City of Huntington Beach Planning and Building Department
STAFF REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning and Building
BY: Jennifer Villasenor, Acting Planning Manager
DATE: June 9, 2015

SUBJECT: **GENERAL PLAN AMENDMENT NO. 12-002/ ZONING MAP AMENDMENT NO. 12-001/ CONDITIONAL USE PERMIT NO. 12-039/ TENTATIVE TRACT MAP NO. 17801/ MITIGATED NEGATIVE DECLARATION NO. 12-008/ VARIANCE NO. 2015-001 (LeBard Park and Residential Project)**

APPLICANT: Huntington Beach City School District, 20451 Craimer Lane, Huntington Beach, CA 92646

PROPERTY OWNER: LeBard School: Huntington Beach City School District
LeBard Park: City of Huntington Beach

LOCATION: 20451 & 20461 Craimer Lane, Huntington Beach, CA 92646 (LeBard closed school/ LeBard Park)

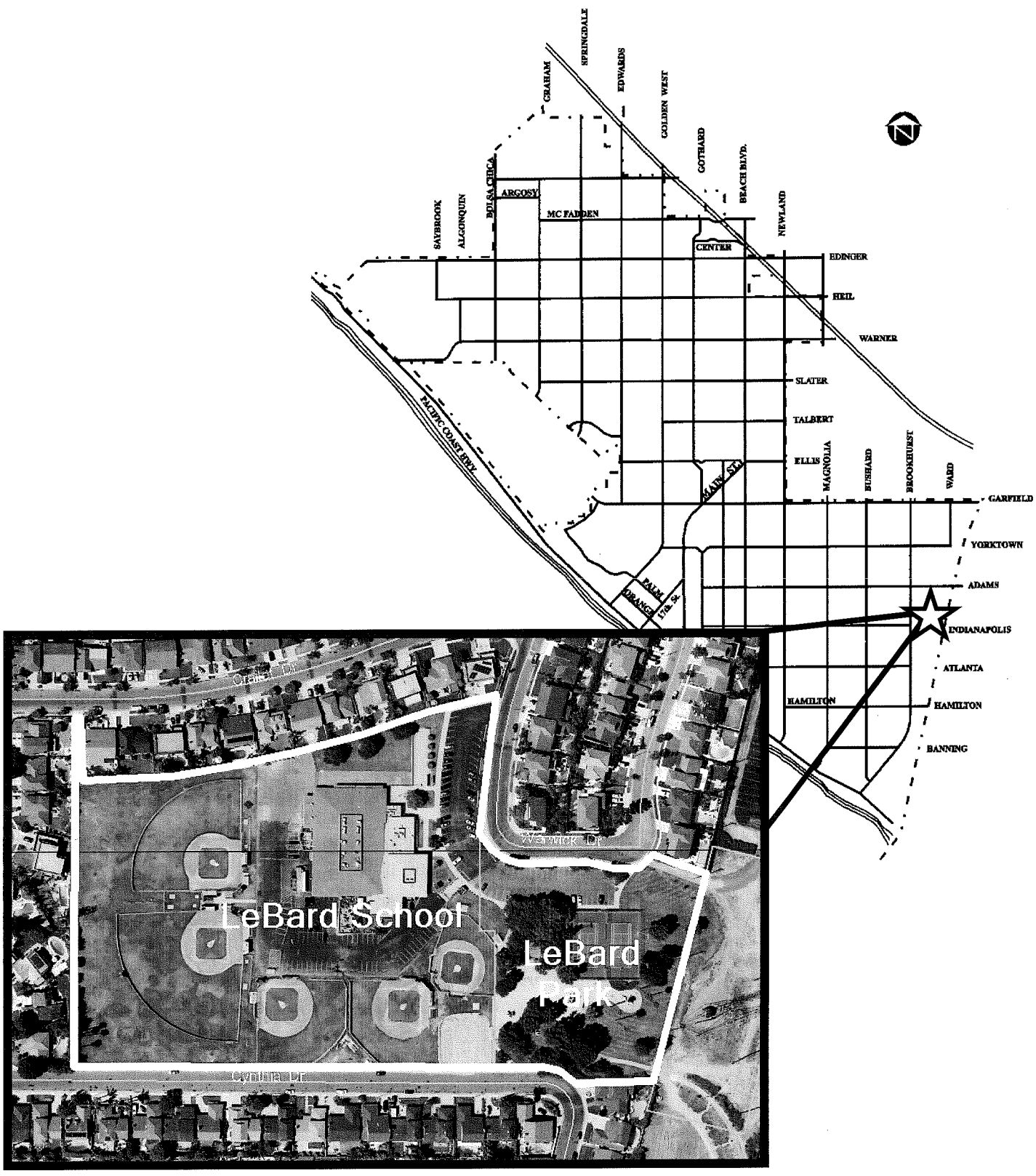
STATEMENT OF ISSUE:

- Mitigated Negative Declaration No. 12-008 analyzes the potential environmental impacts associated with the implementation of the proposed project.

- General Plan Amendment (GPA) No. 12-002 represents a request to amend the existing General Plan land use designation for the LeBard Elementary School portion of the project site from Public (underlying Residential Low Density) (P(RL)) to Residential Low Density – 7 units per acre (RL-7) on 3.2 acres and Open Space – Park (OS-P) on 6.5 acres where the sports fields are currently developed.

- Zoning Map Amendment (ZMA) No. 12-001 represents a request to amend the existing zoning designation for the LeBard Elementary School portion of the project site from Public-Semipublic (PS) to Residential Low Density (RL) on 3.2 acres and Open Space – Park and Recreation (OS-PR) on 6.5 acres.

- Tentative Tract Map No. 17801 represents a request to subdivide the existing LeBard school site for the following:
  - 6.5-acres: create one parcel presently developed with six sports fields to be acquired by the City and incorporated into LeBard Park
  - 3.2 acres: subdivide into 15 single-family residential lots and three lettered lots and associated infrastructure



VICINITY MAP

GENERAL PLAN AMENDMENT NO. 12-002/ ZONING MAP AMENDMENT NO. 12-001/ CONDITIONAL USE PERMIT NO. 12-039/ TENTATIVE TRACT MAP NO. 17801/ VARIANCE NO. 15-001/ MITIGATED NEGATIVE DECLARATION NO. 12-008 (LEBARD PARK AND RESIDENTIAL PROJECT)

- Conditional Use Permit No. 12-039 is a request to construct the residential subdivision on a lot with a three-foot grade differential and construct the improvements within LeBard Park.

- Variance No. 15-001 is a request to permit a four-foot-wide landscape planter along a portion of the parking lot adjacent to Warwick Drive in lieu of the required 10 feet

Staff's Recommendation:

- Approve Mitigated Negative Declaration No. 12-008 based upon the following:
  - The analysis accurately describes all aspects of the proposed project and adequately analyzes the potential environmental impacts of the project;
  - The MND concludes that the project will not result in significant adverse impacts on the environment with the incorporation of mitigation measures for Air Quality, Aesthetics, Biological Resources, Cultural Resources, Geology/Soils, Hydrology/Water Quality, Hazards, and Utilities.

- Approve General Plan Amendment No. 12-002, Zoning Map Amendment No. 12-001, Tentative Tract Map No. 17801, Conditional Use Permit No. 12-039, and Variance No. 15-001 based upon the following:
  - Consistent with surrounding zoning and land use designations;
  - Results in the preservation and acquisition of approximately 6.5 acres of parkland;
  - Provides for the creation of new housing units in the City, including affordable housing;
  - Provides compatible zoning and General Plan land use designations;
  - Proposed lots are compatible with other residential uses surrounding the project site;
  - Meets the requirements of the Subdivision Map Act and has been reviewed by the Subdivision Committee for compliance;
  - Consistent with City Council direction and the approved MOU between the City and the HBCSD; and
  - Developed as a PUD and provides mutual public benefits, including a new restroom, storage and concession building, parking lot improvements, upgraded ADA-compliant access paths, and increased passive park area.

RECOMMENDATION:

Motion to:

A. "Approve Mitigated Negative Declaration No. 12-008 with findings (Attachment No. 1) and forward to the City Council for adoption;"

B. "Approve General Plan Amendment No. 12-002 by approving draft City Council Resolution No. ___ (Attachment No. 2) and forward to the City Council for adoption;"

C. "Approve Zoning Map Amendment No. 12-001 with findings (Attachment No. 1) by approving draft City Council Ordinance No. ___ (Attachment No. 3) and forward to the City Council for adoption;"

D. "Approve Tentative Tract Map No. 17801 with findings and suggested conditions of approval (Attachment No. 1);"

E. "Approve Conditional Use Permit No. 12-039 with findings and suggested conditions of approval (Attachment No. 1);"

F. "Approve Variance No. 15-001 with findings and suggested conditions of approval (Attachment No. 1)."

ALTERNATIVE ACTION(S):

The Planning Commission may take alternative actions such as:

A. "Deny Mitigated Negative Declaration No. 12-008, General Plan Amendment No. 12-002, Zoning Map Amendment No. 12-001, Tentative Tract Map No. 17801, Conditional Use Permit No. 12-039 and Variance No. 15-001 with findings for denial."

B. "Continue Mitigated Negative Declaration No. 12-008, General Plan Amendment No. 12-002, Zoning Map Amendment No. 12-001, Tentative Tract Map No. 17801, Conditional Use Permit No. 12-039 and Variance No. 15-001 and direct staff accordingly."

PROJECT PROPOSAL:

Mitigated Negative Declaration No. 12-008 represents a request to analyze the potential environmental impacts associated with the project pursuant to Chapter 240 – Environmental Review of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) and the California Environmental Quality Act (CEQA).

General Plan Amendment No. 12-002 represents a request to amend the existing General Plan land use designation for the LeBard Elementary School portion of the project site from Public (underlying Residential Low Density) (P(RL)) to Residential Low Density – 7 units per acre (RL-7) on 3.2 acres and Open Space – Park (OS-P) on 6.5 acres where the sports fields are currently developed.

Zoning Map Amendment No. 12-001 represents a request to amend the existing zoning designation for the LeBard Elementary School portion of the project site from Public-Semipublic (PS) to Residential Low Density (RL) on 3.2 acres and Open Space – Parks and Recreation (OS-PR) on 6.5 acres to be consistent with the proposed General Plan Land Use Element designation pursuant to Chapter 247 – Amendments of the HBZSO.

Tentative Tract Map No. 17801 represents requests to subdivide the closed LeBard school site into an approximately 6.5-acre parcel, which would be acquired by the City, and the remaining 3.2 acres would be subdivided for development of a 15-unit single-family planned unit development (PUD) pursuant to Section 250.14 of the HBZSO.

Conditional Use Permit No. 12-039 is a request to permit the development of a 15-unit single family PUD subdivision on a site with a grade differential of three feet pursuant to Section 230.70 of the HBZSO, and to permit expansion of the surface parking lot at LeBard Park and to provide water quality and accessibility upgrades within the expanded park area pursuant to Section 213.06 of the HBZSO.

Variance No. 15-001, pursuant to Chapter 240 of the ZSO, is a request to permit a four-foot-wide landscape planter along a portion of the parking lot adjacent to Warwick Drive in lieu of the required 10 feet pursuant to Section 232.08 of the HBZSO.

The HBCSD proposes to re-purpose the approximately 10-acre surplus LeBard school site for public recreation and residential uses. The City would acquire 6.5 acres of the LeBard Elementary School site that are currently developed with sports fields as an addition to the adjoining approximately 3-acre developed portion of LeBard Park. Improvements within the sports fields and existing park area would include a new concession/restroom/storage building, relocation of bleachers and bullpens, accessibility upgrades and an expanded parking lot. Other improvements include grading and drainage within the park and sports fields area and a new passive recreational area. The existing amenities in LeBard Park would remain.

The HBCSD also proposes to gain approval for a 15-lot, low-density single-family residential subdivision in the 3.2-acre area where the original school building and pavement/parking area are currently developed. Residential lot sizes would average approximately 7,216 sf in total area. Associated infrastructure would also be constructed, to include a public street with access from Craimer Lane. The residential lots would be sold to a private home builder for construction of the homes in the future. Because approximately half of the proposed residential lots would not meet the minimum 60-foot lot width required in the RL zoning district, the applicant is proposing a PUD subdivision, which requires provision of a public benefit. The applicant proposes to provide a new restroom/concession/storage building for the expanded park as well as upgraded passive park amenities.

A minimum of 10% of all new residential construction shall be affordable housing units pursuant to HBZSO Section 230.26. The applicant would be required to comply with the City's affordable housing requirements and is proposing to provide payment of in-lieu fees for the required 1.5 affordable units.

Background:

The LeBard Elementary School and LeBard Park were developed with the original residential subdivision of this area of Huntington Beach in the 1960s. In 1981, the elementary school was closed for educational purposes. However, upon its closure, the Huntington Beach City School District (HBCSD) elected to retain the school in reserve, utilizing the building as a temporary administration office. This use continues to the present day although the HBCSD intends to vacate the building and move to another location in the near future.

In 2008, after a comprehensive review of its holdings and finances, the Huntington Beach City School District Board concluded that LeBard Elementary School was no longer needed as a school site and that the deteriorating school building had exceeded its useful life. On March 11, 2008, the City of Huntington Beach received formal notification from the HBCSD of their intent to sell the approximately 10-acre closed LeBard school site. The City Council subsequently approved Resolution 2008-22, which, in part, authorized the City Manager to begin negotiations with the District for purchase of the site pursuant to the Naylor Act. The City and the HBCSD met several times during the next several years although no agreement was reached. In 2013, the City Council formed a subcommittee related to the re-use and acquisition of the closed LeBard school site. On May 5, 2014, the City Council approved a Memorandum

of Understanding between the City and the HBCSD outlining the terms for a project that includes the development of 15 single-family homes and an option for the City to purchase approximately 6.5 acres where the existing sports fields are developed under the Naylor act.

Study Session

The project was introduced to the Planning Commission on May 26, 2015, at a study session. The Planning Commission asked many questions related to the project regarding traffic, parking, proposed drainage and water quality, noise, grading, affordable housing requirements, the City's acquisition of the sports fields, compliance with existing parkland standards, HOA requirements for the proposed new homes, protection of the new homes from potential fly/errant baseballs, and the recommended mitigation measures identified in Draft MND No. 12-008. Staff from Planning, Public Works, Community Services and the City Attorney's office was available to address the Planning Commissioners' questions. Commissioner Mandic requested a copy of the minutes of the November 19, 2014 Community Services Commission meeting for which the LeBard Park component of the project was approved. The minutes are provided as Attachment No.14 to this report.

Eight members of the public spoke on the project during the meeting. Six speakers identified themselves as residents of the surrounding residential neighborhoods and expressed concerns related to drainage, parking, traffic, construction noise, and HOA requirements for the proposed new subdivision. Members of the public provided suggestions for conditions of approval or project modifications that would move the proposed new parking spaces to the southwest portion of the site, ensure construction would not occur during Little League season through fines imposed on the developer, require a lockable barrier to ensure that the parking lot could be locked at night, integrate the new subdivision into the existing Meredith Gardens HOA, remove the parking lot expansion from the project, implement traffic calming measures (e.g. – speed bumps) on the streets surrounding the park, and set aside money from fees paid by the HBCSD for improvements to the existing LeBard Park.

In addition to the resident speakers, Greg Haulk, Superintendent of the HBCSD, and Mark Rogers, consultant to the HBCSD, spoke regarding the project to provide history and context for the project and address some of the Planning Commissioners' and public's questions related to the project.

ISSUES:

Subject Property And Surrounding Land Use, Zoning And General Plan Designations:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	P-RL (Public with an underlying designation of Residential Low Density)	PS (Public-Semipublic)	Former LeBard Elementary school
North, South and West of Subject Property:	RL-7 (Residential Low Density – 7 du/ac)	RL (Residential Low Density)	Single-family residential
East of Subject Property:	Open Space - Park (OS-P); P	Open Space - Park and Recreation OS-PR; RL	LeBard Park; SCE right-of-way

The project site is generally composed of two properties: the LeBard Elementary School and the developed portion of LeBard Park. The LeBard Elementary School portion is developed with a school building used for non-traditional educational activities and administrative/staff purposes, six non-lighted sports fields primarily used by the Sea View Little League Baseball organization, and associated surface parking. The LeBard Park site is developed with two lighted tennis courts, a tot lot, passive recreational open space, a storage/meeting building, and a surface parking lot.

General Plan Conformance:

The HBCSD is proposing to amend the General Plan Land Use Element designation of P (RL) to RL-7 and the zoning land use designation from PS to RL. The proposed project is consistent with these designations and the goals, objectives, and policies of the City's General Plan as amended pursuant to General Plan Amendment No. 12-002 and Zoning Map Amendment No. 12-001 as follows:

A. *Land Use Element*

Goal LU 2: Ensure that development is adequately served by transportation infrastructure, utility infrastructure, and public services.

Policy LU 4.2.5: Require that all commercial, industrial, and public development incorporate appropriate design elements to facilitate access and use as required by State and Federal Laws such as the Americans with Disabilities Act.

Objective LU 9.1: Provide for the development of single- and multi-family residential neighborhoods.

Policy LU 9.2.1: Require that all new residential development within existing residential neighborhoods (i.e., infill) be compatible with existing structures.

