 1836, missionaries ceased to make regular visits inland to minister to the Native peoples (Engelhardt 1921). Large tracts of land continued to be granted to those who applied or had gained favor with the Mexican government. Grants of land were also made to settle government debts.

The Rancho Period represents the time between 1821 and 1848. By 1821, Mexico had gained independence from Spain, and the northern territories were subject to political

repercussions. By 1834, all of the mission lands had been removed from the control of the Franciscan Order under the Acts of Secularization (Engelhardt 1921). Numerous Mexican land tracts, or rancheros, were established throughout coastal and interior California.

California was invaded by United States troops during the Mexican-American War of 1846 to 1848. The acquisition of strategic Pacific ports and California land was one of the principal objectives of the war (Price 1967). At the time, the inhabitants of California were practically defenseless, and they quickly surrendered to the United States Navy in July 1847 (Bancroft 1886).

In 1848, the Treaty of Guadalupe Hidalgo granted sovereignty over Alta California, New Mexico, and Arizona to the United States, which began the American Settlement Period. The new colonial order soon seized power in California with disastrous results for the native people (Castillo 1978). European control over Alta California had been concentrated along the coast, but with the great influx of American colonists seeking land and mineral resources, the inland became more populated and native populations were displaced from more of their lands. Conflicts between the Native Americans and the intruding white colonists led to the establishment of reservations for some villages by executive order.

The cattle ranchers of the "counties" of southern California prospered during the cattle boom of the early 1850s. However, raising cattle soon declined, contributing to the expansion of agriculture. The completion of the transcontinental railroad in 1869 encouraged developers, land speculators, and colonists to invest and live in southern California. Orange County's economy changed from stock raising to farming, and growing grain or citrus crops replaced the raising of cattle in many of the county's inland valleys (Blick 1976; Elliott 1965).

General History of the Garden Grove Area

In 1784, Manuel Nieto received the Spanish land grant Rancho Los Nietos, which encompassed much of modern-day Los Angeles and Orange counties (Britannica Editors 2025). After the division of Rancho Los Nietos following Mexican independence from Spain, portions of Garden Grove became a part of former ranchos Los Alamitos, Las Bolsas, and Los Coyotes (Britannica Editors 2025).

Following the Mexican-American War and the inclusion of the State of California in the union, Southern California began to be divided and settled by Americans. In 1874, Garden Grove's founding father, Alonzo Cook, acquired 160 acres in the region, eventually donating land located north of Garden Grove Boulevard and Main Street to be used as the location for the community's first post office and schoolhouse (City of Garden Grove n.d.). By 1905, the Pacific Electric Railroad provided rail access to the community, introducing even more individuals to the region (City of Garden Grove n.d.).

During the late nineteenth and early twentieth centuries, agriculture dominated as the community's primary economy (City of Garden Grove n.d.). However, after World War II, the rural character of the area changed as the population increased (City of Garden Grove n.d.). In 1956, Garden Grove was incorporated as a city, and by the following year, it became the third largest city in Orange County (Brigandi 2019). Since 1958, the City of Garden Grove has annually

hosted the Strawberry Festival on Memorial Day weekend (City of Garden Grove n.d.). In recent years, the population of Garden Grove has grown to over 170,000 people and has become a large suburban development (City of Garden Grove n.d.).

1.4 Results of the Archaeological Records Search

BFSA conducted an archaeological records search for the project and the surrounding area within a one-mile radius at the SCCIC at CSU Fullerton. The archaeological records search results identified 14 resources, all historic, located within a one-mile radius of the project, one of which was recorded within the project (P-30-177530). Site P-30-177530 consists of the current 9822 Russell Avenue church and preschool buildings located within the northwest portion of the subject property. The site record form indicates that the three 9822 Russell Avenue buildings were constructed circa 1966 (Crawford 2014). At the time the buildings were recorded, the buildings were occupied by the Cross Country Vietnamese Christian Church (Crawford 2014). At present, the 9822 Russell Avenue buildings function as a church and preschool. The 9822 Russell Avenue buildings were evaluated as not eligible for the NRHP; however, Crawford (2014) notes that the buildings were not assessed under CRHR eligibility criteria. The remaining historic resources recorded within the search radius include six trash scatters, four resources associated with the built environment, a railway berm with an associated trash deposit, a concrete foundation with an associated trash scatter, and concrete foundations with an associated trash scatter and deposit (Table 1.4–1). The complete records search results can be found in Appendix D.

Table 1.4–1
Cultural Resources Recorded Within One Mile of the Project

Site(s)	Site Type
P-30-001260	Historic railway berm and possibly associated trash deposit
P-30-001261, P-30-001263, P-30-001264, P-30-001265, P-30-001266, P-30-001269	Historic trash scatter
P-30-001262	Historic trash scatter and concrete foundation
P-30-001267	Historic trash scatter, trash deposit, and concrete foundations
P-30-001307	Historic school
P-30-157399	Historic single-family property
P-30-176774	Historic commercial building
P-30-177530*	Historic church
P-30-177538	Historic education building

**Recorded within the project*

The SCCIC records search also identified 28 previous studies conducted within one mile of the proposed project, three of which overlap the subject property (Padon et al. 1995; Bonner

and Crawford 2013, 2014). The Padon et al. (1995) study consists of a large-scale overview for the City of Garden Grove that does not directly address the subject property or Site P-30-177530. The Bonner and Crawford (2013, 2014) studies consisted of a cultural resources assessment and a historic architectural assessment of the 9822 Russell Avenue property and church buildings. Bonner and Crawford (2013, 2014) identified and recorded the 9822 Russell Avenue buildings within the subject property as Site P-30-177530 and determined that the property was not eligible for the NRHP. However, Bonner and Crawford (2013, 2014) did not evaluate the buildings under CRHR eligibility criteria.

BFSA also reviewed the following sources to help facilitate a better understanding of the historic use of the property:

- The National Register of Historic Places index
- The Office of Historic Preservation (OHP), Archaeological Determinations of Eligibility
- The Bureau of Land Management General Land Office records
- The OHP, Built Environment Resource Directory
- Historic USGS topographic maps
- Historic aerial photographs (1938 to 2025)

These sources demonstrated that the property has been impacted by past agricultural use and the present development. The 1938 and 1947 historic aerial photographs illustrate that the entire property consisted of cultivated fields during this period. Between 1953 and 1960, two buildings were constructed within the northeast portion of the property. These buildings consist of the 9822 Russell Avenue church buildings that were recorded by Crawford (2014) as Site P-30-177530. By 1963, a third building was constructed within the northwest corner of the property to form a total of three buildings associated with the address 9822 Russell Avenue. The three buildings originally formed a U-shaped complex comprised of a separate northern, eastern, and southern wing. The remainder of the subject property consisted of a parking lot. Between 1963 and 1972, a southeast addition was constructed along the south façade of the easternmost building. Subsequent aerial photographs highlight that additional modifications occurred to the buildings over the next several decades. For example, a breezeway was constructed to connect the east façade of the northernmost building and the west façade of the easternmost building between 1972 and 1987. Further, in 2003, additional modifications occurred to the northern and eastern buildings. At present, the 9822 Russell Avenue buildings and the parking lot remain extant in the northwest portion of the subject property, and the signs outside the building indicate that the building currently operates as a church and preschool.

BFSA also requested a SLF search from the NAHC. The SLF search results were negative for any recorded Native American sacred sites or locations of religious or ceremonial importance within the project vicinity. All correspondence is provided in Appendix E.

1.5 Applicable Regulations

Resource importance is assigned to districts, sites, buildings, structures, and objects that possess exceptional value or quality illustrating or interpreting the heritage of Orange County in history, architecture, archaeology, engineering, and culture. A number of criteria are used in demonstrating resource importance. Specifically, criteria outlined in CEQA and City of Garden Grove environmental requirements provide the guidance for making such a determination. The following sections detail the criteria that a resource must meet in order to be determined important.

1.5.1 California Environmental Quality Act

According to CEQA (§15064.5a), the term "historical resource" includes the following:

1) A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources (Public Resources Code SS5024.1, Title 14 CCR. Section 4850 et seq.).
2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3) Any object, building, structure, site, area, place, record, or manuscript, which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Public Resources Code SS5024.1, Title 14, Section 4852) including the following:

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

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

According to CEQA (§15064.5b), a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. CEQA defines a substantial adverse change as:

1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
2) The significance of an historical resource is materially impaired when a project:

    a) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the California Register of Historical Resources; or
    b) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or,
    c) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Section 15064.5(c) of CEQA applies to effects on archaeological sites and contains the following additional provisions regarding archaeological sites:

1. When a project will impact an archaeological site, a lead agency shall first determine whether the site is an historical resource, as defined in subsection (a).
2. If a lead agency determines that the archaeological site is an historical resource, it shall

refer to the provisions of Section 21084.1 of the Public Resources Code, Section 15126.4 of the guidelines, and the limits contained in Section 21083.2 of the Public Resources Code do not apply.

3. If an archaeological site does not meet the criteria defined in subsection (a) but does meet the definition of a unique archaeological resource in Section 21803.2 of the Public Resources Code, the site shall be treated in accordance with the provisions of Section 21083.2. The time and cost limitations described in Public Resources Code 21083.2(c-f) do not apply to surveys and site evaluation activities intended to determine whether the project location contains unique archaeological resources.
4. If an archaeological resource is neither a unique archaeological nor historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect on it are noted in the Initial Study or Environmental Impact Report, if one is prepared to address impacts on other resources, but they need not be considered further in the CEQA process.

Sections 15064.5 (d) and (e) contain additional provisions regarding human remains. Regarding Native American human remains, paragraph (d) provides:

(d) When an Initial Study identifies the existence of, or the probable likelihood of, Native American human remains within the project, a lead agency shall work with the appropriate Native Americans as identified by the NAHC as provided in Public Resources Code SS5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the NAHC. Action implementing such an agreement is exempt from:

1) The general prohibition on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (Health and Safety Code Section 7050.5).
2) The requirements of CEQA and the Coastal Act.

2.0 RESEARCH DESIGN

The primary goal of the research design is to attempt to understand the way in which humans have used the land and resources within the project through time, as well as to aid in the determination of resource significance. For the current project, the study area under investigation is northwest Orange County. The scope of work for the cultural resources study conducted for the 9822 Russell Avenue Project included the survey of an approximately 1.8-acre area. Given the area involved, the research design for this project was focused upon realistic study options. Since the main objective of the investigation was to identify the presence of and potential impacts to cultural resources, the goal is not necessarily to answer wide-reaching theories regarding the development of early southern California but to investigate the role and importance of identified resources. Nevertheless, the assessment of the significance of a resource must take into consideration a variety of characteristics, as well as the ability of a resource to address regional research topics and issues.