Policy LU 13.1.6: Encourage surplus schools and other public properties to be made available first for other public purposes, such as parks, open space, adult or child care, and secondarily for reuse for private purposes and/or other land uses and development.

Policy LU 13.1.7: The type, intensity and density for reuse and/or development of surplus school sites shall be determined by the following:

a. compatibility with the type and character of adjacent uses;
c. the land use designations and policies for surrounding properties as defined by this plan;
e. working with residents of surrounding neighborhoods in the formulation of a reuse plan;

Goal LU 14: Preserve the City's open spaces.

Objective LU 14.1: Preserve and acquire open spaces for the City's existing and future residents that provide, maintain, and protect significant environmental resources, recreational opportunities, and visual relief from development.

B. *Housing Element*

Policy H 2.4: Utilize surplus school and park sites for residential use where appropriate and consistent with the City's General Plan.

C. *Recreation and Community Services Element*

Objective 4.1: Improve and modernize existing parks and facilities to overcome existing design deficiencies and deteriorated conditions.

The project will result in redevelopment of a closed school site with a single-family residential PUD, which contributes new product to the City's housing stock, while preserving existing recreational sports fields. The 6.5-acre area is developed with six sports fields, which would be acquired by the City and added to the City's overall parkland inventory. The project would provide new and upgraded amenities within the existing LeBard park and sports fields area consisting of a new restroom and concession building, ADA-compliant walkways, and drainage features. The project includes an affordable housing provision as required by existing City requirements, thereby assisting to achieve the City's overall housing goals. Proposed improvements in conjunction with the residential subdivision include a new public street designed to the City's street standards and associated infrastructure. The proposed change of General Plan land use and zoning designations for a portion of the site to RL is consistent with the surrounding single-family residential neighborhoods. The proposed General Plan and zoning amendments for the sports fields area to OS-P and OS-PR, respectively, is the appropriate designation for newly acquired parkland.

Design of the residential units would be subject to the City's design guidelines and residential infill ordinance requirements to ensure that the design of the proposed homes is compatible with the surrounding residences and sensitive to the privacy of adjacent homes. The project will be conditioned to have increased rear setbacks of a minimum 20 feet (twice the minimum distance of ten feet permitted within the RL zoning district) to minimize potential privacy intrusions onto existing residences.

Zoning Compliance:

The proposed project will comply with the requirements of the RL zoning district with exceptions that are proposed as part of the PUD design for the project. These exceptions include deviations to minimum lot width requirements and are permissible with development of a PUD pursuant to the HBZSO. The proposed residential units are expected to comply with all applicable provisions of the HBZSO. Additionally, a condition of approval is recommended to ensure that the project provides for minimum rear yard setbacks of 20 feet, rather than the minimum required 10 feet for the proposed residences that abut existing single-family homes along Crailet Drive.

Urban Design Guidelines Conformance:

The Huntington Beach Urban Design Guidelines contains guidelines specific to single-family residential development. The design of the residential units would be required to comply with the objectives and

standards contained in the Guidelines pursuant to the recommended mitigation measures listed in Mitigated Negative Declaration No. 12-008.

Environmental Status:

On April 9, 2015 the Environmental Assessment Committee approved the processing of a mitigated negative declaration (MND) for the project. Draft MND No. 12-008 (Attachment No. 10) was prepared with mitigation measures pursuant to Section 240.04 of the HBZSO and the provisions of the California Environmental Quality Act (CEQA). The draft MND concludes that the project would result in environmental impacts that are less than significant or less than significant with mitigation incorporated. Draft MND No. 12-008 was made available for a 30-day public review and comment period from April 16, 2015 through May 15, 2015 (available at http://www.surfcity-hb.org/Government/Departments/Planning/Environmentalreports.cfm). 29 comment letters were received on the MND and responses to comments and errata are provided as Attachment No. 11 to this report.

Environmental Board Comments:

The Environmental Board submitted a comment letter (included in Attachment No. 11) during the initial comment period for the environmental assessment. While the Environmental Board's letter did not raise any major environmental issues with respect to the draft mitigated negative declaration, the letter stated that the Board has a concern related to addressing school impacts based on declining enrollment numbers. The Board acknowledged that this is a valid analysis but expressed a general concern with this approach. The Board also commented that the proposed parking lot expansion may not be necessary and noted that, "It seems that the parking lot only fills during the limited Little League season. Therefore, it may be sufficient to let the residential street parking absorb that occasional extra demand to allow for more green space. Further, leaving this space open, would reduce impact on one of the directly abutting residences, at 20462 Ravenwood." The draft MND does not conclude that the project would result in significant parking impacts due to the fact that the parking issues are an existing condition and, as the Board stated in their comment letter, are temporary during the peak Little League season. The Board's comment letter is addressed in more detail in Attachment No. 11.

Prior to any action on the project, it is necessary for the Planning Commission to review and act on Mitigated Negative Declaration No. 12-008. Staff in its initial study of the project is recommending that the MND be approved with findings and mitigation measures.

Coastal Status: Not applicable.

***Design Review Board*:** Not applicable.

***Subdivision Committee*:**

The proposed tentative tract map was reviewed by the Subdivision Committee on May 19, 2015. Staff presented the proposed subdivision and the applicant provided additional information to the Committee. The Subdivision Committee reviewed the draft conditions of approval for the tentative map and suggested additional conditions which have been incorporated into the recommended conditions of approval (Attachment No. 1). The Subdivision Committee unanimously recommended approval of the proposed tentative tract map to the Planning Commission.

Other Departments Concerns and Requirements:

The Departments of Public Works, Police, Fire, Office of Business Development, Community Services and Planning and Building have reviewed the project and identified a list of recommended conditions that are incorporated into the suggested conditions of approval as well as code requirements (Attachment No. 9) applicable to the project.

Public Notification:

Legal notice was published in the Orange County Register on May 28, 2015, and notices were sent to property owners of record and occupants within a 1000 ft. radius of the subject property and individuals/organizations requesting notification (Planning and Building Department's Notification Matrix). Written communications received prior to the June 9, 2015 Planning Commission meeting will be forwarded to the Planning Commission for consideration. Written communications received as of June 2, 2015 (not including comments received on the draft MND) are included as attachments to this report (Attachment No. 12).

Application Processing Dates:

DATE OF COMPLETE APPLICATION:	MANDATORY PROCESSING DATE(S):
February 23, 2015	MND: August 22, 2015 (within 180-days) TTM: Within 50 days of adoption of MND – October 11, 2015 CUP/VAR: Within 60 days of adoption of MND – October 21, 2015 GPA/ZMA: Not applicable

ANALYSIS:

The primary issues identified below are the amendments to the General Plan Land Use Element and Zoning Map; the land use compatibility of the proposed 15-unit single-family subdivision development with the surrounding properties; and the proposed improvements within LeBard Park.

General Plan Amendment

The proposed General Plan Land Use designation is Residential Low Density (RL-7) for the residential subdivision, which allows for single-family residential developments at a maximum density of seven dwelling units per acre. The amendment to the land use designation is consistent with the existing density and uses in the vicinity of the project site. In addition, the underlying designation on the closed school site is Residential Low Density (RL) indicating that this is an appropriate designation should the school site permanently transition to another use.

The subject site is surrounded by single-family neighborhoods (maximum seven dwelling units per acre). The amendment to change the land use designation on the existing sports fields from Public to Open Space – Park (OS-P) is an appropriate designation for the existing use and would be consistent with the land use designation of the current LeBard Park area and the City's parks designation in general. The

proposed land use designation will continue an existing designation presently located within the surrounding area.

Staff believes the proposed land use designation and project will be consistent with the goals, policies, and objectives of the Land Use, Housing, and Recreation and Community Services Elements of the General Plan by contributing to the City's housing stock and parkland inventory by preserving existing sports fields/recreation area through acquisition of a closed school site. The proposed RL-7 designation is sensitive to the existing character of the surrounding residential neighborhoods by providing a land use that is compatible and harmonious with the surrounding development. The proposed project will not conflict with the identified goals, policies, and objectives contained in the General Plan and with implementation of identified mitigation measures will not have significant impacts on the environment. Staff recommends approval of the General Plan Land Use designation amendment request to Residential Low Density for the residential subdivision portion and Open Space – Park for the existing sports fields.

Zoning Map Amendment

The proposed zoning designation for the subject site is Residential Low Density (RL). This designation permits single-family residential land use in neighborhoods. Development standards require a minimum parcel size of 6,000 square feet and minimum lot width of 60 feet. Properties in the immediate vicinity of the project site vary from 5,500 square feet to over 8,000 square feet with most in the 6,000 – 7,000 square foot range. The proposed single family residential lots range from 6,000 square feet to over 9,000 square feet with the an average of approximately 7,000 square feet. Although not all of the lots meet the minimum 60-foot frontage width requirement, all lots have a width dimension of at least 60 feet. Additionally, deviations from the minimum lot size and width requirements are permitted when a project is proposed as a Planned Unit Development (PUD) as is the case with the proposed residential subdivision.

Properties to the north, south and west are zoned and developed with single-family residential uses. The proposed zoning map amendment to RL would be compatible with existing zoning designations surrounding the project site as well as the proposed General Plan Land Use Element designation. The amendment of the zoning designation for the subject site from Public-Semipublic to Residential Low Density implements the proposed General Plan Land Use designation of Residential Low Density. Staff believes the residential zoning designation is the appropriate zoning for the site because it provides a continuation of a compatible zoning designation that allows for single-family neighborhoods with detached single-family residences consistent with the single-family residential character of the surrounding area. The proposed zoning permits development to be compatible in density, design, layout, and character to the adjacent single-family residential uses. Staff recommends approval of the zoning map amendment to Residential Low Density.

The amendment to change the zoning designation on the existing sports fields from Public to Open Space – Park and Recreation (OS-PR) is an appropriate designation for the existing use and would be consistent with the land use designation of the current LeBard Park area and the City's parks designation in general. The proposed zoning designation will continue an existing designation presently located within the surrounding area.

Tentative Tract Map/Site Layout/Compatibility

Staff believes the proposed detached single family residential subdivision will be compatible with the surrounding single family residential uses in terms of density and layout. The proposed density for the project is five units per acre, which is compatible with the maximum permitted density of seven units per acre for the RL zone and with the surrounding single-family area that is developed at a similar density to the proposed project.

The layout of the residential subdivision is compatible with the neighborhood because it is designed as detached single-family residential neighborhood. The project proposes a public street designed to City public street standards and includes a 40 feet wide street (curb to curb) with four-foot wide sidewalks and six-foot wide landscaped parkways on each side of the street throughout the development consistent with the surrounding neighborhood. On-street parking will be provided on both sides of the street and a condition of approval is recommended to ensure there is at least one on-street parking space for each residential lot. Additionally, the conditions require that the HOA for the subdivision maintain the on-street parking for public use.

Planned Unit Development/Public Benefit

A Planned Unit Development (PUD) allows flexibility in land use controls and site design in order to produce a project that would not otherwise be achievable under the strict application of the zoning standards that would apply to a project. The HBZSO allows PUD projects to deviate from development standards of the base zoning district such as minimum lot size and lot width. Because a PUD affords more flexibility in site design, a mutual public benefit is required by code. The proposed project only deviates from the minimum 60-foot width requirement of the RL zone.

The project proposes residential lot sizes that meet the minimum RL lot size of 6,000 square feet with an average lot size over 7,000 square feet. While each lot would have a width dimension of at least 60 feet, several of the lots are less than 60 feet wide along the front property line. This deviation would not preclude the project from meeting all minimum requirements of the RL zoning district including setbacks, lot coverage, building height, landscaping and parking.

The project is proposing improvements to LeBard Park and the existing sports fields area that would be acquired by the City as the public benefit for approval of the proposed PUD. The improvements include construction of a new concession/restroom/storage building, ADA-compliant walkways, improvements to the parking lot and increased park areas designed for passive use and functioning as a water quality/detention basin. Under a standard subdivision, removal of the facility would not necessarily mandate many of these improvements as they are proposed.

Staff believes the proposed public benefits listed above and proposed by the applicant provide a mutual benefit for the residents of the project as well as the general public. These benefits provide solid reasoning for the proposed reduction in lot width, but more importantly provide improvements that would not necessarily be resolved with a standard subdivision as it is not required to provide any mutual public benefits for the community.

Residential Design

The existing homes in the vicinity are predominantly two-story homes north, south and west of the project site. The proposed project would likely consist of entirely two-story homes and be subject to the base height allowable in the RL zoning district. Furthermore, the homes would be designed in accordance with the City's adopted Urban Design Guidelines, which include provisions to minimize overall building mass and scale by incorporating facade breaks, upper floor setbacks, and roof variations into the design to enable the new homes to blend with the surrounding existing neighborhood to the extent possible.

The 15 single-family homes would be required to comply with the Huntington Beach Zoning and Subdivision Ordinance (HBZSO), the Huntington Beach Municipal Code (HBMC) and all applicable codes to ensure that the design of the homes is compatible with the surrounding residences. In addition, proposed homes abutting existing single-family residences on Crailet Drive will be required to maintain 20-foot rear yard setbacks, which would double the 10-foot setback requirement of the base RL zoning district. The extended setbacks provide an adequate buffer for existing residences by providing additional protection from any associated light, noise, or privacy impacts.

Grade Differential

Although the project site currently has a grade differential greater than three feet across the site, the project's residential building pad elevations would be compatible with the neighborhood as the differential only ranges from 12 to 20 inches above the abutting residences north of the project site. This condition is not uncommon within existing and new developments and potential concerns related to the grade differential would be minimized by increased minimum rear yard setbacks for proposed lots that abut existing homes on Crailet Drive. Building heights would be in conformance with the RL zoning district. In addition, it should be noted that the project site is currently developed with a former school building/HBCSD administrative headquarters and does not represent an undeveloped condition.

LeBard Park/Sports Fields Improvements

The project is proposing improvements to LeBard Park and the existing sports fields area that would be acquired by the City. The improvements include construction of a new concession/restroom/storage building, ADA-compliant walkways, improvements to the parking lot and increased park areas designed for passive use and functioning as a water quality/detention basin.

Parking Lot Improvements/Variance

The project is proposing to reconfigure and expand the existing LeBard Park parking lot to provide additional spaces for the Park. These spaces would generally only be needed during the peak use of the park, which would occur during the regular little league season from March to May. While little league activities occur during other times of the year, the peak season is generally recognized to occur during those months with peak times occurring on the weekend afternoons and weekday late afternoons/early evenings. The proposed spaces are not required by the HBZSO, but would provide additional spaces for vehicles that would otherwise park in the surrounding neighborhoods. Other options for parking within the park have been considered by the HBCSD but were not ultimately included in the proposed project as there was not a desire to add parking in other areas of the park that could impact the sports fields or passive recreational areas. The City could also consider seeking approval from Southern California Edison for use of the adjacent 2-acre right-of-way for overflow parking on an as-needed basis. However, this area cannot be considered as a permanent or long-term parking alternative.

The proposed parking lot improvements would provide a perimeter parking lot landscape planter along Warwick Drive. The landscape planter varies in width from the required 10 feet to four feet. As such, the applicant is seeking a variance to allow a four-foot-wide landscape planter along a portion of the parking lot adjacent to Warwick Drive in lieu of the required 10 feet.

The current parking lot at LeBard Park does not have perimeter landscaping and the existing sidewalk along the street is not separated by a landscaped parkway. The proposed project would incorporate both of these features and bring the park into greater compliance with existing codes. Similar to many of the City's existing parks that were built with the original surrounding subdivision, the park is surrounded by single-family residential uses with limited parking designed to code requirements that are no longer in effect.

Due to existing improvements within LeBard Park, the area for improvements to the parking lot and public right-of-way, which would provide landscaped parkways, new sidewalks and ADA-compliant walkways is limited. The site is constrained by the location of existing amenities within the park (tennis courts and passive recreation area) that are not proposed to be relocated or reconfigured within the park. The variance is necessary to achieve upgrades within the park such as ADA-compliant walkways and improvements such as new sidewalks and street adjacent landscaped parkways that are consistent with the surrounding neighborhood. The reduction in the perimeter parking lot landscaping would allow for a landscaped parkway adjacent to the street to buffer the sidewalk where none currently exists, thereby improving pedestrian safety. In addition, strict compliance with the 10-foot perimeter landscaping requirement could result in impacts on the existing park amenities and disruption of those amenities to the public. Based on this analysis, staff recommends approval of the proposed variance.

Water Quality/Detention Basin Improvements

The project will have one storm water detention basin for flood control purposes located south of Lots 10 and 11 of the new subdivision and identified as Lot A on the tentative tract map. The entire new subdivision will drain to this basin. This basin is also designed with low impact design (LID) parameters to provide water quality treatment as a Best Management Practice (BMP) for the site. This area is the only water quality treatment included for the proposed subdivision as the project site's poor soil quality would not allow for infiltration into the existing ground. Due to the lack of existing underground storm drain facilities, filtration treatment facilities are not feasible and the site must surface drain to the surrounding streets. Although this area serves to accommodate the proposed subdivision's water quality and drainage requirements, it will be designed to function as a new passive park area with amenities such as shade trees, picnic tables and benches. This area would also provide a buffer for the residential lots (Lots 10 and 11) that abut the sports fields.

The incorporation of bioretention basins, detention basins, and vegetated swales (referred to as Best Management Practices [BMPs]) is a common engineering practice for managing and mitigating storm runoff in a safe, effective manner. There are examples within the City where parks or areas within parks have been used for similar dual purposes, notably Wardlow Park and Bauer Park. The BMPs are designed to attenuate storm runoff flows and discharge the runoff over a longer period of time in order to reduce peak water flows draining off site. In addition, the BMPs are designed to serve as water quality measures by filtering out pollutants from the runoff. These pollutants are removed from the site through routine maintenance procedures and do not create a risk to persons or biological resources as they are contained within the BMP. In addition, the project's WQMP requires maintenance of this area to ensure its useful

function. It should be noted that ownership and maintenance of this area of the park would be the responsibility of the new subdivision HOA.

Sports Fields Improvements

The project results in minor improvements within the area of the six sports fields that would be acquired by the City. These improvements include relocation of bleachers and a bullpen to accommodate the project's proposed drainage features and ADA-compliant walkways. The conditions of approval also recommend a netting/fencing plan, which could result in potential backstop modifications and new protective netting. The HBCSD has intentionally proposed minimal changes to the sports fields to avoid disruption of activities and use of the fields. This is also consistent with the previous City Council's discussions and the approved MOU that all six fields would remain and be acquired by the City.

SUMMARY:

Staff recommends approval of the project for the following reasons:

- Consistent with surrounding zoning and land use designations;
- Results in the preservation and acquisition of approximately 6.5 acres of parkland;
- Provides for the creation of new housing units in the City, including affordable housing;
- Provides compatible zoning and General Plan land use designations;
- Proposed lots are compatible with other residential uses surrounding the project site;
- Meets the requirements of the Subdivision Map Act and has been reviewed by the Subdivision Committee for compliance;
- Consistent with City Council direction and the approved MOU between the City and the HBCSD; and
- Developed as a PUD and provide mutual public benefits, including a new restroom, storage and concession building, parking lot improvements, upgraded ADA-compliant access paths, and increased passive park area.

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval for Negative Declaration No. 12-008, Zoning Map Amendment No. 12-001, Tentative Tract Map No. 17801, Conditional Use Permit No. 12-039, Variance No. 15-001
2. Draft City Council Resolution No. ___ for General Plan Amendment No. 12-002
3. Draft City Council Ordinance No. ___ for Zoning Map Amendment No. 12-001
4. Existing and Proposed General Plan Land Use Designation Map
5. Existing and Proposed Zoning Map
6. Tentative Tract Map No. 17801 and project site plans dated and received January 21, 2015
7. Park improvement plans, November 19, 2014
8. Revised Narrative dated January 23, 2015
9. Project Code Requirements (for informational purposes only)
10. Draft Mitigated Negative Declaration No. 12-008 – not attached; refer to website: http://www.huntingtonbeachca.gov/files/users/planning/LeBardPark_DISMND_2015-04-16_web.pdf
11. Response to Comments and Changes to Draft MND No. 12-008
12. Public comments (excluding comment letters on the draft MND) received as of June 2, 2015
13. City Council approved MOU, May 5, 2014
14. Minutes of the Community Services Commission, November 19, 2014

SH:JJ:jv

ATTACHMENT NO. 1

SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL

MITIGATED NEGATIVE DECLARATION NO. 12-008/ ZONING MAP AMENDMENT NO. 12-001/TENTATIVE TRACT MAP NO. 17801/ CONDITIONAL USE PERMIT NO. 12-039/ VARIANCE NO. 15-001

SUGGESTED FINDINGS FOR APPROVAL – MITIGATED NEGATIVE DECLARATION NO.12-008 :

1. Mitigated Negative Declaration No. 12-008 has been prepared in compliance with Article 6 of the California Environmental Quality Act (CEQA) Guidelines. It was advertised and available for a public comment period of 30 days. Comments received during the comment period were considered by the Planning Commission prior to action on the project.

2. Mitigation measures, incorporated into the attached conditions of approval, avoid or reduce the project's effects to a point where clearly no significant effect on the environment will occur. Mitigation measures are incorporated to address impacts to air quality, aesthetics, geology/soils, hydrology/water quality, biological resources, hazards and hazardous materials, cultural resources, and mandatory findings of significance. Air quality mitigation measures would ensure that established emissions thresholds are not exceeded through sequencing of construction phases. The proposed aesthetics mitigation measures ensure that the proposed homes would be designed in accordance with the City's adopted urban design guidelines and that exterior lighting proposed in association with the homes would not impact adjacent properties. In addition, the aesthetics mitigation measures require existing healthy, mature trees to be replaced at a 2:1 ratio. The proposed biological resources mitigation measures would ensure that existing trees to remain in place and nesting birds in the project area are protected during site development and result in a less than significant impact. The mitigation measures also specify procedures for the protection of cultural, archeological and paleontological resources during the development of the project. The mitigation measures would ensure that impacts would be less than significant in the unlikely event these resources are discovered during grading and construction activities. Geology/soils mitigation measures would incorporate measures with site preparation and fill placement and compaction requirements in order to mitigate impacts to liquefaction and unstable soils at the project site. The mitigation measures also require compliance with NPDES through preparation of a SWPPP to minimize soil erosion during construction. The hazards and hazardous materials mitigation measures require that a soils survey be prepared for the project site to ensure that any potential hazardous materials do not remain on site and require testing and remediation, if necessary, for asbestos and lead prior to demolition of the existing building. Hydrology/water quality and utilities mitigation measures ensure that vegetated swales and a bioretention basin are utilized to ensure water quality is in compliance with all applicable permits, plans and ordinances.

3. There is no substantial evidence in light of the whole record before the Planning Commission that the project, as mitigated, will have a significant effect on the environment. Potential impacts from the

project are minimized to a less than significant level through the project design, standard code requirements, conditions of approval and the recommended mitigation measures.

SUGGESTED FINDINGS FOR APPROVAL - ZONING MAP AMENDMENT NO. 12-001:

1. Zoning Map Amendment No. 12-001 to rezone the approximately 10-acre closed LeBard school site from Public-Semipublic (PS) to Residential Low Density (RL) and Open Space – Park and Recreation (OS-PR) is consistent with the goals, objectives, and land use policies of the General Plan as identified below. The proposed change is also consistent with General Plan Amendment No. 12-002, which is being processed concurrently. The land uses in the surrounding area are consistent with the proposed change in zoning because surrounding land uses include low density residential uses to the north, south, and west and park uses to the east (LeBard Park). As discussed in the environmental assessment for this project, there will be appropriate infrastructure and services available to support the proposed development.

   A. *Land Use Element*

   Goal LU 2: Ensure that development is adequately served by transportation infrastructure, utility infrastructure, and public services.

   Policy LU 4.2.5: Require that all commercial, industrial, and public development incorporate appropriate design elements to facilitate access and use as required by State and Federal Laws such as the Americans with Disabilities Act.

   Objective LU 9.1: Provide for the development of single- and multi-family residential neighborhoods.

   Policy LU 9.2.1: Require that all new residential development within existing residential neighborhoods (i.e., infill) be compatible with existing structures.

   Policy LU 13.1.6: Encourage surplus schools and other public properties to be made available first for other public purposes, such as parks, open space, adult or child care, and secondarily for reuse for private purposes and/or other land uses and development.

   Policy LU 13.1.7: The type, intensity and density for reuse and/or development of surplus school sites shall be determined by the following:
   a. compatibility with the type and character of adjacent uses;
   c. the land use designations and policies for surrounding properties as defined by this plan;
   e. working with residents of surrounding neighborhoods in the formulation of a reuse plan;

   Goal LU 14: Preserve the City's open spaces.

   Objective LU 14.1: Preserve and acquire open spaces for the City's existing and future residents that provide, maintain, and protect significant environmental resources, recreational opportunities, and visual relief from development.

B. *Housing Element*

Policy H 2.4: Utilize surplus school and park sites for residential use where appropriate and consistent with the City's General Plan.

C. *Recreation and Community Services Element*

Objective 4.1: Improve and modernize existing parks and facilities to overcome existing design deficiencies and deteriorated conditions.

The project will result in redevelopment of closed school site with a single-family residential PUD, which contributes new product to the City's housing stock, while preserving existing recreational sports fields. The 6.5-acre area is developed with six sports fields, which would be acquired by the City and added to the City's overall parkland inventory. The project would provide new and upgraded amenities within the existing LeBard park and sports fields area consisting of a new restroom and concession building, ADA-compliant walkways, and drainage features. The project includes an affordable housing provision as required by existing City requirements, thereby assisting to achieve the City's overall housing goals. Proposed improvements in conjunction with the residential subdivision include a new public street designed to the City's street standards and associated infrastructure. The proposed change of General Plan land use and zoning designations for a portion of the site to RL is consistent with the surrounding single-family residential neighborhoods. The proposed General Plan and zoning amendments for the sports fields area to OS-P and OS-PR, respectively, is the appropriate designation for newly acquired parkland.

Design of the residential units would be subject to the City's design guidelines and residential infill ordinance requirements to ensure that the design of the proposed homes is compatible with the surrounding residences and sensitive to the privacy of adjacent homes. The project will be conditioned to have increased rear setbacks of a minimum 20 feet (twice the minimum distance of ten feet permitted within the RL zoning district) to minimize potential privacy intrusions onto existing residences.

2. Zoning Map Amendment No. 12-001 would only change the land use designation rather than a general land use provision and would not affect the uses authorized in and the standards prescribed for the proposed zoning district.

3. A community need is demonstrated for the change proposed. The changes would expand the opportunities for housing and preserve existing sports fields to address the existing and future community's needs.

4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice. The zoning map amendment would provide for compatible residential land uses and 6.5 acres of City parkland. The zoning map amendment would result in zoning and General Plan land use designations that are consistent with one another and represents an appropriate transition of a closed school site.

SUGGESTED FINDINGS FOR APPROVAL - TENTATIVE TRACT MAP NO. 17801:

1. Tentative Tract Map No. 17801 is consistent with the requirements of the Open Space Parks and Recreation (OS-PR) and Residential Low Density (RL) zoning districts with exceptions that are proposed as part of the Planned Unit Development (PUD) design for the project. These exceptions include deviations to minimum lot width and are permissible with development of a PUD pursuant to the Huntington Beach Zoning and Subdivision Ordinance. The proposed subdivision is consistent with goals, policies and objectives of the General Plan Land Use Element and the designations of Residential Low Density and Open Space – Park, as proposed on the subject property, or other applicable provisions of this code.

2. The site is physically suitable for the type and density of development. The project site is able to accommodate the type of development proposed from a public service, circulation and drainage perspective. The proposed subdivision will result in a density of approximately five units per acre, which is within the allowable density of seven units per acre of the Residential Low Density land use designation for which the project is proposing to be designated. The proposed density would be consistent with existing surrounding developments.

3. The design of the subdivision or the proposed improvements will not cause serious health problems or substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The site has been previously used for an elementary school and is currently used as an administration building for the school district. The project site is surrounded by residential development and paved roads. The site does not contain significant biological resources.

4. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision unless alternative easements, for access or for use, will be provided. The subdivision will provide all necessary easements and will not affect any existing easements. The project will provide a new parcel that would be acquired by the City for public park use.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 12-039:

1. Conditional Use Permit No. 12-039 for the development of 15 single-family residential units and associated infrastructure and site improvements on a site with an approximately three-foot grade differential will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The project will transition a closed school site with proposed single-family residential uses similar to those existing uses in the vicinity. It will result in less than significant environmental impacts including traffic, noise, lighting, aesthetics, and hazardous materials. The project is located on an existing developed closed school site and increased minimum setbacks will provide for a good transition to the existing residential neighborhood with adequate setback buffers from abutting single-family residences.

2. The conditional use permit will be compatible with surrounding residential uses in terms of lot size, design, setbacks, onsite parking, and allowable building height. The residential homes would be

required to comply with the City's adopted urban design guidelines, which would ensure compatible design.

3. The proposed project will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance. The project would comply with the development standards of the RL district in terms of minimum onsite parking, height, setbacks, and lot coverage. Variations to lot width are permitted as part of a Planned Unit Development.

4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the proposed General Plan Land Use Element designation of Residential Low Density. In addition, it is consistent with the following goals, objectives, and policies of the General Plan:

A. *Land Use Element*

Goal LU 2: Ensure that development is adequately served by transportation infrastructure, utility infrastructure, and public services.

Policy LU 4.2.5: Require that all commercial, industrial, and public development incorporate appropriate design elements to facilitate access and use as required by State and Federal Laws such as the Americans with Disabilities Act.

Objective LU 9.1: Provide for the development of single- and multi-family residential neighborhoods.

Policy LU 9.2.1: Require that all new residential development within existing residential neighborhoods (i.e., infill) be compatible with existing structures.

Policy LU 13.1.6: Encourage surplus schools and other public properties to be made available first for other public purposes, such as parks, open space, adult or child care, and secondarily for reuse for private purposes and/or other land uses and development.

Policy LU 13.1.7: The type, intensity and density for reuse and/or development of surplus school sites shall be determined by the following:

a. compatibility with the type and character of adjacent uses;
c. the land use designations and policies for surrounding properties as defined by this plan;
e. working with residents of surrounding neighborhoods in the formulation of a reuse plan;

Goal LU 14: Preserve the City's open spaces.

Objective LU 14.1: Preserve and acquire open spaces for the City's existing and future residents that provide, maintain, and protect significant environmental resources, recreational opportunities, and visual relief from development.

B. *Housing Element*

Policy H 2.4: Utilize surplus school and park sites for residential use where appropriate and consistent with the City's General Plan.

C. *Recreation and Community Services Element*

Objective 4.1: Improve and modernize existing parks and facilities to overcome existing design deficiencies and deteriorated conditions.

The project will result in redevelopment of closed school site with a single-family residential PUD, which contributes new product to the City's housing stock, while preserving existing recreational sports fields. The 6.5-acre area is developed with six sports fields, which would be acquired by the City and added to the City's overall parkland inventory. The project would provide new and upgraded amenities within the existing LeBard park and sports fields area consisting of a new restroom and concession building, ADA-compliant walkways, and drainage features. The project includes an affordable housing provision as required by existing City requirements, thereby assisting to achieve the City's overall housing goals. Proposed improvements in conjunction with the residential subdivision include a new public street designed to the City's street standards and associated infrastructure. The proposed change of General Plan land use and zoning designations for a portion of the site to RL is consistent with the surrounding single-family residential neighborhoods. The proposed General Plan and zoning amendments for the sports fields area to OS-P and OS-PR, respectively, is the appropriate designation for newly acquired parkland.

Design of the residential units would be subject to the City's design guidelines and residential infill ordinance requirements to ensure that the design of the proposed homes is compatible with the surrounding residences and sensitive to the privacy of adjacent homes. The project will be conditioned to have increased rear setbacks of a minimum 20 feet (twice the minimum distance of ten feet permitted within the RL zoning district) to minimize potential privacy intrusions onto existing residences.

SUGGESTED FINDINGS FOR APPROVAL - VARIANCE NO. 15-001:

1. The granting of Variance No. 15-001 to permit a four-foot-wide landscape planter along a portion of the parking lot adjacent to Warwick Drive in lieu of the required 10 feet will not constitute a grant of special privilege inconsistent with limitations upon other properties in the vicinity and under an identical zone classification. The current parking lot at LeBard Park does not have perimeter landscaping and the existing sidewalk along the street is not separated by a landscaped parkway. The proposed project would incorporate both of these features and bring the park into greater compliance with existing codes. Similar to many of the City's existing parks that were originally built with the original surrounding subdivision, the park is surrounded by single-family residential uses with limited parking designed to code requirements that are no longer in effect. The variance is required to make improvements to the parking lot and park while maintaining the current amenities and providing for minimal disruption to the public's use of the park.

2. Because of special circumstances applicable to the subject property, including size, location and surroundings, the strict application of the zoning ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification. The site

is constrained by existing amenities within the park. The area for improvements to the parking lot and park that would provide landscaped parkways, new sidewalks and ADA-compliant walkways is limited due to the location of existing tennis courts and passive recreation area in the park so that they would not be affected by the proposed improvements. Under current zoning regulations, the parking lot requires a 10-foot perimeter landscaped area. The park was established with the original subdivision in the 1960s with no perimeter landscaping and minimal planter areas throughout the parking lot. The continuation of the park use is permitted and the area for improvements is limited by the existing amenities in the park. Compliance with the 10-foot perimeter landscaping area would result in impacts on the existing park amenities and disruption of those amenities to the public.

3. The granting of a variance is necessary to preserve the enjoyment of one or more substantial property rights. Benefits of the project include improvements that would enhance the aesthetics, safety and accessibility of the existing parking lot and LeBard Park. The variance would allow for these improvements to occur without affecting existing amenities within the park (i.e. – existing tennis courts and passive recreational area) that serve the public.

4. The granting of the variance will not be materially detrimental to the public welfare or injurious to property in the same zone classification. The variance is applicable to a portion of the parking lot along Warwick Drive. Due to existing improvements within LeBard Park, the variance is necessary to achieve upgrades within the park such as ADA-compliant walkways and improvements such as adjacent sidewalks and landscaped parkways that are consistent with the surrounding neighborhood. The reduction in the perimeter parking lot landscaping will enhance pedestrian safety as it allows for a landscaped parkway adjacent to the street to buffer the sidewalk where none currently exists. The granting of the variance will not adversely affect the General Plan. It is consistent with the Land Use Element designation of Open Space – Park on the subject property because it would allow for improvements to be constructed that would enhance the overall aesthetics, safety and accessibility of the existing parking lot and LeBard Park.