Although elementary resource evaluation programs are limited in terms of the amount of information available, several specific research questions were developed that could be used to guide the initial investigations of any observed cultural resources. The following research questions take into account the size and location of the project discussed above.

Research Questions:

- Can located cultural resources be associated with a specific time period, population, or individual?
- Do the types of any located cultural resources allow a site activity/function to be determined from a preliminary investigation? What are the site activities? What is the site function? What resources were exploited?
- How do located sites compare to others reported from different surveys conducted in the area?
- How do located sites fit existing models of settlement and subsistence for valley environments of the region?

Data Needs

At the survey level, the principal research objective is a generalized investigation of changing settlement patterns in both the prehistoric and historic periods within the study area. The overall goal is to understand settlement and resource procurement patterns of the project occupants. Therefore, adequate information on site function, context, and chronology from an archaeological perspective is essential for the investigation. The fieldwork and archival research were undertaken with the following primary research goals in mind:

1) To identify cultural resources occurring within the project;
2) To determine, if possible, site type and function, context of the resource(s), and

chronological placement of each cultural resource identified;

3) To place each cultural resource identified within a regional perspective; and
4) To provide recommendations for the treatment of each cultural resources identified.

3.0 ANALYSIS OF PROJECT EFFECTS

The cultural resources study of the project consisted of an institutional records search, an intensive cultural resources survey of the entire approximately 1.8-acre project, and the preparation of this technical report. This study was conducted in conformance with City of Garden Grove environmental requirements, Section 21083.2 of the California Public Resources Code, and CEQA. Statutory requirements of CEQA (Section 15064.5) were followed for the identification and evaluation of resources. Specific definitions for archaeological resource type(s) used in this report are those established by the State Historic Preservation Office (SHPO 1995).

3.1 Survey Methods

The survey methodology employed during the current investigation followed standard archaeological field procedures and was sufficient to accomplish a thorough assessment of the project. The field methodology employed for the project included walking evenly spaced survey transects set approximately five to 10 meters apart, when not obstructed by the present development. All potentially sensitive areas where cultural resources might be located were closely inspected. Photographs documenting survey areas and overall survey conditions were taken frequently.

3.2 Results of the Field Survey

BFSA archaeologist Mary Chitjian conducted the archaeological survey for the 9822 Russell Avenue Project on December 11, 2025, under the direction of Principal Investigator Tracy A. Stropes, M.A., RPA. The archaeological survey of the property was an intensive reconnaissance consisting of a series of survey transects across the subject property. Ground visibility within the survey area was limited due to the existing church and preschool buildings (9822 Russell Avenue) and hardscape (Plates 3.2–1 to 3.2–4). Nevertheless, landscaped areas found within the property were carefully inspected for any archaeological materials. Vegetation within the property primarily consisted of landscaped trees and plants surrounding the 9822 Russell Avenue buildings and a grass lawn within the northwest corner of the property.

No prehistoric archaeological resources were identified within the project limits as a result of the archaeological survey. However, Site P-30-177530, which consists of the 9822 Russell Avenue buildings, was relocated within the northwest portion of the property (Figure 3.2-1). At present, the 9822 Russell Avenue buildings function as a church (Iglesia de Cristo de Restauracion) and a preschool (Orangefield Child Development Center). No additional historic resources were identified during the survey. Further discussion of Site P-30-177530 is provided in Section 3.2.1.



Plate 3.2–1: Overview of the 9822 Russell Avenue buildings from the northwest corner of the project, facing southeast.



Plate 3.2–2: Overview of the 9822 Russell Avenue buildings from the southwest corner of the project, facing northeast.



Plate 3.2–3: Overview of the 9822 Russell Avenue buildings from the southeast corner of the project, facing northwest.



Plate 3.2–4: Overview of the 9822 Russell Avenue buildings from the northeast corner of the project, facing southwest.

Figure 3.2–1
Cultural Resource Location Map

(Deleted for Public Review; Bound Separately)

3.2.1 Site P-30-177530

Site P-30-177530 was identified by Environmental Assessment Specialists, Inc. (EAS) in 2014 while conducting a cultural resources survey of the property (Bonner and Crawford 2013, 2014). Site P-30-177530 consists of the historic-age 9822 Russell Avenue church buildings that currently function as the Iglesia de Cristo de Restauracion church and the Orangefield Child Development Center preschool. Following the identification of the 9822 Russell Avenue buildings, EAS conducted a historic architectural assessment for the property and determined that the 9822 Russell Avenue buildings were not eligible for the NRHP (Bonner and Crawford 2014). Crawford (2014) noted that the property was not associated with any historic events or significant persons and does not reflect a notable example of a particular architectural style or the workmanship of a specific architect or craftsman. At the time, the resource was not evaluated for eligibility under CRHR criteria (Crawford 2014).

Historic aerial photographs indicate that the 9822 Russell Avenue buildings were constructed between 1953 and 1963. The three buildings originally formed a U-shaped church building complex comprised of separate northern, eastern, and southern wings. A southeast addition was constructed along the south façade of the easternmost building between 1963 and 1972. Additionally, between 1972 and 1987, a breezeway was constructed connecting the east façade of the northernmost building to the west façade of the easternmost building. Building permit records provided in the Environmental Site Assessment report also indicate that several additional modifications have occurred to the buildings (Vaughn 2025; Appendix B). This includes the remodeling of one of the buildings into an elementary school facility in 1981 and the construction of a new roof in 1989 (Partner Engineering and Science, Inc. 2025). Further, in 2003, it is evident that additional alterations to the roofs of the northern and eastern buildings occurred.

A review of directory information of occupants of the property and a historic newspaper search of the 9822 Russell Avenue property did not identify any information linking the property to significant individuals or events. During the period in which the buildings were constructed, the Church of Christ occupied the buildings (*The Daily News* 1959). However, over the next several decades, several different churches and preschools have occupied the buildings (Partner Engineering and Science, Inc. 2025). At the time the property was recorded, the buildings were occupied by the Cross Country Vietnamese Christian Church (Crawford 2014). At present, the buildings are occupied by the Iglesia de Cristo de Restauracion church and the Orangefield Child Development Center preschool.

None of the structures associated with Site P-30-177530 embody the distinctive characteristics of a type, period, region, or method of construction, represent the work of an important creative individual, or possess high artistic values. Further, additions and modifications to the 9822 Russell Avenue buildings have reduced the buildings' integrity of design and materials. As such, the buildings associated with Site P-30-177530 are not significant or eligible for the CRHR.

4.0 RECOMMENDATIONS

The cultural resources study for the 9822 Russell Avenue Project, which was completed in accordance with City of Garden Grove environmental requirements and CEQA significance evaluation criteria, identified one previously recorded historic resource (Site P-30-177530). Site P-30-177530 consists of the 9822 Russell Avenue church and preschool buildings located within the northwest portion of the property. In 2014, Site P-30-177530 was evaluated as ineligible for the NRHP. Likewise, the present study also determined that the resource is not eligible for the CRHR and is therefore not considered a Historical Resource under CEQA criteria.

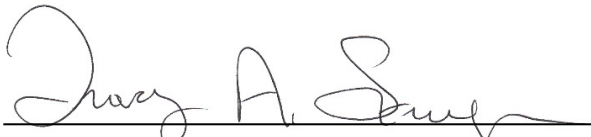
As Site P-30-177530 within the project is evaluated as not CRHR-eligible, potential project-related impacts to the remnants of the resource within the property are not considered significant. Therefore, no site-specific mitigation measures are recommended. Further, based upon the results of the current survey and a review of historic data, no potential impacts to significant buried cultural resources are anticipated with the proposed development of the project. The records search results indicated that no prehistoric resources have ever been identified within the vicinity of the project. Additionally, neither the previously conducted archaeological survey of the property (Bonner and Crawford 2013) nor BFSA identified any archaeological resources within the property. Although the present development hindered ground visibility during the survey, the disturbed nature of the property as a result of previous development, clearing, and grading, coupled with the records search results, indicates that there is little to no potential for any significant archaeological deposits to be present within the project boundaries. Therefore, no further cultural resources study or mitigation measures are recommended. A copy of this report will be submitted to the SCCIC at CSU Fullerton.

5.0 LIST OF PREPARERS AND ORGANIZATIONS CONTACTED

The Phase I cultural resources study for the 9822 Russell Avenue Project was directed by Principal Investigator Tracy A. Stropes, M.A., RPA. The archaeological fieldwork was conducted by BFSA archaeologist Mary Chitjian, and the report text was prepared by Kathleen Krogh and Tracy Stropes. Report graphics were also provided by Kathleen Krogh. Technical editing and report production were conducted by Danielle Del Castillo. The archaeological records search was conducted by Kathleen Krogh at the SCCIC at CSU Fullerton.

5.1 Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this archaeological report, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief and have been compiled in accordance with CEQA criteria as defined in Section 15064.5.



December 24, 2025

Tracy A. Stropes, M.A., RPA — Date
Principal Investigator

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APPENDIX A

Resumes of Key Personnel

Tracy A. Stropes, MA, RPA

Vice President of Cultural Resources/ Principal Archaeologist
BFSA Environmental Services, a Perennial Company
14010 Poway Road • Suite A •
Phone: (858) 484-0915 • Email: tstropes@bfsa.perennialenv.com

Education

Master of Arts, Anthropology, San Diego State University, California **2007**

Bachelor of Science, Anthropology, University of California, Riverside **2000**

Professional Memberships

Register of Professional Archaeologists
Society for California Archaeology
Archaeological Institute of America
Association of Oregon Archaeologists

Experience

Vice President of Cultural Resources/Principal Archaeologist **March 2009–Present**
BFSA Environmental Services, a Perennial Company
Poway, California

Tracy A. Stropes has over 33 years of experience in cultural resource management, with experience in project management, report authorship, lithic analysis, laboratory management, Native American consultation, and technical report editing for numerous projects throughout the western United States. Mr. Stropes has conducted cultural resource surveys, archaeological site testing and evaluations for National Register eligibility and CEQA compliance, mitigation of resources through data recovery for archaeological sites, budget and report preparation, and direction of crews of all sizes for projects ranging in duration from a single-day site visit to multiple years. Mr. Stropes is a Registered Professional Archaeologist (RPA) and is on the list of archaeological consultants qualified to conduct archaeological investigations in the city and county of San Diego, county of Riverside, State of Oregon, State of Arizona, and on Arizona and California BLM lands. He has served as project archaeologist for hundreds of projects and composed data recovery and preservation programs for sites throughout the western United States for both CEQA- and NEPA-level compliance.