MITIGATION MEASURES FOR ENVIRONMENTAL CONCERNS:

1. The future residential developer shall comply with the Huntington Beach Urban Design Guidelines and building code requirements to ensure that the 15 single-family residential units are architecturally consistent with the surrounding residential land uses. **(MM Aes-1)**

2. The Applicant shall obtain a permit associated with the City's Tree Ordinance from the Public Works Department for any proposed activity that may disturb existing trees on the project site. A landscape plan demonstrating compliance with current code requirements and the replacement of existing mature healthy trees to be removed at a minimum of 2:1 ratio with 36-inch box, palm equivalent or other species as required by the Parks, Tree and Landscape Division shall be submitted to the Public Works Department prior to issuance of a permit to remove and/or plant trees. **(MM Aes-2)**

3. All lighting associated with the single-family residential development, including any proposed street lighting, shall comply with all applicable City lighting standards to minimize light spill caused by these new light sources. For example, all exterior lighting shall be directed onto walkways and/or driveways within the development and away from adjacent properties. **(MM Aes-3)**

4. Construction phases shall occur sequentially to ensure that construction emissions are not compounded to exceed the maximum daily emission thresholds due to overlapping construction phases. **(MM Air-1)**

5. Prior to ground disturbance, the applicant shall provide the City of Huntington Beach proof that a certified biologist has been retained to determine if nesting birds are present within the project footprint or within a 250-foot buffer around the site. If nesting birds are present, construction activity shall be avoided in the area until nesting activity is complete (generally February 1 to August 31), as determined by the biologist. If ground or vegetation disturbance would occur between February and August, a preconstruction nesting bird survey shall be conducted seven days prior to any ground or vegetation disturbance. Any active nests identified shall have a buffer area established within a 100-foot radius (200 feet for birds of prey) of the active nest. Disturbance shall not occur within the buffer area until the biologist determines that the young have fledged. Construction activity may occur within the buffer area at the discretion of the biological monitor. **(MM Bio-1)**

6. If the conservation of the existing trees in place is determined to be the preferable option to importing nursery trees for transplantation, then the following measures shall be undertaken to ensure the protection of the tree's roots systems and foliage canopies:

   - Tree protection zones shall extend to the trees drip lines or a minimum of 6 feet out from the trunks whichever is greatest
   - Tree protection zones shall be fenced with durable chain link fencing during the construction operations period to prevent encroachments. The fence(s) shall be held in place with galvanized fence posts that are set into the soil without footings. The fenced tree protection zones shall prohibit access from the construction side of the trees.
   - Maintained free of soil importation or exportation, storage of materials, trenching, and vehicular or construction traffic during the operations period.
   - Top-dressed with 2 inches of coarse organic mulch during the construction period. The area within 2 feet of the trunks shall remain free of the accumulation of mulch.
   - The trees shall be maintained using current practices including irrigation, fertilization, and pruning throughout the construction period.
   - The protection zones shall be maintained free of encroachment. Encroachment shall only be undertaken after consultation with the project arborist in advance to consider the use of alternate or specialized construction methodologies intended to limit potential impact to any affected trees.
   - Shall only be encroached within the root zones beneath the canopy drip lines using pneumatic excavation equipment (Air-spade) or hand tools. All woody roots that are encountered in such excavation operations within the drip lines should be cut using sharp pruning tools and shall not be ripped, torn, or otherwise frayed or damaged, using sharp pruning implements or saws. **(MM Bio-2)**

7. The following mitigation monitoring program shall be implemented to address potential impacts to undiscovered buried archaeological resources within the proposed project area. This program shall include, but not be limited to, the following actions:

   - Prior to the issuance of a grading permit, the future developer shall provide written verification to the City that a qualified archaeologist who meets or exceeds the Secretary of Interior Standards as an archaeologist and is a Registered Professional Archaeologist has been retained to implement the monitoring program. The retained archaeologist shall have experience identifying artifacts, features, and shell midden sites in Orange County. This verification shall be presented in a letter from the project archaeologist to the lead agency. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.
   - The qualified archaeologist shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.
   - The qualified archaeologist shall prepare a Cultural Resources Construction Monitoring Protocol document, which shall outline all procedures and authorities for the monitoring project; protocols for a Worker Education Training seminar designed to educate construction workers on archaeological field methods and protocols; and trainings on the penalties for collecting archaeological items.
   - In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The qualified archaeologist shall assess, record and either collect or protect the find until such a time that the find can be subjected to Phase II test excavations, if necessary.
   - The results of the cultural resources monitoring program shall be summarized in a Cultural Resources Construction Monitoring Report. The report shall document the field and analysis results and interpret the artifact and research data within the research context and shall be submitted to the satisfaction of the City prior to the issuance of any building permits. The report would include California Department of Parks and Recreation (DPR) Primary and Archaeological Site forms. **(MM Cul-1)**

8. The project applicant shall ensure that during excavation a qualified paleontological monitor is present to observe excavation in areas identified as likely to contain paleontological resources. Based upon this review, areas of concern include undisturbed older Quaternary deposits. Paleontological monitors should be equipped to salvage fossils as they are unearthed, to avoid construction delays, and to remove samples of sediments likely to contain the remains of small fossil invertebrates and vertebrates. Monitors must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Monitoring may be reduced or eliminated if the potentially fossiliferous units described herein are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources, or if the parameters of the proposed project will not impact potentially fossiliferous units. This decision is at the discretion of the qualified paleontological monitor. If the monitoring program results in positive findings, then refer to MM Cul-3 through MM Cul-5. **(MM Cul-2)**

9. Preparation of recovered specimens to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. Preparation and stabilization of

all recovered fossils are essential in order to fully mitigate adverse impacts to the resources. **(MM Cul-3)**

10. Identification and curation of specimens into an established, accredited museum repository with permanent retrievable paleontological storage. These procedures are also essential steps in effective paleontological mitigation and CEQA compliance. The paleontologist must have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation of adverse impacts to significant paleontological resources is not complete until such curation into an established museum repository has been fully completed and documented. **(MM Cul-4)**

11. Preparation of a report of findings with an appended itemized inventory of specimens. The report and inventory, when submitted to the appropriate Lead Agency along with confirmation of the curation of recovered specimens into an established, accredited museum repository, will signify completion of the program to mitigate impacts to paleontological resources. **(MM Cul-5)**

12. If human remains are encountered during construction, the find would be handled in accordance with California Health and Safety Code Section 7050.5, which states that no further disturbances shall occur until the County Coroner has made a determination of origin and disposition pursuant to California Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendent (MLD). The MLD shall complete the inspection of the site within 24 hours of notification, and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. **(MM Cul-6)**

13. Prior to the issuance of a grading permit, the applicant shall demonstrate that all recommendations contained in the NMG Geotechnical, Inc. Preliminary Geotechnical Exploration and Design Parameters Report (2014) are incorporated into the proposed project during construction. The following recommendations shall be documented on the project grading plans:

    - The estimated remedial removals for the site shall be on the order of 5 feet deep to fully remove the soft and loose artificial fill and weathered alluvium in order to reduce future settlement potential.
    - The removal bottoms shall be reviewed and approved by the geotechnical consultant prior to fill placement.
    - Upon completion of the remedial removals, the approved removal bottoms shall be scarified a minimum of 6 inches, except when soft, wet soils are encountered. The removal bottoms and fill materials shall be compacted to at least 90 percent of maximum dry density, as determined by ASTM Test Method D1557.
    - Fill materials shall be placed in loose lifts no thicker than 6 inches and shall be relatively free of deleterious material.
    - The moisture content of new compacted fill soils shall be placed at above the optimum moisture content within the compactable moisture range. Appropriate equipment support or other measures (e.g., mixing, stockpiling, drying) may be needed to achieve the uniform and correct moisture content for placement of the fill. **(MM Geo-1)**

14. In accordance with the NPDES Construction General Permit, the project applicant shall prepare a project-specific SWPPP to minimize soil erosion, which would implement best management practices (BMPs), such as but not limited to the following:

    - *Minimizing Disturbed Areas.* Clearing of lands is limited to that which will be actively under construction in the near term, new land disturbance during the rainy season is minimized, and disturbance to sensitive areas or areas that would not be affected by construction is minimized.
    - *Stabilizing Disturbed Areas.* Temporary stabilization of disturbed soils is provided whenever active construction is not occurring on a portion of the project site, and permanent stabilization is provided by finish grading and permanent landscaping.
    - *Protecting Slopes and Channels.* Outside of the approved grading plan area, disturbance of natural channels is avoided, slopes and crossings are stabilized, and increases in runoff velocity caused by the project are managed to avoid erosion to slopes and channels.
    - *Controlling the Site Perimeter.* Upstream runoff is diverted around or safely conveyed through the project site and is kept free of excessive sediment and other constituents.
    - *Controlling Internal Erosion.* Sediment-laden waters from disturbed, active areas within the project site are detained. **(MM Geo-2)**

15. Prior to issuance of a grading permit, the project applicant shall have a soils survey conducted for the proposed project site to determine if any agricultural chemicals (herbicides, insecticides, pesticides and metals) remain at the project site from past agricultural use. The applicant shall implement the mitigation recommendations in the soils report. **(MM Haz-1)**

16. Prior to any site redevelopment, the project applicant shall have a Certified Lead Inspector/Assessor, as defined in California Code of Regulations (CCR) Title 17, Section 35005, assess onsite buildings for the presence of lead-based paint. The applicant shall implement the mitigation recommended in the assessment. **(MM Haz-2)**

17. Prior to any site redevelopment, the project applicant shall have a California Certified Asbestos Consultant assess on-site buildings for the presence of asbestos-containing materials. The applicant shall implement the mitigation recommended in the assessment. **(MM Haz-3)**

18. In compliance with the WQMP for the LeBard Elementary School site, a detention basin and a flow-based vegetated swale shall be incorporated into the design of the proposed project and shown in the Final Tentative Tract Map. All design parameters outlined in the WQMP shall be implemented in the design and construction of the detention basin and flow-based vegetated swale. All operational requirements, such as inspections and maintenance activities, established in the WQMP for LeBard Elementary School Site shall be implemented during the operational phase of the proposed project. **(MM Hydro-1/Utilities)**

19. In compliance with the WQMP for the LeBard Park site, a flow-based vegetated swale and a volume-based bioretention basin shall be incorporated into the design of the proposed project and shown in the Final Tentative Tract Map. All design parameters outlined in the WQMP shall be implemented in the design and construction of the flow-based vegetated swale and volume-based bioretention basin. All operational requirements, such as inspections and maintenance activities, established in the WQMP

for LeBard Elementary School Site shall be implemented during the operational phase of the proposed project. **(MM Hydro-2/Utilities)**

SUGGESTED CONDITIONS OF APPROVAL – TENTATIVE TRACT NO. 17801:

1. The Tentative Tract Map No. 17801 received and dated January 21, 2015, shall be the approved layout except as modified per the conditions herein:

    a. Turning radii for the parking lot access off Warwick Drive shall be designed to comply with the minimum requirements of City Specification No. 401 – Minimum Standards for Fire Apparatus Access. **(FD)**

    b. Fire hydrants shall be shown on the project plans and installed and in service before combustible construction begins. Hydrant location and spacing shall be shown on the plans in accordance with City Specification No. 407 – Fire Hydrant Installation Standards. **(FD)**

    c. Identify a 20-foot setback restriction for Lots 1 through 6 on the tentative tract map per condition No. 6 a.iv.3.

2. The final map for Tentative Tract Map No. 17801 shall not be approved by the City Council until General Plan Amendment No. 12-002 and Zoning Map Amendment No. 12-001 are approved and in effect.

3. Prior to issuance of a grading permit and at least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties within a 500-foot radius of the project site as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Planning and Building Department.

4. Prior to issuance of a grading permit, the required Precise Grading Plan shall include the following:

    a. The proposed water quality/detention basin within Lot A of the subject TTM No. 17801 shall be designed and constructed as useable parkland for public park use.

    b. All design parameters and dimensions for all proposed storm water quality and/or detention features (including any engineered and/or biofiltration media) shall be shown on the PGP.

    c. The Final Hydrology and Hydraulics Report shall be prepared to accurately model the limits and function of the proposed water quality and/or detention basins with respect to all volume and capacity requirements for detention, infiltration, duration of detention and limits of useable parkland.

d. The Final Water Quality Management Plan shall conform to the final designed and modeled stormwater system, including detention **(PW)**

5. Prior to issuance of Building Permits, an Affordable Housing Agreement in accordance with the Affordable Housing Program shall be submitted to the Planning and Building Department for review and approval by the City Attorney, and accepted by the City Council. Said agreement shall be recorded with the Orange County Recorder's Office prior to issuance of the first building permit for the tract.

6. Prior to recordation of the final map:

   a. At least 90 days before City Council action on the final map, CC&Rs shall be submitted to the Departments of Planning and Building, Public Works, Fire, and City Attorney's office for review and approval. The CC&Rs shall include the following:

      i. Provide for maintenance, repair and replacement by a Homeowner's Association (HOA) for all common area landscaping (Lots B & C and parkways along 'A' Street), irrigation, drainage facilities, water quality BMP's, and private service utilities.

      ii. The Homeowner's Association (HOA) shall execute a Landscape Maintenance Agreement with the City that the HOA shall be responsible for the continuing maintenance and liability of all landscaping, irrigation, water quality and drainage features associated with the proposed water quality basin (adjacent to the City Park and indicated as Lot "A" on Tentative Tract Map 17801). The agreement shall describe all aspects of maintenance such as removal of trash, debris and silt buildup, removal and replacement of dead/damaged lawn (and any other plantings) resulting from the operation of the basin and any other aspects of maintenance that are warranted by the improvements. The agreement shall state that the HOA shall be responsible for all costs associated with maintenance, repair, replacement, liability, and fees imposed by the City. The Landscape Maintenance Agreement shall be referenced in the CC&R's.

      iii. Appropriate language shall be placed into the project CC&Rs specifically allowing and guaranteeing the ongoing ability of the general public to utilize on street parking within the development during park use hours.

      iv. Provide for disclosures to all potential buyers in the purchase and sale agreement that:

         1. The buyer is aware that they are purchasing a home adjacent to sports/baseball fields and may be subject to errant/fly balls on their property.

         2. On-street parking on 'A' Street shall remain available for general use by the public.

         3. Lots abutting single-family homes on Crailet Drive (Lots 1 through 6) shall maintain 20-foot rear yard setbacks.

7. Comply with all mitigation measures adopted for the project in conjunction with MND No. 12-008.

8. Comply with all applicable Conditional Use Permit No. 12-039 and Variance No. 2015-001 conditions of approval.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT No. 12-039/ VARIANCE NO. 15-001 :

1. The project plans received and dated January 21, 2015, shall be the conceptually approved design with the following modifications:

   a. Depict the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items on the site plan. If located on a future building, they shall be architecturally designed into the building to appear as part of the building. They shall be architecturally compatible with the building and non-obtrusive, not interfere with sidewalk areas and comply with required setbacks.

   b. Turning radii for the parking lot access off Warwick Drive shall be designed to comply with the minimum requirements of City Specification No. 401 – Minimum Standards for Fire Apparatus Access. **(FD)**

   c. Fire hydrants shall be shown on the project plans and installed and in service before combustible construction begins. Hydrant location and spacing shall be shown on the plans in accordance with City Specification No. 407 – Fire Hydrant Installation Standards. **(FD)**

   d. The proposed foot bridge connecting the tot lot area within LeBard Park to the sports fields shall be redesigned to include a handrail. The railing shall meet all applicable requirements of the California Building Code and shall be subject to review and approval by the Planning and Building and Community Services Departments.

   e. A minimum of one parking on-street parking space shall be provided per lot.

   f. Lots 6, 10 and 11 shall provide one additional driveway parking space in addition to the code required driveway spaces. The additional driveway space may be tandem (i.e. – behind) the code required driveway spaces.

2. Conditional Use Permit No. 12-039 and Variance No. 15-001 shall not become effective until General Plan Amendment No. 12-002 and Zoning Map Amendment No. 12-001 are approved by the City Council and in effect.

3. Green building strategies shall be incorporated into the construction of the residential units that meet all mandatory measures of the State of California Housing and Community Development's 2010 California Green Building Code, including providing energy efficiency 30 percent greater than the 2008 California Energy Commission Title 24 code standards. Incorporation of sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (http://www.usgbc.org/DisplayPage.aspx?CategoryID=19) or Build It

Green's Green Building Guidelines and Rating Systems (http://www.builditgreen.org/index.cfm?fuseaction=guidelines).

4. Prior to issuance of grading permits, the following shall be completed:

   a. At least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties within a 500-foot radius of the project site as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Planning and Building Department.

   b. Blockwall/fencing plans (including a site plan, section drawings, and elevations depicting the height and material of all retaining walls, walls, and fences) consistent with the grading plan shall be submitted to and approved by the Planning and Building Department. Double walls along the existing homes on Crailet Drive shall be avoided to the greatest extent feasible. Applicant shall coordinate with adjacent property owners and make reasonable attempts to construct one common property line wall. If coordination between property owners cannot be accomplished, the applicant shall construct up to a six (6') foot tall wall located entirely within the subject property and with a two (2) inch maximum separation from the property line. The two-inch gap shall be filled with foam and capped or another alternative subject to approval by the Planning and Building Department. Prior to the construction of any new walls, a plan must be submitted identifying the removal of any existing walls located on the subject property. Any removal of walls on private residential property and construction of new common walls shall include approval by property owners of adjacent properties. The plans shall identify materials, seep holes and drainage.

   c. A fencing/netting plan shall be submitted to the Planning and Building and Community Services Departments for review and approval. The fencing/netting plan shall be prepared by a qualified sports fencing/netting company and include backstop modifications and/or netting at heights appropriate to ensure adequate protection of the new homes from errant/fly balls based on the configuration of the sports fields.

5. Prior to submittal for building permits, the following shall be completed:

   a. Zoning entitlement conditions of approval shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.

   b. Submit three (3) copies of the site plan and the processing fee to the Planning and Building Department for addressing purposes after street name approval by the Fire Department.

   c. Contact the United States Postal Service for approval of mailbox location(s).

   d. The applicant shall obtain the necessary permits from the South Coast Air Quality Management District and submit a copy to Planning and Building Department

6. Prior to issuance of building permits, the following shall be completed:

   a. An interim parking and building materials storage plan shall be submitted to the Planning Department to assure adequate parking and restroom facilities are available for employees,

customers and contractors during the project's construction phase and that adjacent properties will not be impacted by their location. The plan shall also be reviewed and approved by the Fire Department and Public Works Department. The applicant shall obtain any necessary encroachment permits from the Department of Public Works.

b. General Plan Amendment No. 12-002 and Zoning Map Amendment No. 12-001 shall be approved by the City Council and in effect.

7. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released for the first residential unit until the following has been completed:

   a. Compliance with all conditions of approval specified herein shall be accomplished and verified by the Planning and Building Department.

   b. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.

   c. A new storage/restroom/concession building shall be constructed per the location on the project plans, dated January 21, 2015. **(Public Benefit)**

   d. All improvements (relocation of bleachers and bullpens, ADA-compliant walkways, parking lot improvements, drainage improvements, water quality/detention basin with passive park amenities) within LeBard Park and the sports fields shall be completed. **(Public Benefit)**

8. Conditional Use Permit No. 12-039 and Variance No. 15-001 shall become null and void unless exercised within two years of the date of the final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning and Building Department a minimum 30 days prior to the expiration date.

9. The development services departments (Planning and Building, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning and Building may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.

10. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or

employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

DRAFT

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON BEACH APPROVING GENERAL PLAN AMENDMENT NO. 12-002

WHEREAS, General Plan Amendment No. 12-002 proposes to amend Figure LU-5 of the Land Use Element of the City's General Plan to redesignate the land use designation of the real property consisting of the approximately 10-acre LeBard school site located at 20451 Craimer Lane, as more particularly described as Exhibits "A" and "B" attached hereto, from Public (underlying Residential Low Density) (P(RL) to Residential Low Density – 7 dwelling units per acre (RL-7) and Open Space – Park (OS-P).

Pursuant to California Government Code, the Planning Commission of the City of Huntington Beach, after notice duly given, held a public hearing to consider General Plan Amendment No. 12-002 and recommended approval of said amendment to the City Council; and

Pursuant to California Government Code, the City Council of the City of Huntington Beach, after notice duly given, held a public hearing to consider General Plan Amendment No. 12-002; and

The City Council finds that said General Plan Amendment No. 12-002 is necessary for the changing needs and orderly development of the community, is necessary to accomplish refinement of the General Plan, and is consistent with other elements of the General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Huntington Beach as follows:

SECTION 1: That the real property that is the subject of this Resolution (hereinafter referred to as the "Subject Property") is the LeBard School site, and is more particularly described in the legal description and map attached hereto as Exhibits "A" and "B", respectively, and incorporated by this reference as though fully set forth herein.

SECTION 2: That General Plan Amendment No. 12-002, which amends the General Plan Land Use designation from Public (underlying Residential Low Density) (P(RL) to Residential Low Density – 7 dwelling units per acre (RL-7) and Open Space – Park (OS-P) for the subject site, is hereby approved. The Director of Planning and Building is hereby directed to prepare and file an amended Land Use Map. A copy of said map, as amended, shall be available for inspection in the Planning and Building Department.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the _____day of _____, 2015.

Mayor

REVIEWED AND APPROVED:

City Manager

INITIATED AND APPROVED:

Planning and Building Director

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

ATTACHMENTS

Exhibit A: Legal Description
Exhibit B: General Plan Land Use Map (Extract of Figure LU-5)

DRAFT

LEGAL DESCRIPTION

Tentative Tract Map 17801 – Zone Change

The land referred to herein below is situated in the City of Huntington Beach, County of Orange, State of California, described as follows:

EXISTING PARCEL 1:

That portion of the northwest quarter of Section 8, Township 6 South, Range 10 West in the Rancho Las Bolsas, as shown on a map recorded in book 51, page 14 of miscellaneous maps, records of Orange County, California.

EXISTING PARCEL 2:

That portion of the southwest quarter of Section 8, Township 6 South, Range 10 West in the Rancho Las Bolsas, as shown on a map recorded in book 51, page 14 of miscellaneous maps, records of Orange County, California.

ZONING PARCEL 1 (Exhibit 1):

Being a portion of existing Parcels 1 and 2 described above and further described as follows:

Commencing at the most northeasterly corner of said Parcel 1 being the POINT OF BEGINNING, thence South 77°48'10" West, 122.97 feet, thence South 71°08'47" West, 127.32 feet, thence South 74°30'21" West, 129.35 feet, thence South 79°08'21" West, 61.18 feet, thence South 0°35'46" West, 333.90 feet, thence South 89°24'14" East, 100.70 feet, thence North 58°23'07" East, 43.59 feet, thence South 89°24'14" East, 44.02 feet, thence South 42°00'31" East, 30.18 feet, Thence South 89°24'14" East, 80.96 feet, thence North 45°04'12" East, 24.43 feet, thence North 0°00'22" East, 102.63 feet, thence North 50°02'19" East, 32.36 feet, thence North 72°10'19" East, 68.20 feet, thence South 89°28'29" East, 8.62 feet, thence North 0°29'52" East, 76.23 feet to a point on a curve concave southeasterly having a radius of 820.00 feet, a radial to said point bears South 89°30'08" East, thence northerly along said curve 214.00 feet through a central angle of 14°57'08" to the POINT OF BEGINNING.

See Exhibit 1 for a plat depicting the above described land.

Zoning Parcel contains approximately 3.21 acres.

All dimensions and areas are based on record information and can vary from measurements on the ground.

ZONING PARCEL 2 (Exhibit 2):

Being a portion of existing Parcels 1 and 2 described above and further described as follows:

Commencing at the most northwesterly corner of said Existing Parcel 1 being the POINT OF BEGINNING, thence South 0°19'11" West, 643.54 feet, thence South 89°30'09" East, 764.49', thence North 0°19'11" East, 267.00 feet, thence North 89°30'09" West, 29.74 feet, thence North 0°29'51" East, 129.02 feet, thence North 89°28'29" West, 8.62 feet, thence South 72°10'19" West, 68.20 feet, thence South 50°02'19" West, 32.36 feet, thence South 0°00"22" West, 102.63 feet, thence South 45°04'12" West, 24.43 feet, thence North 89°24'14" West, 80.96 feet, thence North 42°00'31" West, 30.18 feet, thence North

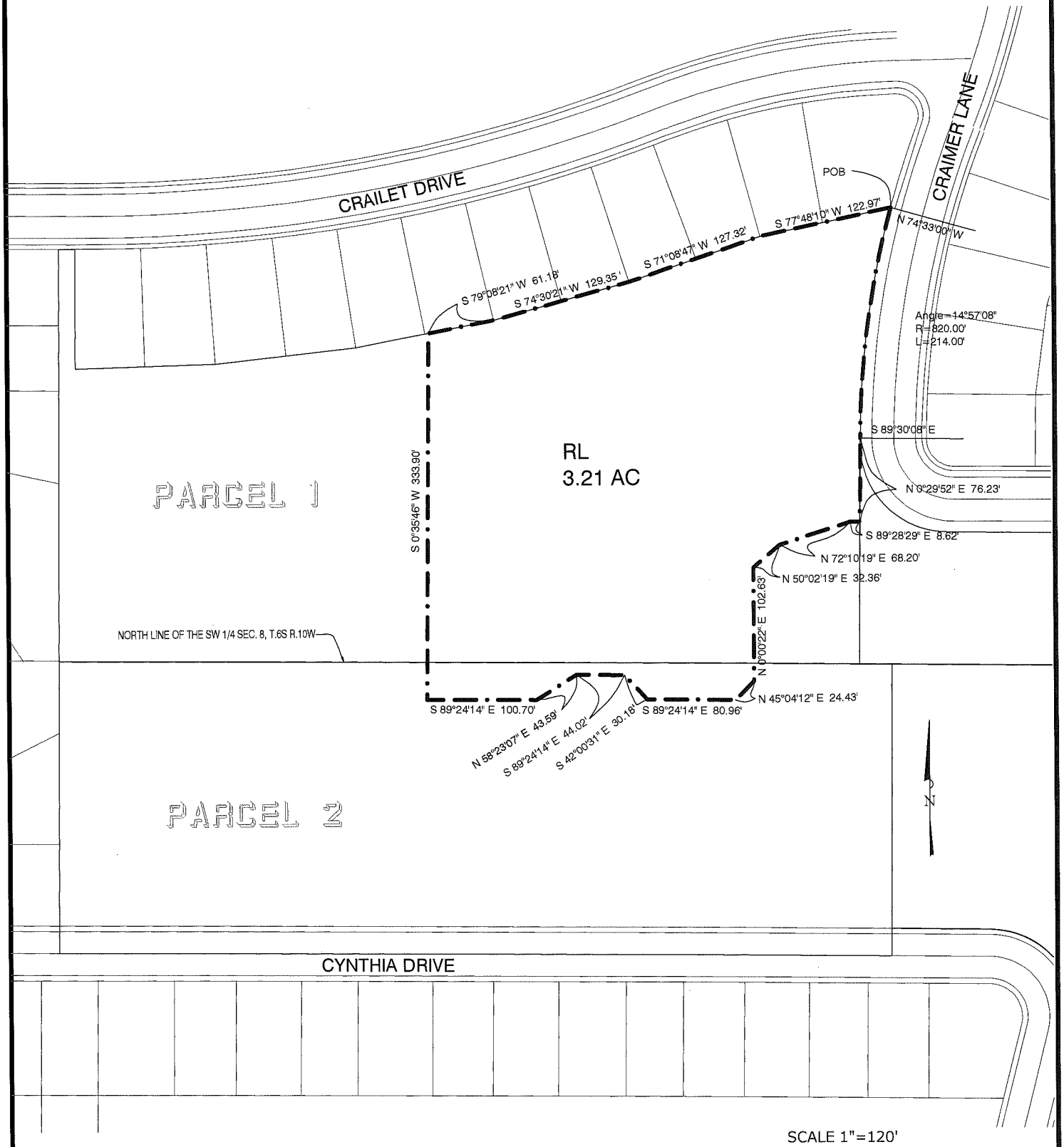
89°24'14" West, 44.02 feet, thence South 58°23'07" West, 43.59 feet, thence North 89°24'14" West, 100.70 feet, thence North 0°35'46" East, 333.90 feet, thence South 79°08'21" West, 68.17 feet, thence South 83°46'21" West, 129.35 feet, thence South 88°22'41" West, 128.71 feet, thence North 0°19'11" East, 110.00 feet, thence Nort 89°40'49" West, 15.00 feet to the POINT OF BEGINNING.

See Exhibit 2 for a plat depicting the above described land.

Zoning Parcel contains approximately 6.94 acres.

All dimensions and areas are based on record information and can vary from measurements on the ground.

IN THE CITY OF HUNTINGTON BEACH
COUNTY OF ORANGE
STATE OF CALIFORNIA



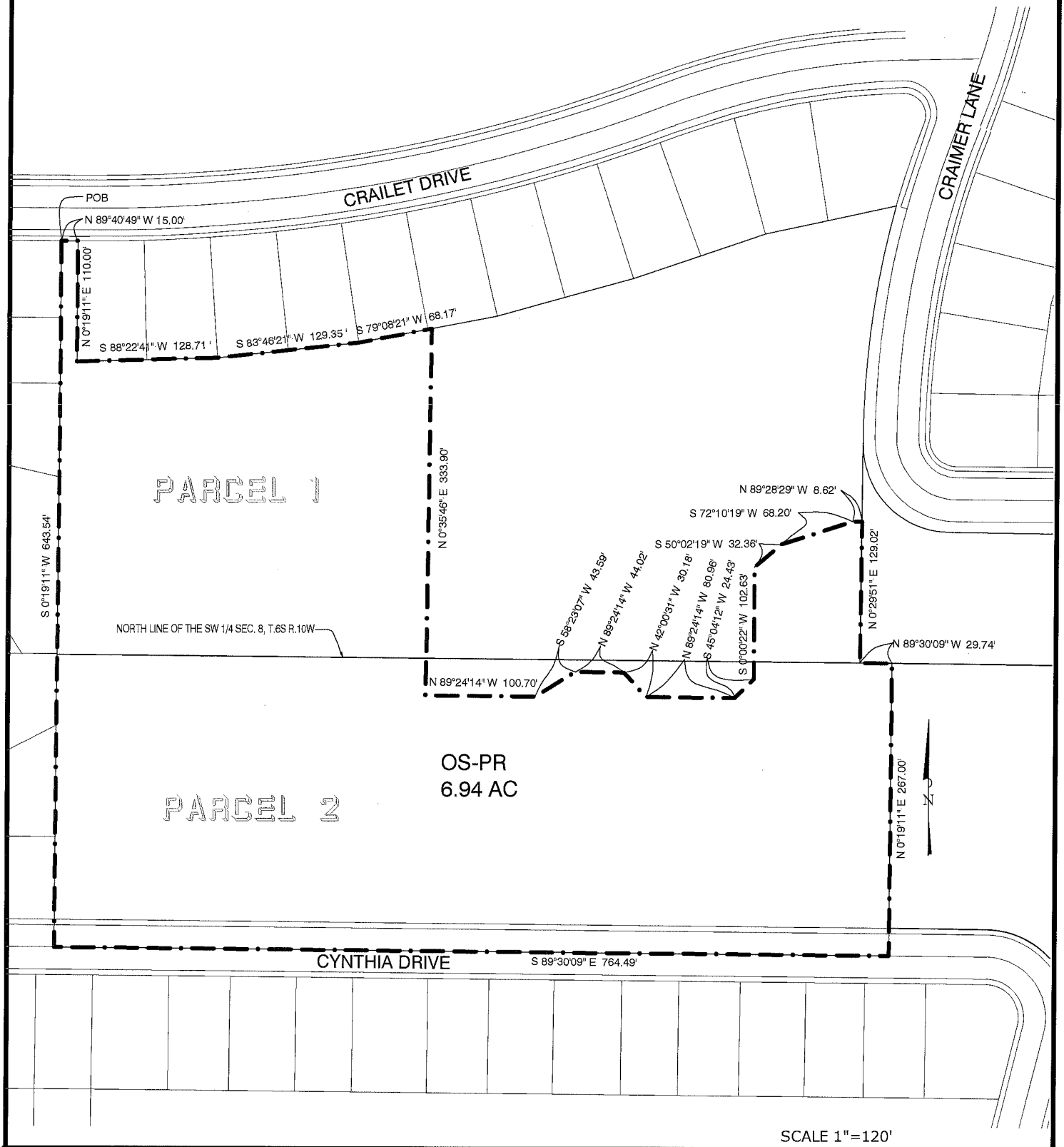
SCALE 1"=120'