Archaeological Principal Investigator **June 2008–February 2009**
TRC Solutions **Irvine, California**

Cultural resource segment of Natural Sciences and Permitting Division; management of archaeological investigations for private companies and local, state, and federal agencies, personnel management, field and laboratory supervision, lithic analysis, Native American consultation and reporting, NRHP and CEQA site evaluations, and authoring/coauthoring cultural resource management reports.

Principal Investigator and Project Archaeologist **June 2006–May 2008**
Archaeological Resource Analysts **Oceanside, California**

As a sub consultant, served as Principal Investigator and Project Archaeologist for several projects for SRS Inc., including field direction, project and personnel management, lab analysis, and authorship of company reports.

Project Archaeologist **September 1996–June 2006**
Gallegos & Associates **Carlsbad, California**

Project management, laboratory management, lithic analysis, field direction, Native American consultation, report authorship/technical editing, and composition of several data recovery/preservation programs for both CEQA and NEPA level compliance.

Project Archaeologist **September 1993–September 1996**
Macko Inc. **Santa Ana, California**

Project management, laboratory management, lithic analysis, field supervision, and report authorship/technical editing.

Archaeological Field Technician **January 1993–September 1993**
Chambers Group Inc. **Irvine, California**

Archaeological excavation, surveying, monitoring, wet screen facilities management, and project logistics.

Archaeological Field Technician **May 1992–September 1992**
John Minch and Associates **San Juan Capistrano, California**

Archaeological excavation, surveying, monitoring, wet screen facilities management, and project logistics.

Selected Reports/Papers

Principal Author

2023 A Section 106 (NHPA) Historic Resource Study for the Oak Creek Canyon Project, City of Wildomar, Riverside County, California. Prepared for Ambient Pacific OCC, LLC.

2023 A Section 106 (NHPA) Historic Resource Study for The Questhaven 76 Project, San Diego County, California (APNs 223-070-007, 223-070-008, and 223-080-046). Prepared for ColRich.

2023 A Phase I Cultural Resources Survey for the Bermuda Dunes Self Storage Project, PAR220053, Riverside County, California. Prepared for FAMA Dairy.

2023 A Cultural Resources Study for 4846 Pacifica Drive, City of San Diego. Prepared for Colliers International.

2023 A Section 106 (NHPA) Historical Resources Study for the Maison's Sierra Project, City of Lancaster, California (Tract No. 27099). Prepared for Ravello Holdings, Inc.

2023 Cultural Resource Survey and Evaluation Program for the Omni Hotel Driving Range/Parking Lot Project, City of Carlsbad, California. Prepared for TRT Holdings, Inc.

2022 A Class III Historic Resources Study for the Anna Avenue Project for Section 106 Compliance, City of San Diego, California. Prepared for John Smith Earthworks, Inc.

2022 A Section 106 (NHPA) Historic Resource Study for the Grand Avenue Project, Riverside County, California (APN 379-060-005). Prepared for TriPointe Homes

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2019 Mitigation Monitoring and Reporting Program for the Harmony Grove Village, San Diego County, California. Prepared for Lennar – San Diego Division.

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2018 A Phase I Cultural Resources Study for the North County Plaza Project, Carlsbad, California. Prepared for Planning Systems, Inc.

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2017 Cultural Resource Monitoring Report for the Altman Residence Project, 9696 La Jolla Farms Road, La Jolla, California 92037. Prepared for Steve and Lisa Altman.

2017 Cultural Resources Study for the Escondido Country Club Project, City of Escondido, California. Prepared for New Urban West, Inc.

2017 A Class III Archaeological Study for the Tract 28859 Project for Section 106 Compliance. Prepared for Menifee 28859, LLC.

2016 A Section 106 (NHPA) Historic Resources Study for the Lake Ranch Project, TR 36730, Riverside County, California.

2016 Mitigation Monitoring and Reporting Program for the Imperial Beach Bikeway Village Project, 536 13th Street and 535 Florence Street, Imperial Beach, California. Prepared for Bikeway Village, LLC.

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2015 A Class III Historic Resource Study for the College Boulevard Project, Carlsbad, California. Prepared for Bent West, LLC.

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2013 A Phase I Cultural Resource Study for the Rogers Tierra Bonita Project, Poway, California. Prepared for John D. Fitch & Associates.

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2013 A Phase I and Phase II Cultural Resource Study for the Citrus Heights/Fairway Drive Project, Riverside County, California. Prepared for CV Communities.

2013 Phase I Archaeological Assessment for the Bixby Highgrove Project (TTM 36437), Riverside County, California. Prepared for T&B Planning, Inc.

2013 A Class III Cultural Resources Study for the Ramona Ranch Affordable Housing Project for Section 106 Compliance, San Diego County, California. Prepared for AMCAL Multi-Housing, Inc.

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2013 A Phase I Cultural Resource Assessment for TPM 36585, Riverside County, California. Prepared for GF Real Estate Services.

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2013 Phase I Cultural Resources Survey for the Sunny Cal Project, City of Beaumont, County of Riverside. Prepared for CV Communities, LLC.

2013 A Class III Cultural Resources Study for The Sierra Bella Project for Section 106 Compliance, Riverside County, California. Prepared for Forestar Corona, LLC.

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2013 Cultural Resources Survey and Evaluation Program for the Oak Creek Project, City of Escondido, California. Prepared for New Urban West, Inc.

2013 Phase I Cultural Resources Survey for the Hope Harbor Project, Riverside County, California. Prepared for Medhat Rofael.

2013 Archaeological Survey of the Liske Residence, La Jolla, California. Prepared for ECEGC Inc.

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2011 Mitigation Monitoring Report for the South Mission Valley Trunk Sewer Project, City of San Diego, California. Prepared for HPS Mechanical, Inc.

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2011 Mitigation Monitoring Report for the Jacobs Health Care Facility Project, City of San Diego, California. Prepared for Jacobs Health Care, LLC.

2011 A Phase I Cultural Resources Study For the Rowland Auto Dismantling Project, City of San Diego, California. Prepared for David Rowland.

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2011 Phase I Cultural Resources Survey for the Santa Rosa Academy Project, Riverside County, California. Prepared for Santa Rosa Academy Charter School c/o Bradley Burke Competitive Edge Development, LLC.

2011 Cultural Resource Data Recovery Study for SDI-4606 Locus B for Saint Gabriel's Catholic Church, Poway, California. Prepared for Saint Gabriel's Catholic Church.

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2011 Mitigation Monitoring Report for the Sewer and Water Group 768 Project, City of San Diego, California. Prepared for Ortiz Corporation.

2011 Cultural Resource Test for the 10th Avenue Parking Lot Project, City of San Diego, California. Prepared for 11th and B Investment Associates, LLC.

2011 A Cultural Resources Study for the Ampudia Lot Project, City of San Diego, California. Prepared for Venture Pacific Commercial Services, Inc.

2011 A Phase I Cultural Resource Study for the Hyde Residence Project, La Jolla, California. Prepared for Paul and Denise Hyde.

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2011 Mitigation Monitoring Report for the Sewer Group 682M Project, City of San Diego, California. Prepared for HTA Engineering & Construction Inc.

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2011 A Cultural Resource Monitoring Report for the Eichen Residence Project, San Diego, California. Prepared for Steigerwald-Dougherty, Inc.

2011 Phase I Cultural Resources Survey for the Galway Downs Project, Riverside County, California. Prepared for Trip Hord.

2011 Cultural Resource Monitoring Report for Rancho Bella Vista Phase IV (TR 31871), Riverside County, California. Prepared for Lennar Inland Division.

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2010 Historic Properties Treatment Plan for the Talega (64 Area) 12kV Conversion Project Marine Corps Base Camp Pendleton San Diego County California. Prepared for Synergy Electric Company, Inc.

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2010 A Phase I Cultural Resource Study for the Moses Residence Project, La Jolla, California. Prepared for Brian Moses.

2010 Pottery Canyon Site Archaeological Evaluation Project City of San Diego, California. Prepared for the City of San Diego Park and Recreation Department.

2010 A Phase I Cultural Resource Study for the Shabaz Residence Project, La Jolla, California. Prepared for Negar Shabaz.

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2009 A Cultural Resources Study for the Hronopoulus Residence Project, City of San Diego, California. Prepared for Andreas Hronopoulus.

2009 A Cultural Resources Monitoring Report for the East Point Loma Trunk Sewer Project, San Diego, California. Prepared for Southern California Soil and Testing.

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2009 An Archaeological Assessment for the Rivera-Placentia Project, City of Riverside, California.

Prepared for Riverside Construction Company.

2009 Cultural Resource Data Recovery Plan for the North Ocean Beach Gateway Project. Prepared for the City of San Diego and KTU+A.

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2005 Grand Pacific Resorts Data Recovery and Index Sample Program for CA-SDI-8797, Area A, City of Carlsbad, California. Prepared for Grand Pacific Resorts Inc.

2004 "Near the Harris Site Quarry" Cultural Resource Data Recovery and Preservation Program for CA-SDI-13028, San Diego County, California. Prepared for Harbrecht Development, L.P.

2004 Cultural Resource Survey and Boundary Test Report for the Lilac Ranch Project, San Diego County, California. Prepared for Empire Companies.

2003 Cultural Resource Data Recovery and Preservation Program for CA-SDI-12027, San Diego County, California. Prepared for Harbrecht Development Inc.

2002 Data Recovery Program for the Pacbell Site CA-SDI-5633, San Marcos, California. Prepared for Joseph Wong Design Associates.

2001 McCrink Ranch Cultural Resource Test Program Additional Information for Selected Sites, San Diego County, California. Prepared for Shapouri & Associates.

2001 The Quail Ridge Project Cultural Resource Test Program, San Diego County, California. Prepared for Helix Environmental Planning, Inc.

2000 Cultural Resource Survey and Evaluation for the North Sand Sheet Full Buildout Program, Owens Lake, California. Prepared for CH2MHill.

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Contributing Author

2019 Cultural Resources Study for the 3868-3900 Sepulveda Boulevard Project, City of Culver City, Los Angeles County, California. Prepared for Sepulveda Suites, Inc.

2019 Final Archaeological Data Recovery and Mitigation Monitoring Program for the Westin Hotel and Timeshare Project, City of Carlsbad, California. Prepared for Grand Pacific Resorts, Inc.

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2014 Mitigation Monitoring Report for the 9th and Broadway Project, City of San Diego. Prepared for Bridge Housing Corporation.

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2012 Cultural Resource Test Plan for the Old Police Headquarters Project. Prepared for Terramar Retail Centers.

2012 Cultural Resource Test Plan for the Knight Residence Project. Prepared for Mr. Dennis Knight.

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2011 An Archaeological Study for 1887 Viking Way Project, La Jolla, California. Prepared for Island Architects.

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2004 Cultural Resource Test Report for the Palomar Point Project: Site CA-SDI-16205, Carlsbad, California. Prepared for Lanikai Management Corp.

2004 Cultural Resource Survey and Test Report for the Canyon View Project, Carlsbad, California. Prepared for Shapouri & Associates.

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2004 Cultural Resource Test Report for Site CA-SDI-16788, Otay Mesa, California. Prepared for Otay Mesa Property, L.P.

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2003 Cultural Resource Mitigation Program for the Torrey Ranch Site CA-SDI-5325, San Diego, California. Prepared for Garden Communities.

2003 Cultural Resource Survey and Test Report for the Johnson Canyon Parcel, Otay Mesa, San Diego County, California. Prepared for Otay Mesa Property, L.P.

2002 Cultural Resource Data Recovery Plan for the Shaw Project: Sites CA-SDI-13025 and CA-SDI-13067, San Diego County, California. Prepared for Shapouri & Associates.

2001 Archaeological Test Program for CA-SDI-14112 Mesa Norte Project, San Diego, California. Prepared for Hunsaker & Associates.

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2001 Cultural Resource Test Program for the Wilson Property, Carlsbad, California. Prepared for the City of Carlsbad.

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2000 Cultural Resource Survey and Test Report for the Wetmore Property, Otay Mesa, San Diego County, California. Prepared for Mr. Andy Campbell.

2000 The Torrey Ranch Cultural Resource Test Program, San Diego County, California. Prepared for Garden Communities.

2000 Cultural Resource Test Results for the Otay Mesa Generating Project. Prepared for the California Energy Commission and Otay Mesa Generating Company, LCC.

2000 The Eternal Hills Cultural Resource Survey and Test Program, City of Oceanside, California. Prepared for Eternal Hills Memorial Park.

2000 The Quail Ridge Cultural Resource Test Program, San Diego County, California. Prepared for Helix Environmental Planning Inc.

2000 Cultural Resource Testing Program for CA-SDI-5652/H and CA-SDI-9474H SR 78/Rancho Del Oro

Interchange Project, Oceanside, California. Prepared for Tetratech Inc.

2000 Cultural Resource Test Results for a Portion of CA-SDI-8654 (Kuebler Ranch) Otay Mesa, San Diego County, California. Prepared for Shapouri & Associates.

2000 Historical/Archaeological Monitoring and Data Recovery Program for Prehistoric Site CA-SDI-48, Locus C Naval Base Point Loma, San Diego, California. Prepared for Department of the Navy, Southwest Division.

2000 Cultural Resource Evaluation Report for the Palomar College Science Building Project, San Marcos, California. Prepared for Parsons Engineering Science Inc.

1999 Cultural Resource Monitoring Report for the Village of Ystagua Water Main Break City of San Diego, California. Prepared for the City of San Diego Water Department.

1999 The Effect of Projectile Point Size on Atlatl Dart Efficiency in Lithic Technology Vol. 24, No 1 p (27-37).

1999 Cultural Resource Evaluation Report for the Oceanside-Escondido Bikeway Project, San Marcos, California. Prepared for City of San Marcos.

1999 5000 Years of Occupation: Cultural Resource Inventory and Assessment Program for the Carlsbad Municipal Golf Course Project City of Carlsbad, California. Prepared or Cotton/Beland/Associates, Inc.

1999 Silver Oaks Estates Cultural Resource Enhanced Survey and Test Report for a Portion of CA-SDI-7202 San Diego, California. Prepared for Helix Environmental Planning Inc.

1999 Historical Archaeological Test of a portion of CA-SDI-8303 for the Faraday Road Extension Carlsbad, California. Prepared for the City of Carlsbad.

1999 Cultural Resource Literature Review for the North Coast Transportation Study Arterial Streets Alternative San Diego County, California. Prepared for MLF/San Diego Association of Govt.

1998 Archaeological Test Report for a Portion of CA-SDI-9115/SDM-W-122 Carlsbad, California. Prepared for Industrial Developments International.

1998 Rainforest Ranch Cultural Resource Survey and Significance Test for Prehistoric Sites CA-SDI-14932, CA-SDI-14937, CA-SDI-14938, and CA-SDI-14946 County of San Diego, California. Prepared for the Boys and Girls Club of Inland North County.

1998 Cultural Resource Evaluation Report for the Oceanside-Escondido Bikeway Project San Marcos, California.

1998 Final Report: Cultural Resource Survey Report for the Sterling Property, Carlsbad, California. Prepared for SPT Holdings LCC.

1996 Final Report: Archaeological Survey and Test for the Huber Property Carlsbad, California. Prepared for Gene Huber.

1996 Final Report: Results of Phase II Test Excavations and Phase III Data Recovery Excavations at Nine Archaeological Sites Within the Newport Coast Planned Community Phase III Entitlement Area, San Joaquin Hills, Orange County, California. Prepared for Coastal Community Builders, a division of The Irvine Company.

1995 Preliminary Report: Phase II Test Results From Nine Prehistoric Archaeological Sites within the Proposed Upper Newport Bay Regional County Park. Prepared for EDAW, Inc.

1995 Final Report: A Phase II Test Excavation at CA-ORA-136, Block 800 City of Newport Beach, Orange County California. Prepared for the Irvine Apartment Communities.

APPENDIX B

Building Development Information

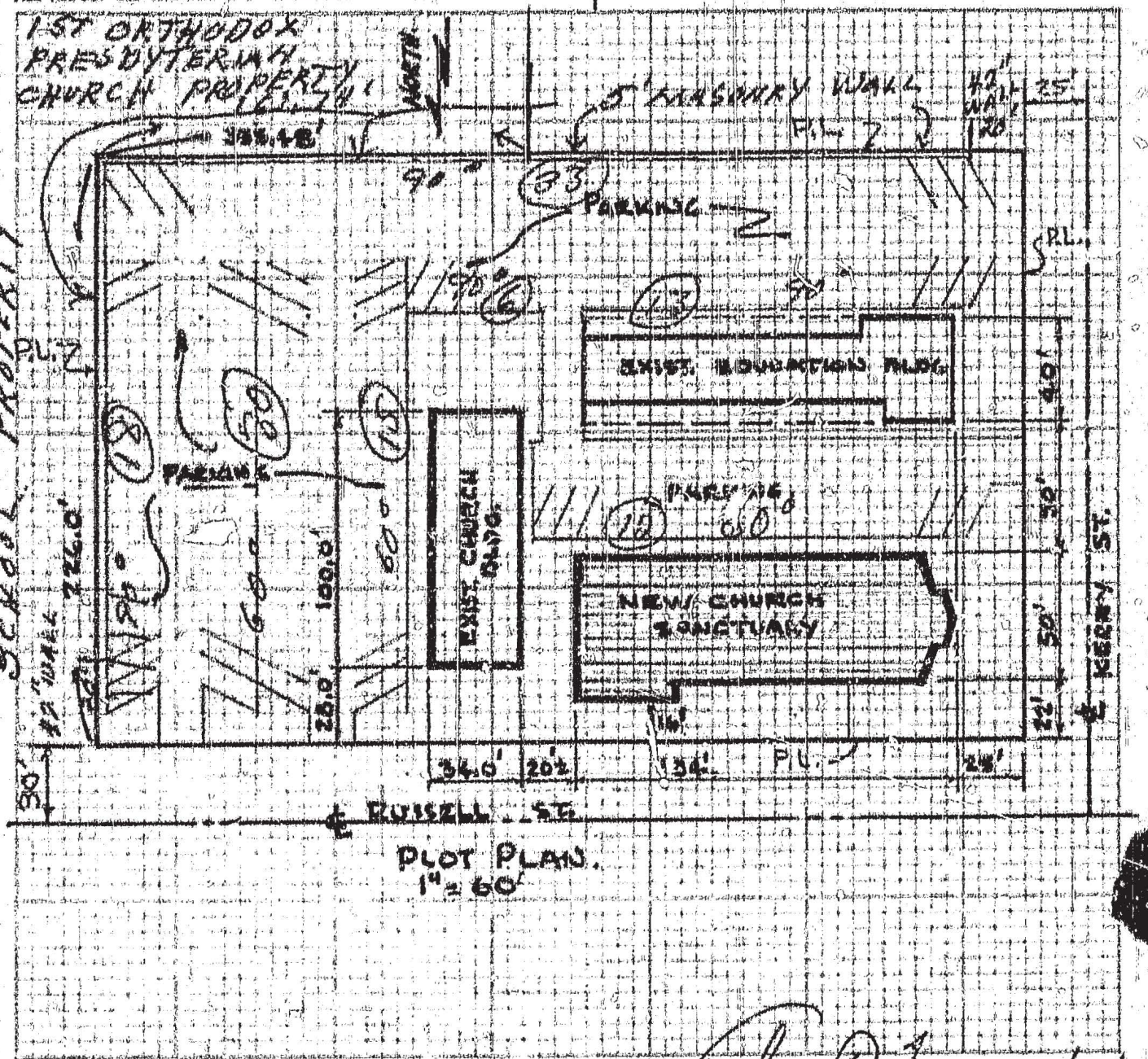
PLOT PLAN

Department of Building
B. C. Adams
Director

CITY OF
GARDEN GROVE

Job Address 9820 RUSSELL	Permit Number 16931
Lot	Tract / Blk. PG 61

DIMENSION PLOT PLAN COMPLETELY SHOWING ALL BLDGS. ON THE LOT AND THEIR USE



PLOT PLAN.
1" = 60'

I certify the information furnished hereon is complete and correct.

Routing: #1 Building Inspector #2 Office File #3 Owner By: Date 9/21/61

APPLICATION FOR A

BUILDING PERMIT

DEPARTMENT OF BUILDING, GARDEN GROVE, CALIF.

INFORMATION PROVIDED BY BLDG. DEPT.