MSA
Land Solutions, Inc.
30854 Hamilton Trail, Trabuco Canyon, CA 92679

EXHIBIT 1

ATTACHMENT NO. 2.5

IN THE CITY OF HUNTINGTON BEACH
COUNTY OF ORANGE
STATE OF CALIFORNIA

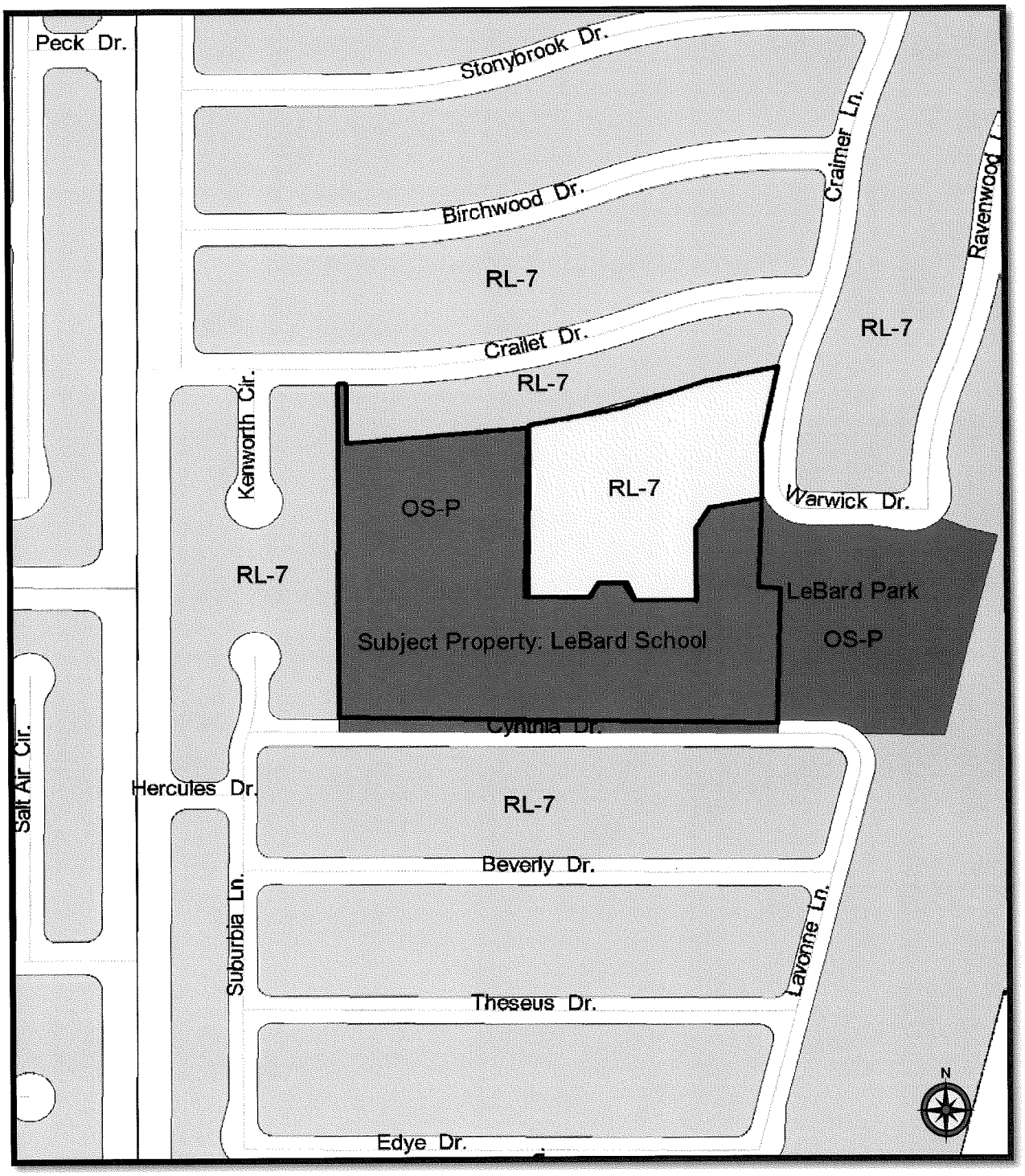


MSA
Land Solutions, Inc.
30854 Hamilton Trail, Trabuco Canyon, CA 92679

EXHIBIT 2

ATTACHMENT NO. 2.6

Exhibit B – Extract of Figure LU-5 - Amended General Plan Map



ATTACHMENT NO. 2.7

DRAFT

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HUNTINGTON BEACH AMENDING DISTRICT MAP 8 (SECTIONAL MAP 8-6-10) OF THE HUNTINGTON BEACH ZONING AND SUBDIVISION ORDINANCE TO REZONE THE REAL PROPERTY AT LEBARD SCHOOL LOCATED AT 20451 CRAIMER LANE FROM PUBLIC/SEMI-PUBLIC TO RESIDENTIAL LOW DENSITY (RL) AND OPEN SPACE – PARK AND RECREATION (OS-PR) (ZONING MAP AMENDMENT NO. 2012-001)

WHEREAS, pursuant to California State Planning and Zoning Law, the Huntington Beach Planning Commission and Huntington Beach City Council have held separate, duly noticed public hearings to consider Zoning Map Amendment No. 2012-001, which rezones the real property generally known as LeBard School located at 20451 Craimer Lane to Residential Low Density (RL) and Open Space – Park and Recreation (OS-PR); and

After due consideration of the findings and recommendations of the Planning Commission and all other evidence presented, the City Council finds that the aforesaid amendment is proper and consistent with the General Plan;

NOW, THEREFORE, the City Council of the City of Huntington Beach does hereby ordain as follows:

SECTION 1. That the real property that is the subject of this ordinance is the LeBard School site located at 20451 Craimer Lane, and is more particularly described in the legal description and map attached hereto as Exhibit "A" and, incorporated herein by this reference.

SECTION 2. District Map 8 (Sectional Map 8-6-10) of the City of Huntington Beach Zoning and Subdivision Ordinance is hereby amended pursuant to Zoning Map Amendment No. 2012-001, which designates the zoning for the LeBard School property located at 20451 Craimer Lane as Resdiential Low Density (RL) and Open Space - Park and Recreation (OS-PR) as shown in Exhibit "B", the amended Zoning Map, attached hereto and incorporated herein by this reference.

SECTION 4. This ordinance shall become effective 30 days after its adoption.

PASSED AND ADOPTED by the City Council of the City of Huntington Beach at a regular meeting thereof held on the ____ day of _____, 2015.

_____
Mayor

REVIEWED AND APPROVED:

City Manager

INITIATED AND APPROVED:

Director of Planning and Building

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

ATTACHMENTS:

Exhibit A: Legal Description
Exhibit B: Amended Zoning Map

DRAFT

LEGAL DESCRIPTION

Tentative Tract Map 17801 – Zone Change

The land referred to herein below is situated in the City of Huntington Beach, County of Orange, State of California, described as follows:

EXISTING PARCEL 1:

That portion of the northwest quarter of Section 8, Township 6 South, Range 10 West in the Rancho Las Bolsas, as shown on a map recorded in book 51, page 14 of miscellaneous maps, records of Orange County, California.

EXISTING PARCEL 2:

That portion of the southwest quarter of Section 8, Township 6 South, Range 10 West in the Rancho Las Bolsas, as shown on a map recorded in book 51, page 14 of miscellaneous maps, records of Orange County, California.

ZONING PARCEL 1 (Exhibit 1):

Being a portion of existing Parcels 1 and 2 described above and further described as follows:

Commencing at the most northeasterly corner of said Parcel 1 being the POINT OF BEGINNING, thence South 77°48'10" West, 122.97 feet, thence South 71°08'47" West, 127.32 feet, thence South 74°30'21" West, 129.35 feet, thence South 79°08'21" West, 61.18 feet, thence South 0°35'46" West, 333.90 feet, thence South 89°24'14" East, 100.70 feet, thence North 58°23'07" East, 43.59 feet, thence South 89°24'14" East, 44.02 feet, thence South 42°00'31" East, 30.18 feet, Thence South 89°24'14" East, 80.96 feet, thence North 45°04'12" East, 24.43 feet, thence North 0°00'22" East, 102.63 feet, thence North 50°02'19" East, 32.36 feet, thence North 72°10'19" East, 68.20 feet, thence South 89°28'29" East, 8.62 feet, thence North 0°29'52" East, 76.23 feet to a point on a curve concave southeasterly having a radius of 820.00 feet, a radial to said point bears South 89°30'08" East, thence northerly along said curve 214.00 feet through a central angle of 14°57'08" to the POINT OF BEGINNING.

See Exhibit 1 for a plat depicting the above described land.

Zoning Parcel contains approximately 3.21 acres.

All dimensions and areas are based on record information and can vary from measurements on the ground.

ZONING PARCEL 2 (Exhibit 2):

Being a portion of existing Parcels 1 and 2 described above and further described as follows:

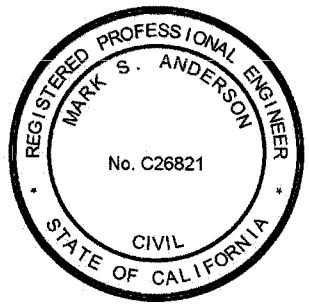
Commencing at the most northwesterly corner of said Existing Parcel 1 being the POINT OF BEGINNING, thence South 0°19'11" West, 643.54 feet, thence South 89°30'09" East, 764.49', thence North 0°19'11" East, 267.00 feet, thence North 89°30'09" West, 29.74 feet, thence North 0°29'51" East, 129.02 feet, thence North 89°28'29" West, 8.62 feet, thence South 72°10'19" West, 68.20 feet, thence South 50°02'19" West, 32.36 feet, thence South 0°00"22" West, 102.63 feet, thence South 45°04'12" West, 24.43 feet, thence North 89°24'14" West, 80.96 feet, thence North 42°00'31" West, 30.18 feet, thence North

89°24'14" West, 44.02 feet, thence South 58°23'07" West, 43.59 feet, thence North 89°24'14" West, 100.70 feet, thence North 0°35'46" East, 333.90 feet, thence South 79°08'21" West, 68.17 feet, thence South 83°46'21" West, 129.35 feet, thence South 88°22'41" West, 128.71 feet, thence North 0°19'11" East, 110.00 feet, thence Nort 89°40'49" West, 15.00 feet to the POINT OF BEGINNING.

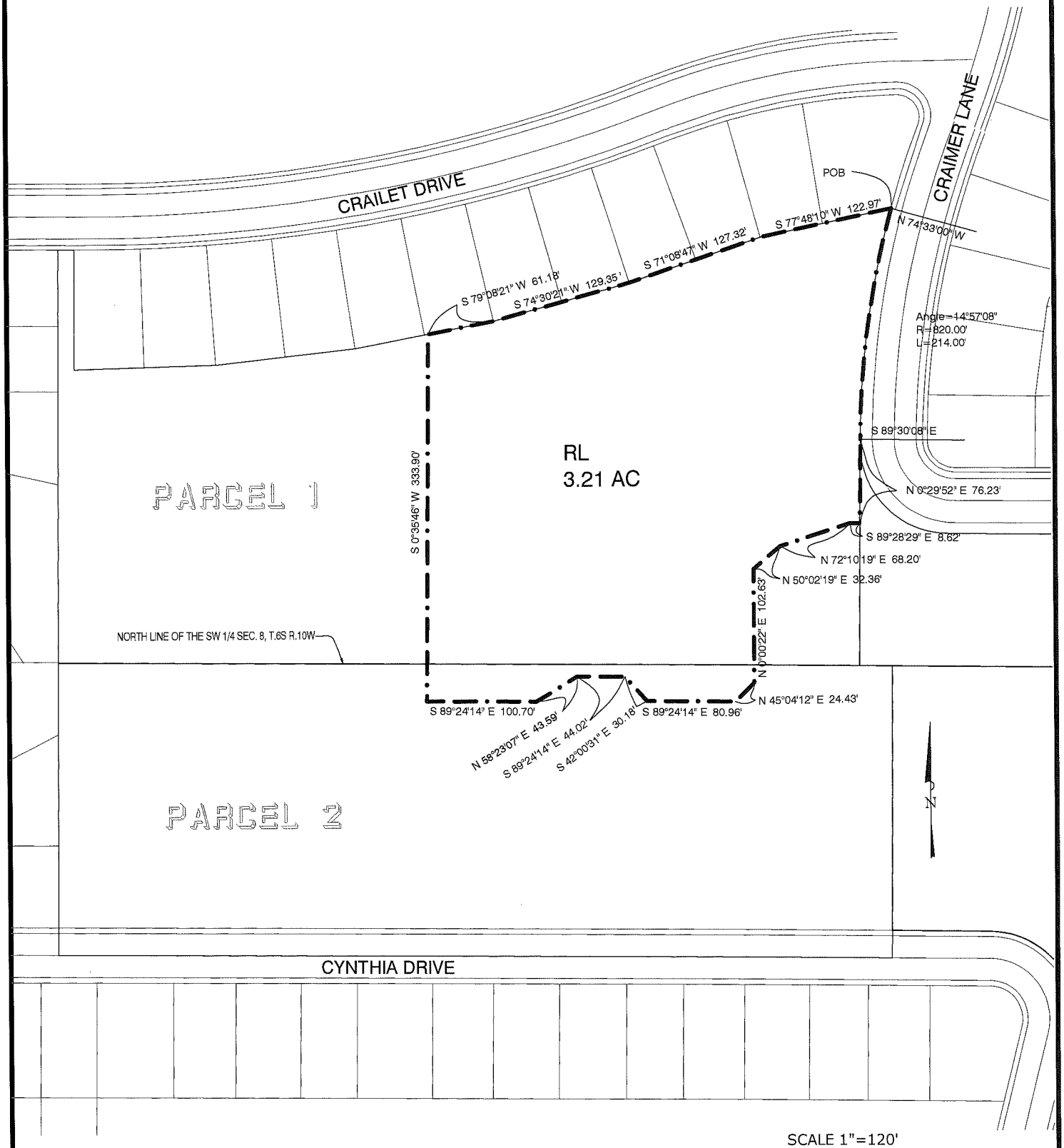
See Exhibit 2 for a plat depicting the above described land.

Zoning Parcel contains approximately 6.94 acres.

All dimensions and areas are based on record information and can vary from measurements on the ground.



IN THE CITY OF HUNTINGTON BEACH
COUNTY OF ORANGE
STATE OF CALIFORNIA



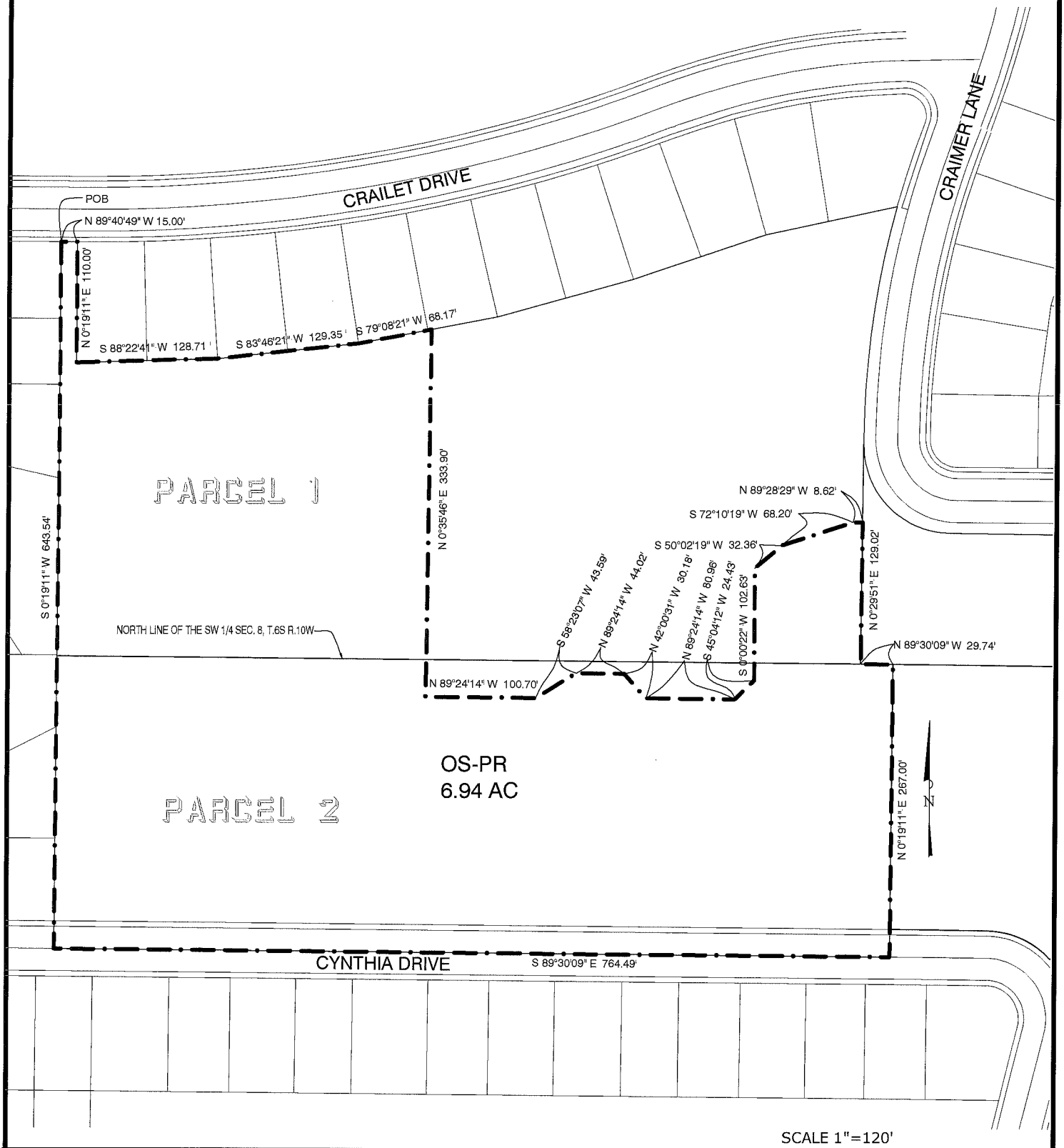
SCALE 1"=120'