EXTERIOR WALL MATERIAL [illegible] FRAMING MATERIAL WOOD

PARTITIONING MATERIAL WOOD ROOF COVERING MATERIAL COMPO

LOT WIDTH 226' LOT DEPTH 335' NO. OF EXISTING BLDGS ON LOT 3

USE ZONE R-1 FIRE ZONE 3 OCCUP. PANEL B-3 TYPE V

REQ'D SET BACKS	FRONT	RIGHT SIDE	LEFT SIDE	REAR
	—	63'6"	7'	—

SEE PLAN NO. — USE PERMIT OR VARIANCE NO. — PARK SPACES REQ'D —

Zoning Approved By Tom Date 6-8-65

Remarks: PLANS

PUBLIC WORKS

Street Address [illegible] By [illegible]

	REQUIRED	PROVIDED
Record of Survey		
R W Dedication		
Bonds		
Encroachment Permit		

Remarks

INSPECTION RECORD

APPROVAL	DATE	INSPECTOR
Foundation and Location	9-1-65	[illegible]
	9-9-65	[illegible]
Reinforcing		
Roof Shtg.	11-17-65	[illegible]
Rough Frame	12-10-65	[illegible]
Lath or Drywall	2-3-66	[illegible]
Plas. Brown Ct.		
Other		
Land Use		
Final	[illegible]	[illegible]
Utility Release	2-11-66	[illegible]

VALUATION NOTE [illegible] $ 1,000.00

8-23-65 FEES

Plan Check	$ 82.75	Building Permit	$ 165.50
Bond	$	Expiration Date	

Permit Authorized By [illegible] Date 8-23-65

INSTRUCTION: USE TYPEWRITER OR BALL POINT PEN. PRESS FIRMLY. BE SURE ALL COPIES ARE LEGIBLE. NO ERASURES PERMITTED. A DOUBLE FEE WILL BE CHARGED IF WORK IS STARTED BEFORE PERMIT IS ISSUED.

Job Address 9822 RUSSEL ST. M E B Tract No. 1539

Permit No. B11371A

Lot No. Blk No. PC-1258

CONTRACTOR A. C. MAHONEY STATE LIC. NO. 178061

MAILING ADDRESS 165 E. 17TH NORTH TEL. NO. 971-7993

ARCH. JAMES R. WILDE STATE LIC. NO. 1899

ENGR.

MAILING ADDRESS 12522 BROOKHURST TEL. NO. 539-8973

OWNER CHURCH OF CHRIST

MAILING ADDRESS 9822 RUSSEL ST.

NEW ☐ ADD'N ☒ ALTER ☒ REPAIR ☐ DEMOLISH ☐

FLOOR AREA (SQ. FT.) [illegible] NO. OF STORIES 2 NO. OF DWELLING UNITS

PRESENT BLDG. USE PROPOSED BLDG. USE

AUG 23 [illegible] *** 165.50

Validation 1700 MAY 20 65 TO 11 083 11 **** 82.75 CLASSROOMS

DESCRIBE WORK TO BE DONE SOCIAL HALL, PLANS INTERIOR ALTERATION TO EXISTING CLASSROOMS

OWNER-BUILDER PERMIT RESTRICTIONS. An owner-builder must reside within the building for which this permit is issued, (accessory buildings excepted). Said building may not contain more than 3 dwelling units. Otherwise, this permit may be issued only to a contractor licensed in the State of California and a business license must be procured from the City of Garden Grove.

WORKMEN'S COMPENSATION INSURANCE REQUIREMENTS: A certificate or duplicate thereof of workmen's compensation insurance must be on file with the City of Garden Grove prior to the issuance of this permit unless: 1. This permit is for less than $100 valuation or, 2. The applicant qualifies as an owner-builder and signs the statement below.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workmen's compensation laws of California.

SIGNATURE [illegible]

PLOT PLAN DATE ON FILE

APPLICANT'S CERTIFICATION: I have read and examined this above application and find the same to be true and correct. All provisions of the laws and ordinances of the City of Garden Grove and State of California will be complied with whether specified herein or not.

Signature of Permittee Date BUS. LIC. NO.

Address

RELOCATION

FROM ADDRESS

MOVING CONTRACTOR ADDRESS

7-7-65
Footings on w end of Exist- Bldg & 1'4" footing inside
OK to pour HD

11-30-65
OK to wrap exterior of our building HD

12-6-65
OK to cover arcade Heating O.K. HD

PLOT PLAN

Department of Building

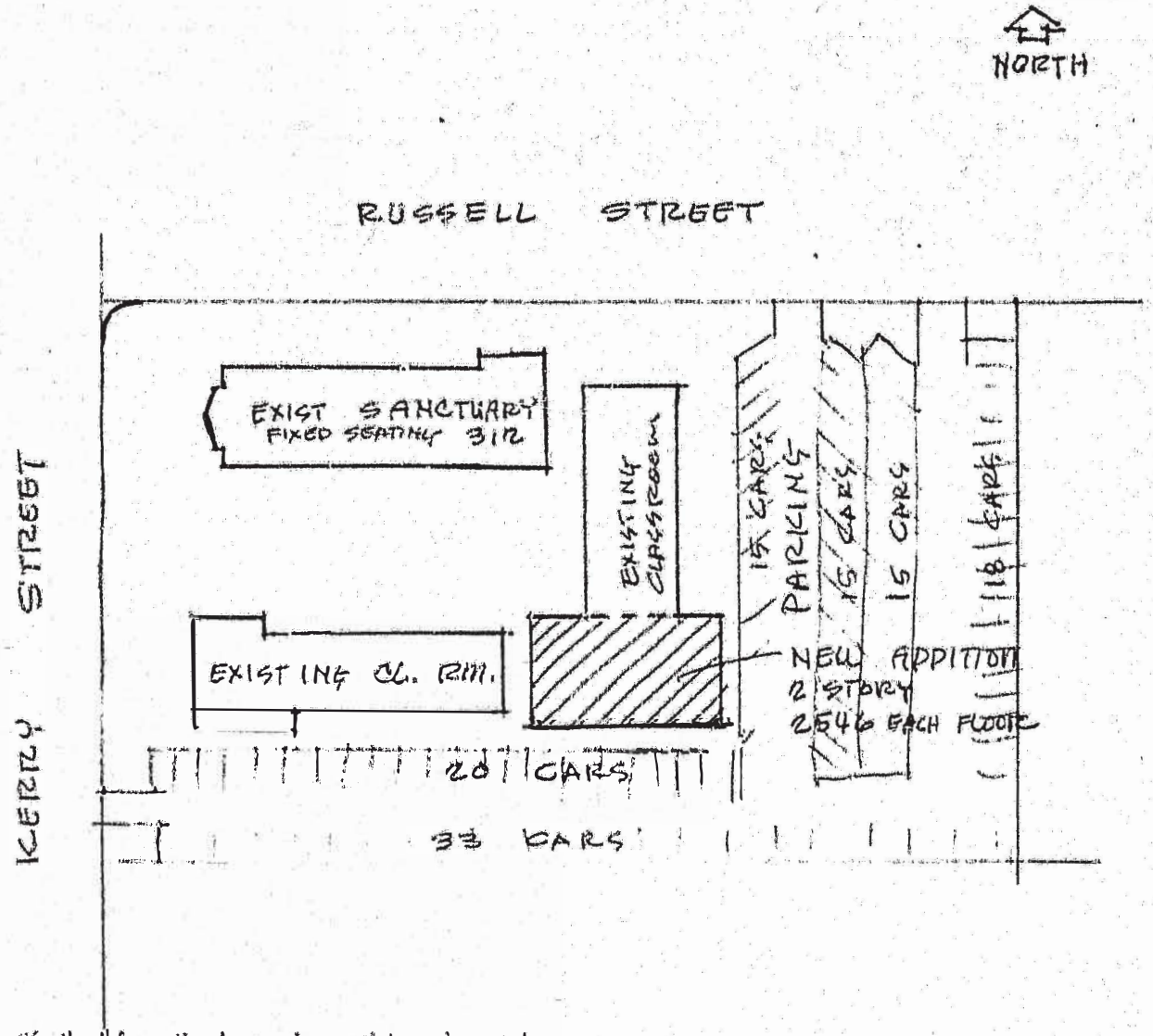
CITY OF GARDEN GROVE

Job Address: 9822 RUSSELL STREET

Permit Number: 1135

Lot: 1 Tract: 1539 Blk: 6

DIMENSION PLOT PLAN COMPLETELY SHOWING ALL BLDGS. ON THE LOT AND THEIR USE



I certify the information hereon is complete and correct.

Routing: #1 Building Inspector 2 Office File #3 Owner

By _____ Date _____

ELECTRICAL PERMIT

DEPARTMENT OF BUILDING AND SAFETY
HAYWARD, CALIFORNIA PHONE: 537-4200

INSTRUCTION: USE TYPEWRITER OR BALL POINT PEN, PRESS FIRMLY, BE SURE ALL COPIES ARE LEGIBLE, NO ERASURES PERMITTED. A DOUBLE FEE WILL BE CHARGED IF WORK IS STARTED BEFORE PERMIT IS ISSUED.

JOB ADDRESS: 9822 Russell St
ELECTRIC PERMIT NO.: 011522 A

OWNER: Church of Christ
PHONE:
OWNER'S ADDRESS: Same
CITY:

NEW BUILDING OR ADDITION — AREA	EXISTING BUILDING REMODEL AREA	OCCUPANCY GROUP	USE OF BUILDING AND OR NUMBER OF UNITS
5160 SQ. FT.	SQ. FT.	Church	Church Room

ELECTRICAL CONTRACTOR: Fisher Electric Co. PHONE: 535-6210
ADDRESS: 702 So. Dunbar Blvd CITY STATE LICENSE NO.: 415775
VALIDATION: DEC 31-65 11 003 M ****43.00

LOT NO. TRACT NO.

IF NOT LISTED BELOW SEE CODE	NUMBER	EACH	FEE
Residential (I & H) sq. ft.		.01	
Garage, Resid. (J) sq. ft.		.005	
Service, Single Phase	1	$1.00	1 00
Service, Three Phase		1.00	
Meters, Single Phase	1	1.00	1 00
Meters, Three Phase		1.00	
Pole, Power, Light, etc.		2.00	
Sub-Panels 1 ϕ	1	1.00	1 00
Sub-Panels 3 ϕ		1.00	
Outlets 1st 20	20	20	4 00
Outlets Over 20	172	.10	17 20
Fixtures 1st 20	20	.20	4 00
Fixtures Over 20	32	.10	3 20
Fixtures, High Voltage Type		1.00	
Radiant Heat		1.00	
Washer		1.00	
Dryer		1.00	
Hot Water Heaters		1.00	
Dishwasher	1	1.00	1 00
Domestic Range or Oven		1.00	
Motors Not Over 1 HP Evap.	2	1.00	2 00
Motors Over 1 Not Over 3 HP		1.50	
Heat	1	1.00	1 00
U.G. Pull Box	1	1.00	1 00
Electric Heat			
Time Clock		1.00	
Sign, Transformer or Ballast		1.00	
Each Additional Trans. or Ballast		1.00	
Sign Hook up		1.00	
ISSUANCE OF PERMIT			4 00
TOTAL FEE			42 00

PERMIT AUTHORIZED BY: [signature] DATE: 12-6-65 B 113514

I HAVE CAREFULLY READ THE ABOVE APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF STATE AND LOCAL LAWS COVERING THIS TYPE OF CONSTRUCTION WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. NO PERSON SHALL BE EMPLOYED IN VIOLATION OF THE LABOR CODE OF THE STATE OF CALIFORNIA.

SIGNATURE OF PERMITTEE: X [signature] DATE: Dec-31-65

BRANCH CIRCUIT PANEL: CIRCUITRY

CIR. NO.	BRKR. SIZE	WIRE SIZE	NOMENCLATURE	NO. OF OUTLET	WATTS L1	WATTS L2	WATTS L3
1							
2							
3							
4							
5							
6							

INSPECTION RECORD

APPROVAL	DATE	INSPECTOR
Underground		
Conduit 11-15-65	12-3-65	[signature]
Wiring	12-3-65	[signature]
Ceiling Heat Cable		
Fixtures		
Service	3-[illegible]-66	[illegible]
Final	3-[illegible]-66	[illegible]
Utility Notified	3-17-66	CLS

SINGLE PHASE SERVICE SIZE: AMPS WIRE RIGID CONDUIT
THREE PHASE SERVICE SIZE: 3 WIRE 4 WIRE
AMPS WIRE RIGID CONDUIT

BUILDING PERMIT NO. SIGN PERMIT NO. HEAT AND COND PERMIT NO.

FL-101

RUSSELL	009822			4
STREET NAME	ADDRESS	APT. NO.		CARD NO.

Electrical Permit

Electric Heaters & Battery Switches

Also Air Conditioners

3-7-66

PLUMBING PERMIT

Department of Building — CITY OF GARDEN GROVE

1

For Applicant to Fill In (Use ink)

Job Address 9822 Russell — Permit No. 011503

Lot No. — Tract No. — Blk. No.

Owner Church of Christ

Owner's Address 9822 Russell

Plumbing Contractor H. L. Bonnis

Contractor's Address 549 So. Anaheim Blvd.

Phone 533-4840 — City Lic. No.

Use of Bldg. Church

New Bldg. ☒ — Old Bldg. ☐

Validation 11-30-65 11 032 M ***24.50

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all ordinances and State laws regulating plumbing.

I hereby certify that I am properly registered with and/or licensed as required by the City of Garden Grove and/or State of California, or that I am the legal owner of the above described property, and I certify that in the performance of the work for which this permit is issued I shall not employ any person in violation of the workmen's compensation laws of the State of California.

Signature of Permittee H. L. Bonnis — Date 11-30-65

Address

PERMIT FEES

NO.	TYPE OF FIXTURE OR ITEM	EACH	$ FEE
3	Water Closet (Toilet)	$1.50	4 50
	Bath Tub	1.50	
	Shower	1.50	
2	Lavatory (Wash Basin)	1.50	3 00
2	Kitchen Sink	1.50	3 00
2	Garbage Disposal	1.50	3 00
1	Laundry Tub or Tray	1.50	
1	Water Heater	1.50	1 50
1	Slop Sink	1.50	1 50
	Floor Sink	1.50	
	Floor Drain	1.50	
	Dish Washer	1.50	
2	Drinking Fountain	1.50	3 00
1	Urinal	1.50	1 50
1	Gas System — Outlets	1.50	1 50
	House Sewer	1.50	
	Lawn Sprinklers (Single Dwelling Only)	2.00	
	Swimming Pool Piping	1.50	
	Sand Traps	1.50	
	Automatic Washing Mach.	1.50	
	Water Softeners	1.50	
	Backwash — Trap	1.50	
	Water Lateral	1.50	
	Backflow Protective Devices	2.00	
	Issuance of Permit		2 00
	TOTAL FEE		$ 24 50

Permit Authorized By — Date 11-30-65

APPROVALS	DATE	INSPECTOR
SOIL PIPING		
GROUND PLUMBING		
ROUGH PLUMBING	12-9-65	R
GAS PIPING		
GAS VENT		
SEPTIC TANK or Cesspool		
SEWER		
GAS TEST		
MAIN DRAIN AND VACUUM LINES		
WATER HEATER		
BACKWASH		
WATER LATERAL		
FINAL		
UTILITY CO. NOTIFIED	5-17-66 AR	

ROUTING: #1 Plumbing Inspector #2 Statistics #3 Owner #4 Office File Bldg. Permit #11503

HEATING, VENTILATING, REFRIGERATION & AIR CONDITIONING PERMIT

1

DEPARTMENT OF BUILDING
HARRY R. PEIRCE - DIRECTOR
537-4200

CITY OF
GARDEN GROVE

FOR APPLICANT TO FILL IN (USE INK)

JOB ADDRESS 9822 Purcell St. | PERMIT NO. 012685 A

LOT NO. | TRACT NO.

OWNER Church of Christ

OWNER'S ADDRESS

CONTRACTOR Kinney Heating

CONTRACTOR'S ADDRESS 7441 A. Garden CITY Cypress

PHONE 774-8120 CITY LIC NO. 963

USE OF BUILDING Church

NEW BUILDING ☐ OLD BUILDING ☐

VALIDATION OCT 29-65 11 229 M ****19.00

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all ordinances and State laws regulating plumbing. I hereby certify that I am properly registered with and/or licensed as required by the City of Garden Grove and/or State of California, or that I am the legal owner of the above described property, and I certify that in the performance of the work for which this permit is issued I shall not employ any person in violation of the workmen's compensation laws of the State of California.

SIGNATURE OF PERMITTEE Lee Heating DATE

ADDRESS

PERMIT FEES

NUMBER	TYPE OF FIXTURE OR ITEM		EACH	FEE
	FURNACE — RESIDENTIAL		$1.00	
	WARM AIR OUTLET		.25	
	FURNACE VENTS		1.00	
	GAS PIPING ____ OUTLETS		1.00	
3	COMMERCIAL HEATING		2.00	6 00
12	COMMERCIAL WARM AIR OUTLETS		.50	6 00
3	COMMERCIAL FURNACE VENTS		2.00	6 00
	EXHAUST OUTLETS		1.00	
	REPAIR, ALTERATION OR ADDITION TO HEATING SYSTEM	RES. OR COMM.	1.00	
	VENTILATION SYSTEM		3.00	
	RESTAURANT KITCHEN HOOD		3.00	
	CONDENSING UNIT	20 H.P. OR LESS	2.00	
	CONDENSING UNIT	TO 50 H.P.	5.00	
	CONDENSING UNIT	OVER 50 H.P.	10.00	
	REPAIR OR ALTERATION TO REFRIGERATION SYSTEM		3.00	
	EVAPORATIVE COOLERS		1.00	
	ISSUANCE OF PERMIT			1 00
	TOTAL FEE			$ 19 00

PERMIT AUTHORIZED BY [illegible] DATE 11-2-65

ROUTING

#1 INSPECTOR #2 OFFICE #3 OWNER

BUILDING PERMIT NO.

APPROVALS	DATE	INSPECTOR
FURNACE		
REGISTER OUTLETS		
FURNACE VENTS		
GAS PIPING		
DUCTS 12		[illegible]
EXHAUST OUTLETS		
RESTAURANT KITCHEN HOOD		
VENTILATION SYSTEM		
CONDENSING UNIT 20 H.P. OR LESS		
CONDENSING UNIT 50 H.P.		
CONDENSING UNIT OVER 50 H.P.		
FINAL		
UTILITY CO. NOTIFIED		

HEATING, VENTILATING, REFRIGERATION & AIR CONDITIONING PERMIT

DEPARTMENT OF BUILDING
HARRY R. PEIRCE - DIRECTOR
537-4200

CITY OF GARDEN GROVE

FOR APPLICANT TO FILL IN (USE INK) 013482

JOB ADDRESS 9822 Russell | PERMIT NO.

LOT NO. | TRACT NO.

OWNER C'hurch of Christ

OWNER'S ADDRESS 9822 Russell St.

CONTRACTOR Kinney Heating

CONTRACTOR'S ADDRESS 1441 S. Anaheim, Anaheim

PHONE 774-8120 CITY LIC. NO. 963

USE OF BUILDING

NEW BUILDING [1] OLD BUILDING [ ]

VALIDATION DEC 21-65 11 033 M*****4.00

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all ordinances and State laws regulating plumbing. I hereby certify that I am properly registered with and/or licensed as required by the City of Garden Grove and/or State of California, or that I am the legal owner of the above described property, and I certify that in the performance of the work for which this permit is issued I shall not employ any person in violation of the workmen's compensation laws of the State of California.

SIGNATURE OF PERMITTEE Bill Kinney DATE

ADDRESS

PERMIT FEES

NUMBER	TYPE OF FIXTURE OR ITEM		EACH	FEE
	FURNACE — RESIDENTIAL		$1.00	
	WARM AIR OUTLET		.25	
	FURNACE VENTS		1.00	
	GAS PIPING ____ OUTLETS		1.00	
	COMMERCIAL HEATING		2.00	
	COMMERCIAL WARM AIR OUTLETS		.50	
	COMMERCIAL FURNACE VENTS		2.00	
	EXHAUST OUTLETS		1.00	
	REPAIR, ALTERATION OR ADDITION TO HEATING SYSTEM	RES. OR COMM.	1.00	
	VENTILATION SYSTEM		3.00	
1	RESTAURANT KITCHEN HOOD		3.00	3.00
	CONDENSING UNIT	20 H.P. OR LESS	2.00	
	CONDENSING UNIT	TO 50 H.P.	5.00	
	CONDENSING UNIT	OVER 50 H.P.	10.00	
	REPAIR OR ALTERATION TO REFRIGERATION SYSTEM		3.00	
	EVAPORATIVE COOLERS		3.00	
	ISSUANCE OF PERMIT			1.00
	TOTAL FEE			$ 4.00

PERMIT AUTHORIZED BY [signature] DATE 12-21-65

ROUTING: #1 INSPECTOR #2 OFFICE FILE #3 OWNER

BUILDING PERMIT NO.