MSA
Land Solutions, Inc.
30854 Hamilton Trail, Trabuco Canyon, CA 92679

EXHIBIT 1

ATTACHMENT NO. 3.5

IN THE CITY OF HUNTINGTON BEACH
COUNTY OF ORANGE
STATE OF CALIFORNIA



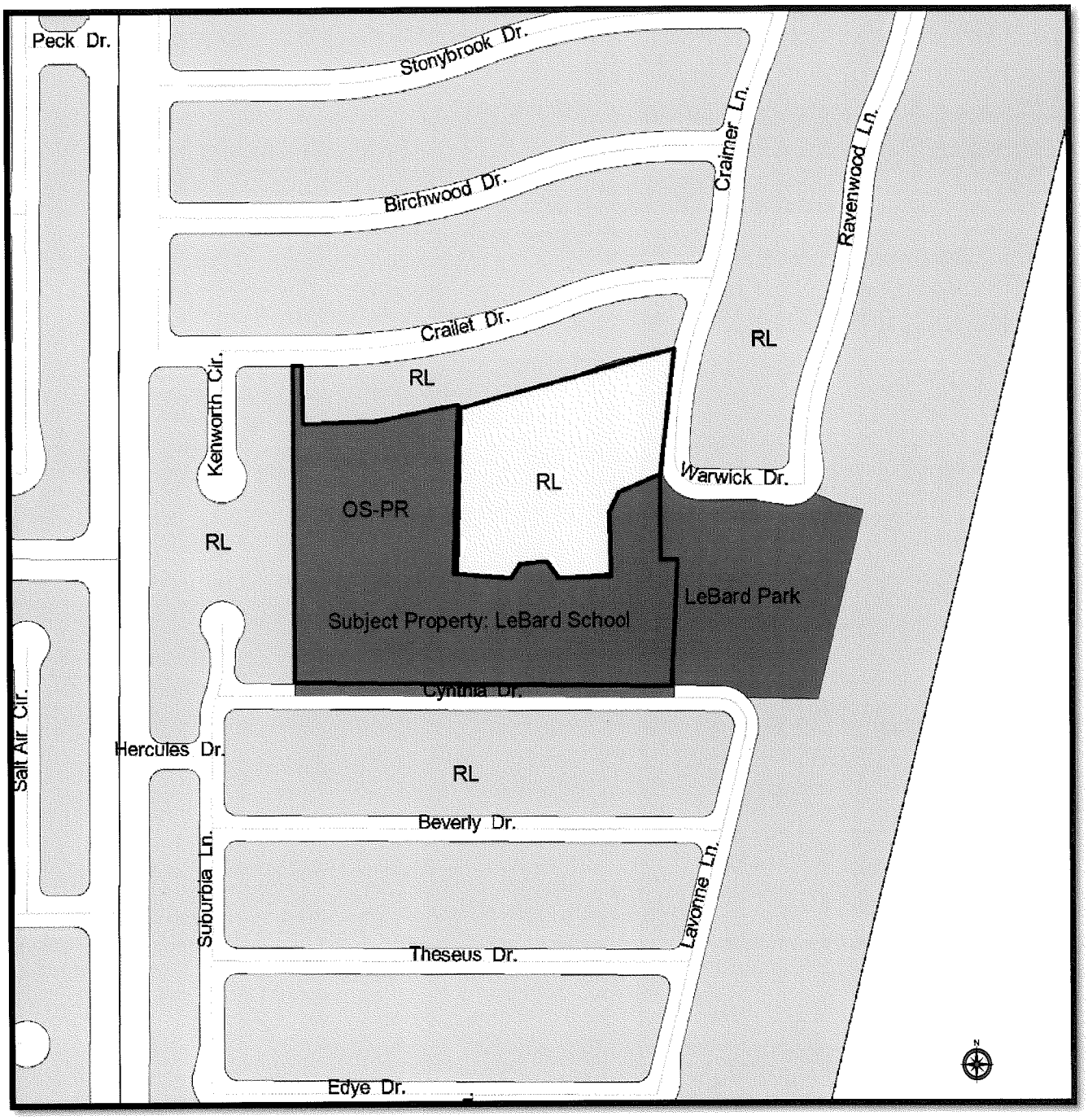
SCALE 1"=120'

MSA
Land Solutions, Inc.
30854 Hamilton Trail, Trabuco Canyon, CA 92679

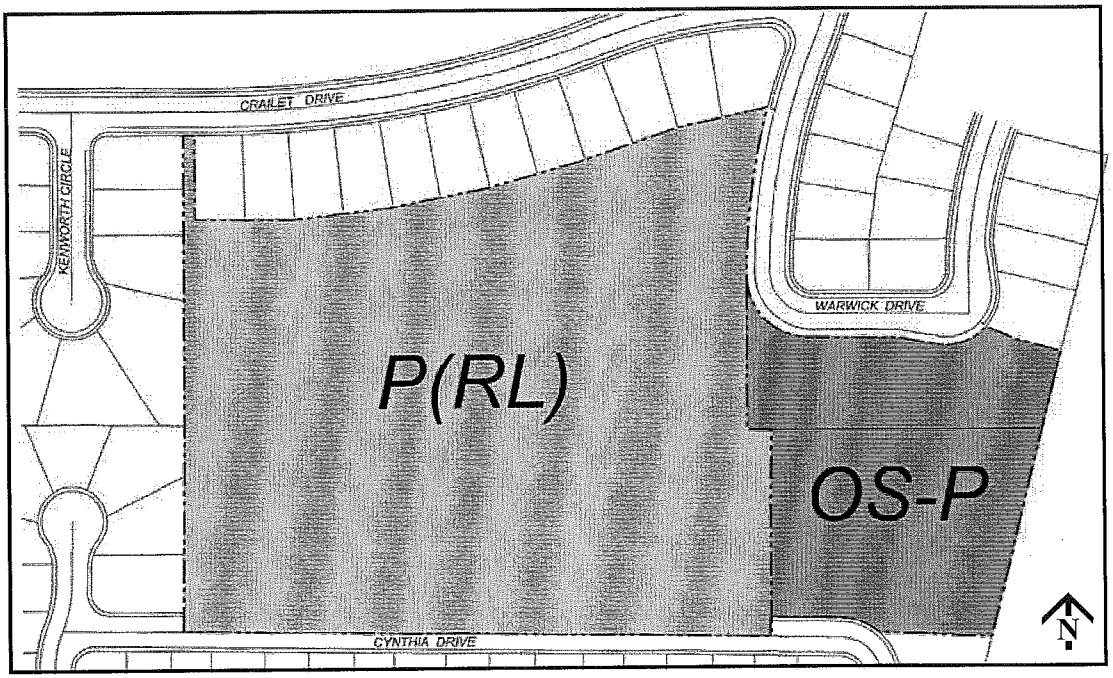
EXHIBIT 2

ATTACHMENT NO. 3.6

Exhibit B –Amended Zoning Map

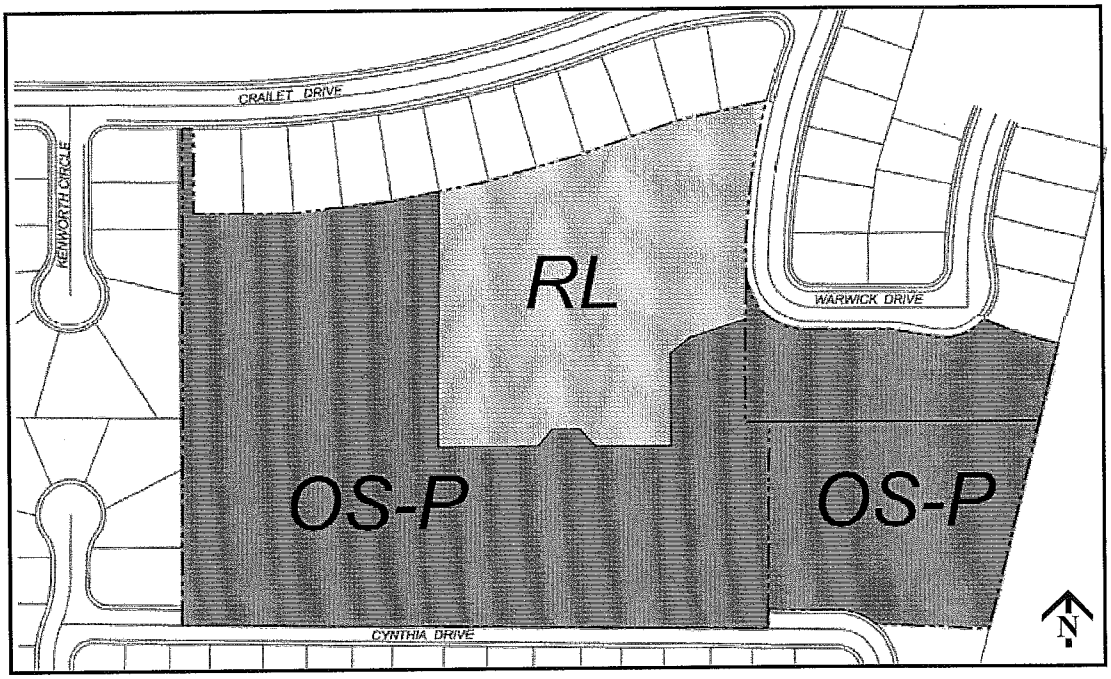


ATTACHMENT NO. 3.7



PUBLIC - (RL) RESIDENTIAL LOW DENSITY OPEN SPACE - PARK

EXISTING GENERAL PLAN



RESIDENTIAL LOW DENSITY OPEN SPACE - PARK

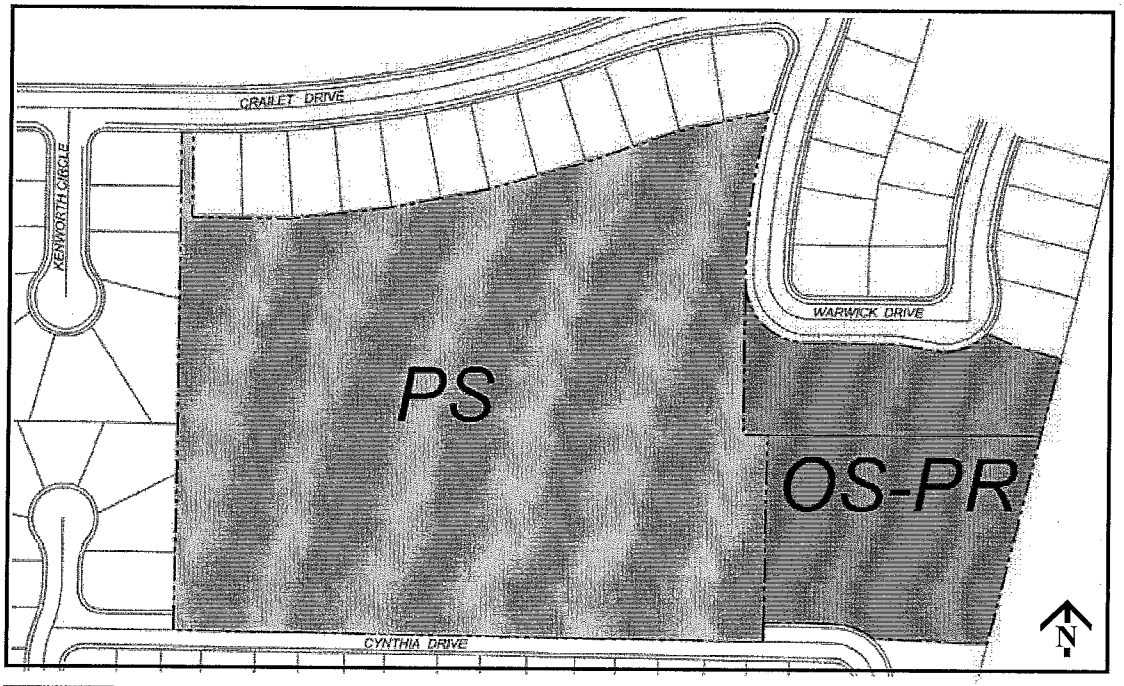
PROPOSED GENERAL PLAN

TRG Land Inc.

EXISTING vs PROPOSED GENERAL PLAN

Le Bard School Site

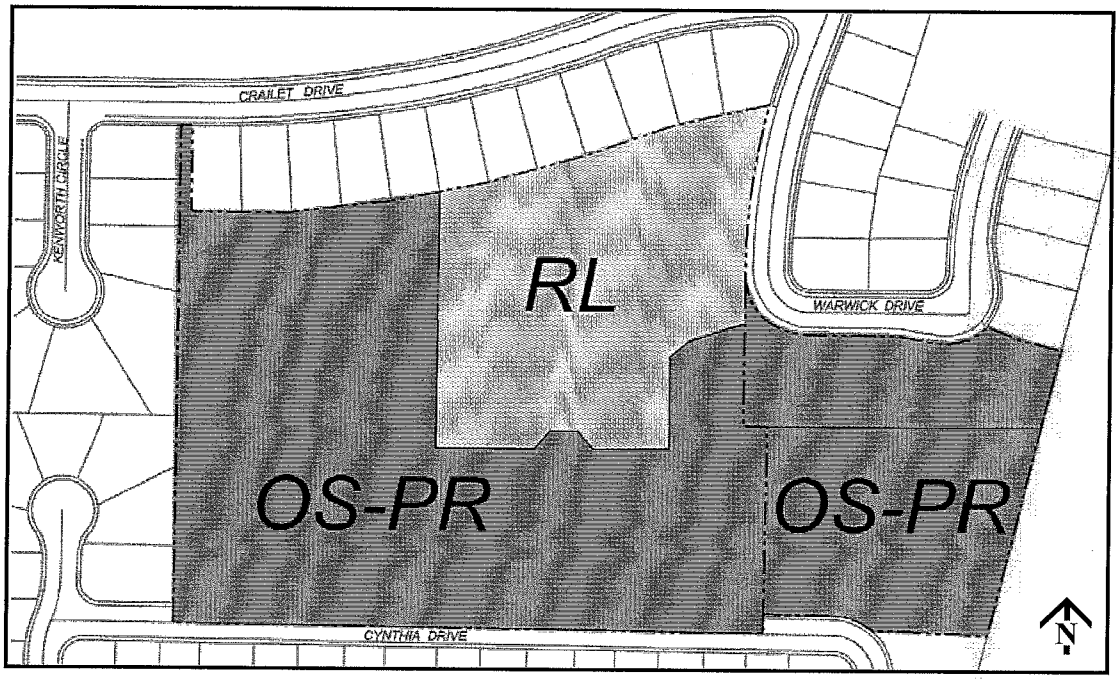
ATTACHMENT NO. 4



PUBLIC - SEMIPUBLIC

OPEN SPACE - PARKS & RECREATION SUBDISTRICT

EXISTING ZONING PLAN



RESIDENTIAL LOW DENSITY

OPEN SPACE - PARKS & RECREATION SUBDISTRICT

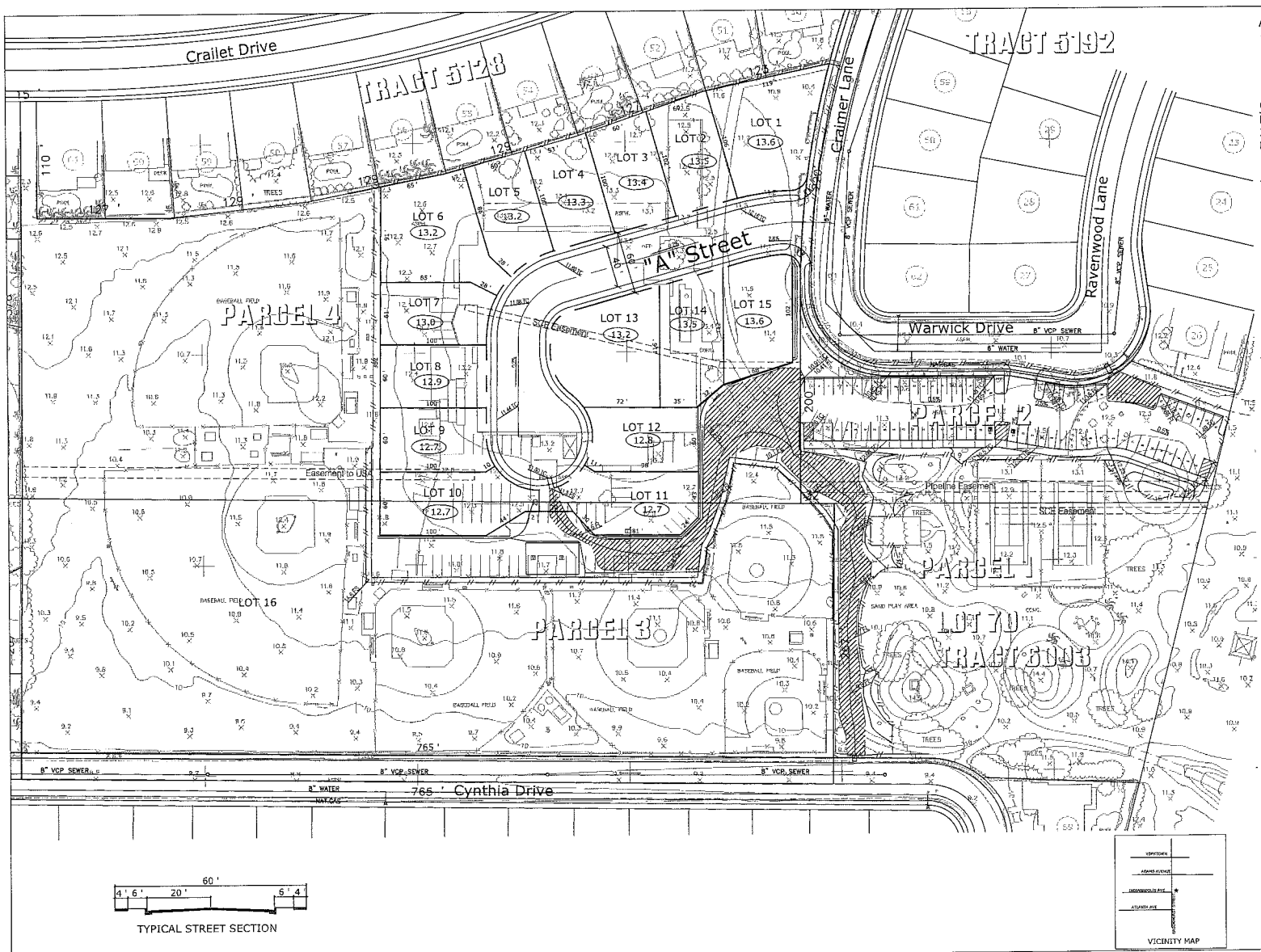
PROPOSED ZONING PLAN

TRG Land

EXISTING vs PROPOSED ZONING PLAN

Le Bard School Site

ATTACHMENT NO. 5



APN 155-151-01

Legal Description: Parcels 3 & 4 a portion of the Northwest one-quarter of Section 8, Township 6 South, Range 10 West, San Bernardino Base and Meridian.