APPROVALS	DATE	INSPECTOR
FURNACE		
WARM AIR OUTLETS		
FURNACE VENTS		
GAS PIPING		
OUTLETS		
EXHAUST OUTLETS		
RESTAURANT KITCHEN HOOD		
VENTILATION SYSTEM		
CONDENSING UNIT 20 H.P. OR LESS		
CONDENSING UNIT 50 H.P.		
CONDENSING UNIT OVER 50 H.P.		
FINAL		
UTILITY CO. NOTIFIED		

GARDEN GROVE

ZONING ADMINISTRATOR

DECISION NO. 870

CONDITIONAL USE PERMIT NO. CUP-114-81

GARDEN GROVE CHRISTIAN CHURCH

JUNE 26, 1981

This is a Conditional Use Permit application pertaining to property located on the southeast corner of Russell Avenue and Kerry Street.

A public hearing was held on June 17, 1981, and all testimony presented at the public hearing and all evidence applicable to this case have been considered.

The applicant is requesting approval of a Conditional Use Permit for the conversion and remodeling of an approximately 2,875 square foot existing one-story building to be used as an elementary school facility, located on the church site on an approximately 1.81 acre parcel. The City of Garden Grove has determined that this action is exempt from the preparation of an Environmental Impact Report pursuant to Section 15101 (Class I Existing Facilities) of the California Environmental Quality Act of 1970.

The applicant stated that this was a new use for the church. The church had decided that it would be in their best interest to provide some form of public education for youngsters in today's society. Therefore, the church was proposing to conduct public education classes in kindergarten through second grade. Their intent is to remodel part of their Sunday School classroom facilities to provide for this type of instructional use. The church has hired teachers who have state certificates to provide for this educational instruction for the students. They propose to commence with the instructional period this fall when school opens.

The subject building is a a single-story structure with a total area of approximately 2,875 square feet. The building is currently being used as a Sunday School facility. All remodeling will be interior and includes the removal and closing of three (3) doors and the removal of two (2) existing partitions to create adequate room for classroom No. 2. The proposed alteration shows three (3) classrooms, a nursery with a crib room, a storage room and an office. Access to the subject site is provided by two drive approaches from Russell Avenue and one from Kerry Street. The existing church site is well kept and has adequate parking and landscaping.

Zoning Administrator Decision No. 870
Conditional Use Permit No. CUP-114-81

In the review of the subject request, it would appear that the applicant has complied with the goals of the City of Garden Grove and Municipal Code Sections 9204 and 9219.4. Said criteria includes consideration of density, parking access, relationship to public facilities, public service requirements and design compatibility.

In consideration of the evidence submitted and after a review of the criteria established for the approval of conditional use permits, it is hereby determined that Conditional Use Permit No. CUP-114-81 should be and is hereby approved subject to the following conditions:

1. Fire extinguishers shall be provided to meet the requirements of the Fire Department.

2. A one-hour wall is required between classroom No. 1 and the forced air unit.

3. A manual pull alarm system is required. Plans shall be submitted to the Fire Department prior to installation.

4. The storage area is to be separated from the rest of the building with a one-hour separation wall.

5. Applicant shall verify that operable wall system does not cut off the required exit from area adjacent to classroom No. 1.

/s/ STEWART O. MILLER
ZONING ADMINISTRATOR

The appeal deadline for the subject case is July 3, 1981.

0146J/437A

Zoning Administrator minute excerpts

June 17, 1981

PUBLIC HEARING - CONDITIONAL USE PERMIT NO. CUP-114-81 - GARDEN GROVE CHRISTIAN CHURCH - SOUTHEAST CORNER OF RUSSELL AVENUE AND KERRY STREET - 9822 RUSSELL AVENUE

The Zoning Administrator announced that the subject application, initiated by the Garden Grove Christian Church requests Conditional Use approval for the conversion and remodeling of an approximately 2,875 square foot existing one-story building to be used as an elementary school facility, located on the church site on an approximately 1.81 acre parcel. The City of Garden Grove has determined that this action is exempt from the preparation of an Environmental Impact Report pursuant to Section 15101 (Class I, Existing Facilities) of the California Environmental Quality Act of 1970.

The Zoning Administrator asked for staff comments. deKoven James, Land Use Analyst, advised that the case had been properly advertised and staff had received no correspondence relative to the application. He then outlined the location of the property and explained that the property is zoned R-1 and is improved with the Garden Grove Christian Church. Existing land uses and zoning in the vicinity of the subject property were discussed.

The Zoning Administrator declared the public hearing on Conditional Use Permit No. CUP-114-81 open. Ron Colbert, 9822 Russell Avenue, Garden Grove, addressed the Zoning Administrator as a representative of the Church and as the Superintendent of the School Board for the Church's school. Ron Colbert noted that there is no kitchen facility for the school's use, but that milk would be provided for the children's sack lunch brought from home. There is a large fellowship hall for the children to dine in.

The Zoning Administor inquired if the State had approved the proposed school.

Ron Colbert stated that the school will consist of three (3) educational levels -- kindergarten, first and second grades -- and the State does not give its approval. If the Church were to operate a day care center, then the State would grant an approval. Ron Colbert noted that the Church plans to use State tests to assure quality education, hold classes from 8:45 a.m., to 2:30 p.m., and have some religious teaching. It was stated that a licensed contractor would perform most of the work, with some church members doing minor work to complete the school for the September opening date.

There being no further testimony, the Zoning Administrator declared the public hearing on Conditional Use Permit No. CUP-114-81 closed.

COMMUNITY DEVELOPMENT

PLANNING DIVISION
STAFF REPORT

AGENDA NO. 2

PUBLIC HEARING OF June 17, 1981

CASE NO. CUP-114-81

APPLICANT Garden Grove Christian Church

SITE LOCATION S/E Corner Russell & Kerry Streets

ADDRESS 9822 Russell Street,
Garden Grove, CA 92644

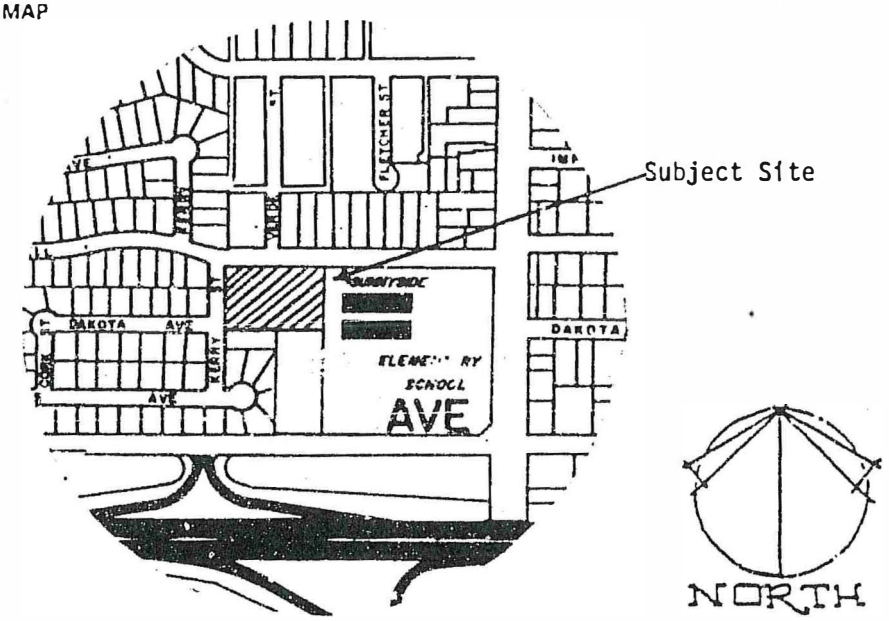
ZONE R-1 AP NO. 098-081-19

GENERAL PLAN DESIG. LDR

OWNER (same)

CEQA DETERMINATION Exempt

VICINITY MAP



REQUEST the approval of a Conditional Use Permit for the conversion and remodeling of an approximately 2,875 square foot existing one-story building to be used as an elementary school facility, located on the church site on an approximately 1.81 acre parcel. The City of Garden Grove has determined that this action is exempt from the preparation of an Environmental Impact Report pursuant to Section 15101 (Class i Existing Facilities) of the California Environmental Quality Act of 1970.

CITY OF GARDEN GROVE, 11391 ACACIA PARKWAY, GARDEN GROVE, CA 92640

(714) 638-6831

GARDEN GROVE

STAFF REPORT FOR PUBLIC HEARING
CUP-114-81

I. ZONING AND LAND USE INFORMATION:

A. Subject property is zoned R-1 and is improved with the Garden Grove Christian Church.

B. Existing land use and zoning in the vicinity of the subject property are as follows:

1. North: Across Russell Avenue zoned R-2 and improved with multifamily and single family homes.

2. South: Zoned R-1 and improved with single family homes and the Orthodox Presbyterian Church.

3. West: Across Kerry Street zoned R-1 and improved with single family homes.

4. East: Zoned O-S and improved with the Sunnyside Elementary School.

C. General Plan Designation:

The proposed use is in conformance with the existing LDR (Low Density Residential) General Plan Designation and the current R-1 (One Family Residential) zoning.

II. BACKGROUND INFORMATION:

Most of the church buildings were built in 1957. Several minor exterior and interior additions were done a few years later.

III. STAFF COMMENTS:

A. The applicant is requesting the approval of a Conditional Use Permit (CUP) for the conversion and interior remodeling of an existing church building to an elementary school facility. The subject request is submitted in accordance with the requirements of the Garden Grove Municipal Code Section 9204 - "Permitted Uses."

B. The subject building is a single-story structure with a total area of approximately 2,875 square feet. The building is currently being used as a Sunday school facility. All remodeling will be interior and includes the removal and closing of three (3) doors and the removal of two (2) existing partitions to create adequate room for classroom No. 2. The proposed alteration shows three (3) classrooms, a nursery with a crib room, a storage room and an

office. Access to the subject site is provided by two drive approaches from Russell Avenue and one from Kerry Street. The existing church site is well kept and has adequate parking and landscaping.

C. Project Statistics

Item	Provided	Code
Parcel Size	75,821 sq. ft.	43,560 sq. ft.
Parking	137 spaces	120 spaces

D. Recommendation

Staff has reviewed the subject Conditional Use Permit in relationship to the goals of the City of Garden Grove and Municipal Code Section 9204 and 9219.4. Said criteria includes consideration of density, parking access, relation to public facilities, public service requirements and design compatibility. The subject development appears to comply with the aforementioned requirements. Staff recommends approval.

E. If CUP-114-81 is approved, the following conditions are suggested:

1. Fire extinguishers shall be provided to meet the requirements of the Fire Department.

2. A one-hour wall is required between classroom No. 1 and the forced air unit.

3. A manual pull alarm system is required. Plans shall be submitted to the Fire Department prior to installation.

4. The storage area is to be separated from the rest of the building with a one-hour separation wall.

5. Applicant shall verify that operable wall system does not cut off the required exit from area adjacent to classroom No. 1.

CITY OF GARDEN GROVE
Public Works & Development

BUILDING PERMIT

Inspection Requests
638-6771

General Information
638-6661

P.C. #

OCCU. PANCY	TYPE	OCC. LOAD	FIRE SPRINK.
E1	VN		

		FRONT	LEFT	RIGHT	REAR
USE ZONE R-1					
FIRE ZONE —	Esv Proj.				
	Setbacks	NO	CHANGE		

PLANNING ACTION CUP 114-81 PROVIDED PLANS

LAND USE APPROVED BY [signature] DATE 6-26-81

REMARKS C.U.P. 114-81

G.G. SANT. DIS. FEE REQ'D.		O.C. SANT. DIS. FEE REQ'D.		DATE	INITIAL

	REQ'D	PROVIDED
PARCEL MAP		
R/W DEDICATION	/	

FEES AND BONDS

	REV. CODE	AMOUNT	
ST. BOND			
WATER BOND	407		
WATER ASSMT. FEE (ACRG.)			
WATER ASSMT. FEE (FT.)		1-600	
PARKWAY TREE FEE			
PARK & REC. FEE (DIST.)			
DRAIN ASSMT. FEE (DIST.)			
PLAN RETENTION FEE			
BLDG. PLAN CHECK	3527	37	18
BLDG. PERMIT FEE	3221	57	87
ISSUANCE	3517	6	—
VALUATION 10,000	TOTAL FEES	101	05

AUTHORIZED BY [signature] DATE 7-13-81

[signature]
T. INSPECTOR

INSPECTION RECORD

APPROVAL	DATE	INSPECTOR
FOUNDATION & LOCATION		
CONCRETE FLOOR		
REINFORCING		
ROOF SHTG		
ROUGH FRAME		
INSULATION, ENERGY		
LATH OR DRYWALL		
PLAS. BROWN CT.		
SOUND INSULATION		
SMOKE DETECTOR		
PARKING		
LANDSCAPING		
LAND USE FINAL		
[illegible]		
UTILITY RELEASE		

IDENTIFICATION CODE

WORKER'S COMPENSATION REQUIREMENTS

State Compensation Insurance Policy No. _____ Expiration Date _____

☒ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation laws of California.

NOTE: If, after making such certificate, the applicant for the permit should become subject to the Worker's Compensation provisions of this code, he shall forthwith comply with the provisions of Section 3700 or his permit shall be deemed revoked.

☐ I certify that I have read this application and state that the above information is correct. I agree to comply with all City ordinances and State laws relating to pending construction. I further agree to hold the City of Garden Grove free and harmless from any liability arising out of injury or bodily damage resulting from work performed relevant to this permit.

G. L. Patterson — 7-10-81
PERMIT APPLICANT SIGNATURE — DATE

BUSINESS TAX CERTIFICATE INFORMATION

I certify that the following Contractor's License No. _____ and Classification _____ is in full force and effect.

(PRINT) CONTRACTOR — (SIGNATURE) CONTRACTOR OR AUTHORIZED AGENT — DATE

BUSINESS TAX CERTIFICATE NO. — EXPIRATION DATE

I certify that I am exempt from Section 7031.5 of the Business and Professional Code, Division 3, Chapter 9, Contractors' License Law, under the following Section:
Owner: Section 7044 ☒ Minor work under $100: Section 7048 ☐
Employee working for owner: Section 7053 ☐
Other: GG CHRISTIAN CHURCH — [signature] — 7-13-81
(PRINT) PROPERTY OWNER — (SIGNATURE) PROPERTY OWNER OR AUTHORIZED AGENT — DATE

For Applicant to Fill in

ADDRESS 9822 RUSSELL ST.
LOT NO. BLK NO. TRACT NO PERMIT NO. 12120 BR
OWNER G.G. CHRISTIAN CHURCH 537-4190
MAILING ADDRESS 9822 RUSSELL ST. GG. CITY 92644 ZIP
☐ ARCH
☐ ENGR. NONE
MAILING ADDRESS CITY ZIP
TEL. NO. STATE LIC. NO. & TYPE
VALIDATION
CONTRACTOR OWNER ~~A.V.C. CONSTRUCTION~~
MAILING ADDRESS ~~2543 W. CHANTICLEER, ANAHEIM~~ CITY ~~92804~~ ZIP
TEL. NO. ~~714 995-8853~~ STATE LIC. NO. ~~333890~~
PRESENT BLDG. USE CLASSROOMS PROPOSED BLDG. USE CLASSROOMS
DESCRIBE WORK TO BE DONE INTERIOR REMODEL
NEW ☐ ADD'N ☐ ALTER. ☒ REPAIR ☐ DEMOLISH ☐

FLOOR AREA (SQ. FT.)	NO. OF STORIES	NO. OF DWELLING UNITS
2800	1	0

If work is not started within 120 days from date of issue or if abandoned for more than 120 days, this permit will be null and void.

A FEE MAY BE CHARGED FOR RE INSPECTION DUE TO NEGLIGENCE, INCOMPLETE WORK, OR FAILURE TO MAKE CORRECTIONS.

RELOCATION

PRESENT BLDG. ADDRESS
MOVING CONTRACTOR
ADDRESS

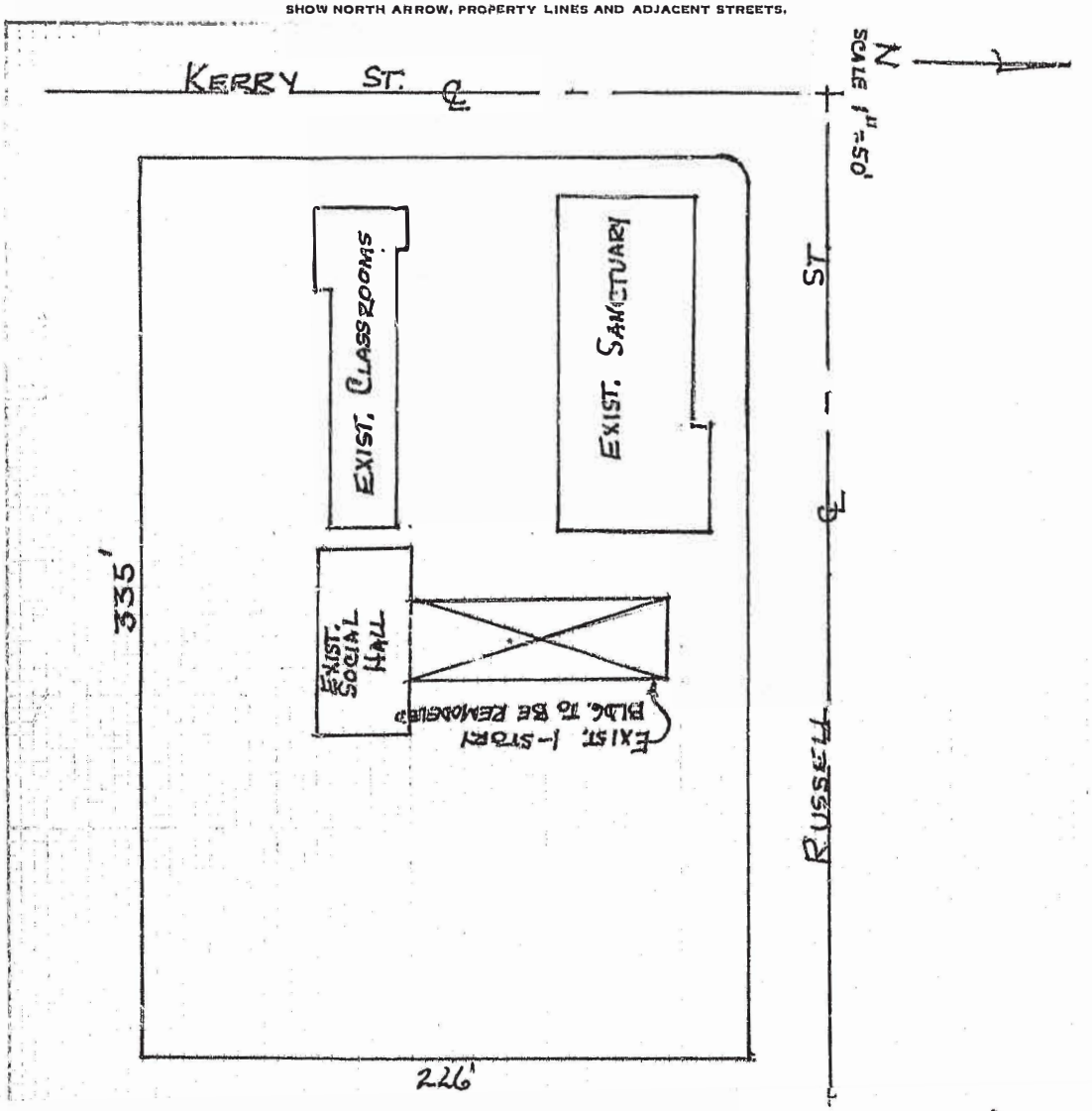
CITY OF GARDEN GROVE

PLOT PLAN

PUBLIC WORKS & DEVELOPMENT 1

OWNER: GARDEN GROVE CHRISTIAN CHURCH	JOB ADDRESS: 9822 RUSSELL ST. G.G			PERMIT NO.: 12123/A
NAME OF CONSTRUCTION MEMBER OR BRANCH: NONE	ASSESSORS PARCEL NO.: 98-081-19	LOT	BLOCK	TRACT
ADDRESS / CITY	PLEASE CHECK ONE OR MORE: ☐ New ☐ Addition ☑ Alteration ☐ Repair ☐ Move ☐ Demolish			
	DATE: 7-10-81	JOB DESCRIPTION: INTERIOR REMODEL		PERMIT VALUE: $10,000

SHOW NORTH ARROW, PROPERTY LINES AND ADJACENT STREETS.



#1 Building Insp./#2 Assessor/#3 Permittee/#4 File
I certify the information hereon is complete and correct.

By Owen Withers

PLOT PLAN APPROVED BY

B 8-0044 • 3/79

APPENDIX C

Site Record Form Update

(Deleted for Public Review; Bound Separately)

APPENDIX D

Archaeological Records Search Results

(Deleted for Public Review; Bound Separately)

APPENDIX E

NAHC Sacred Lands File Search Results

(Deleted for Public Review; Bound Separately)

APPENDIX F

Confidential Map

(Deleted for Public Review; Bound Separately)