OWNER
Huntington Beach City School District
20451 Craimer Lane
Huntington Beach, CA 92646

MAP PREPARER
MSA Land Solutions, Inc.
30854 Hamilton Trail
Trabuco Canyon, CA 92679
949-888-9069
Mark S. Anderson

NOTES:

1. Number of lots: 16 numbered
   Lots 1-15 residential
   Lot 16 Park
2. Existing zoning: Public/Semi-Public (PS)
3. Existing use includes: school administration and sports fields.
4. Utility providers:
   Water - City of Huntington Beach
   Sewer - City of Huntington Beach
   Gas - Southern California Gas Company
   Electric - Southern California Edison
   Telephone - Verizon
5. Property is located in Zone "X" as shown on FIRM Map 06059C0262J

EASEMENTS:

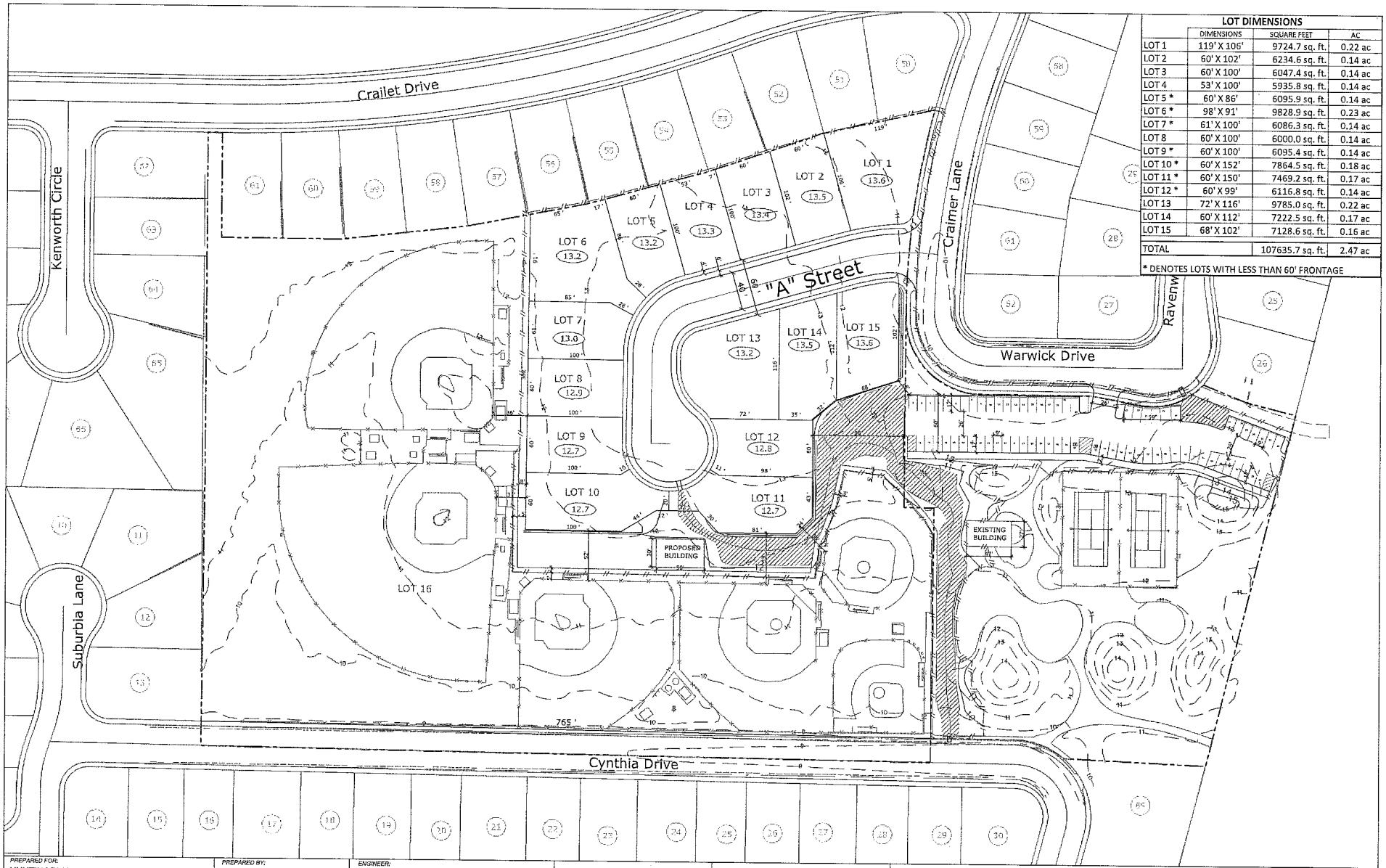
Parcel 1
- An easement for utilities and incidential purposes to Southern California Edison Company (plotted)

Parcel 2
- CC&R's recorded in Book 7609, Page 794
- The use and control of clenegas and natural streams of water; Book 30, Page 347
- An easement for pipe line purposes; Book 1107, Page 256 (plotted)

Parcel 4
- The use and control of clenegas and natural streams of water; Book 30, Page 347
- An easement for underground power and cables to USA; Book 1860, Page 509 (plotted)
- An easement for utilities and incidential purposes to Southern California Edison Company; Book 8070, Page 986 (plotted)

PREPARED FOR: HUNTINGTON BEACH CITY SCHOOL DISTRICT 20451 CRAIMER LANE HUNTINGTON BEACG, CALIFORNIA 92846 www.hbcsd.k12.ca.us	PREPARED BY: TRG Land 949.722.0634 Fax 949.722.6935 895 Production Place Newport Beach, CA 92663 www.TRGLand.com The Leader in Hillside Planning & Design	ENGINEER: MSA Land Solutions, Inc. 30854 Hamilton Trail, Trabuco Canyon, CA 92679	JOB NO: 40910 DATE: 8-07-14 SCALE: AS SHOWN		TENTATIVE TRACT NO. 17801 in the City Huntington Beach County of Orange, California	SHEET 1 of 4

ATTACHMENT NO. 6.1



LOT DIMENSIONS			
	DIMENSIONS	SQUARE FEET	AC
LOT 1	119' X 106'	9724.7 sq. ft.	0.22 ac
LOT 2	60' X 102'	6234.6 sq. ft.	0.14 ac
LOT 3	60' X 100'	6047.4 sq. ft.	0.14 ac
LOT 4	53' X 100'	5935.8 sq. ft.	0.14 ac
LOT 5 *	60' X 86'	6095.9 sq. ft.	0.14 ac
LOT 6 *	98' X 91'	9828.9 sq. ft.	0.23 ac
LOT 7 *	61' X 100'	6086.3 sq. ft.	0.14 ac
LOT 8	60' X 100'	6000.0 sq. ft.	0.14 ac
LOT 9 *	60' X 100'	6095.4 sq. ft.	0.14 ac
LOT 10 *	60' X 152'	7864.5 sq. ft.	0.18 ac
LOT 11 *	60' X 150'	7469.2 sq. ft.	0.17 ac
LOT 12 *	60' X 99'	6116.8 sq. ft.	0.14 ac
LOT 13	72' X 116'	9785.0 sq. ft.	0.22 ac
LOT 14	60' X 112'	7222.5 sq. ft.	0.17 ac
LOT 15	68' X 102'	7128.6 sq. ft.	0.16 ac
TOTAL		107635.7 sq. ft.	2.47 ac

* DENOTES LOTS WITH LESS THAN 60' FRONTAGE

PREPARED FOR:
HUNTINGTON BEACH CITY SCHOOL DISTRICT
20451 CRAIMER LANE
HUNTINGTON BEACH, CALIFORNIA 92646
www.hbcsd.k12.ca.us

PREPARED BY:
TRG Land
949.722.0634
Fax 949.722.0635
898 Production Place
Newport Beach, CA 92663
www.TRGLand.com
The Leader in Hillside Planning & Design

ENGINEER:
MSA Land Solutions, Inc.
30854 Hamilton Trail, Trabuco Canyon, CA 92679

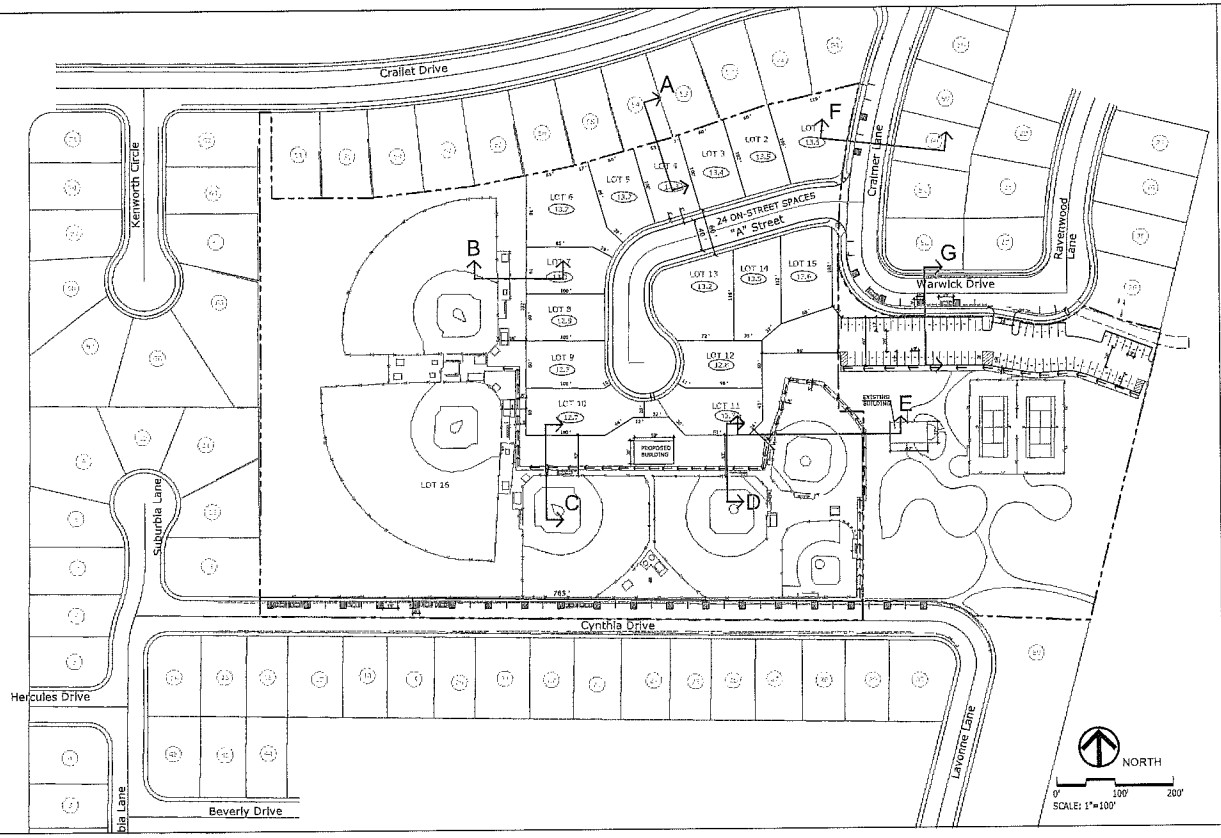
JOB NO: 40910
DATE: 8-07-14
SCALE: AS SHOWN

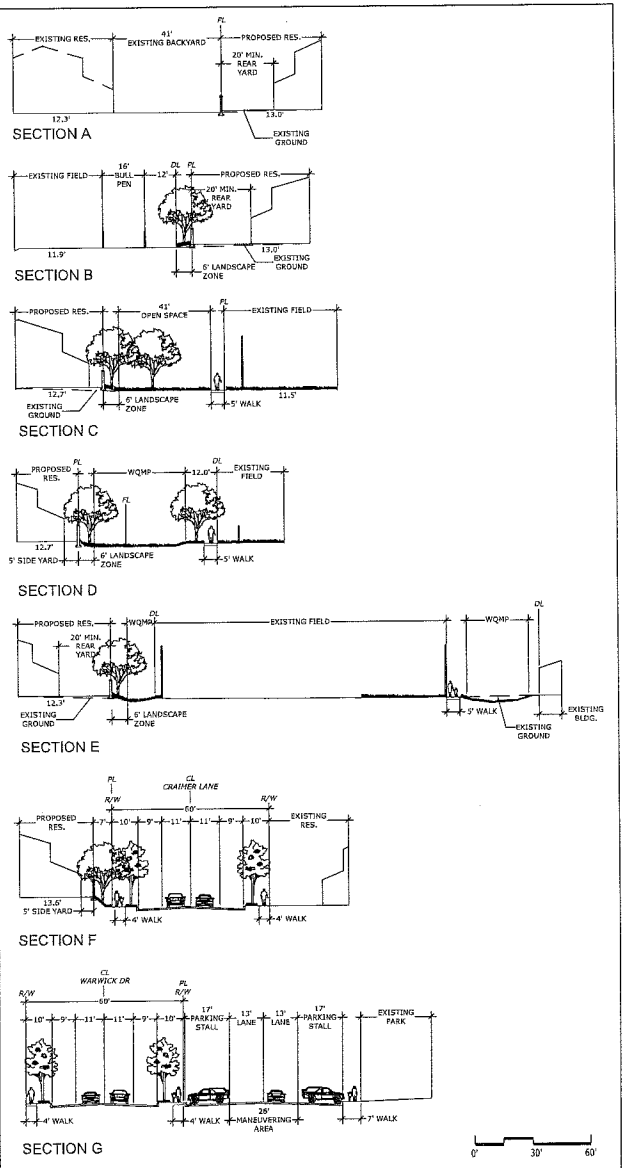
NORTH
0' 60' 120' SCALE: 1"=60'

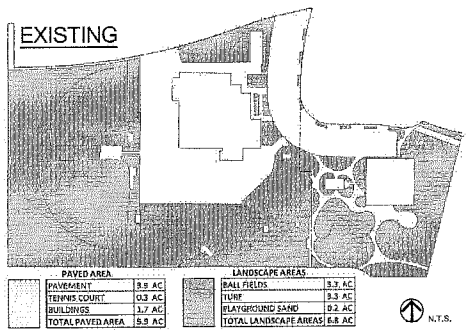
TECHNICAL SITE PLAN
TENTATIVE TRACT NO. 17801
In the City Huntington Beach, County of Orange, California

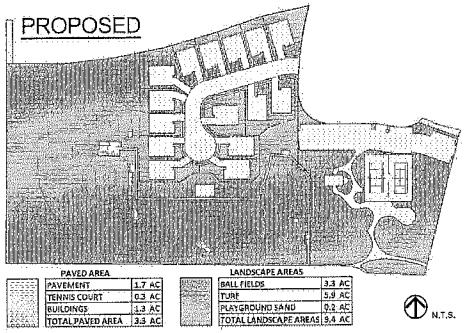
SHEET 2 of 4

ATTACHMENT NO. 6.2









NOTES:

- CURRENT GENERAL PLAN - PUBLIC WITH AN UNDERLAYING DESIGNATION OF RESIDENTIAL LOW DENSITY
- PROPOSED GENERAL PLAN - RESIDENTIAL LOW DENSITY RL-7 AND RECREATION FOR THE PARK PORTION
- CURRENT ZONING - PARK AND RECREATION WITH AN UNDERLAYING DESIGNATION OF RESIDENTIAL LOW DENSITY
- PROPOSED ZONING - RESIDENTIAL LOW DENSITY RL-7 AND PARK AND RECREATION
- TREES WILL BE REPLACED AT A 2:1 RATIO

PREPARED FOR:
HUNTINGTON BEACH CITY SCHOOL DISTRICT
20451 CRAIMER LANE
HUNTINGTON BEACG, CALIFORNIA 92646
www.hbcsd.k12.ca.us

PREPARED BY:
TRG Land
The Leader in Hillside Planning & Design
949.722.0034
Fax 949.722.0035
898 Production Place
Newport Beach, CA 92663
www.TRGLand.com

ENGINEER:
MSA Land Solutions, Inc.
30854 Hamilton Trail, Trabuco Canyon, CA 92679

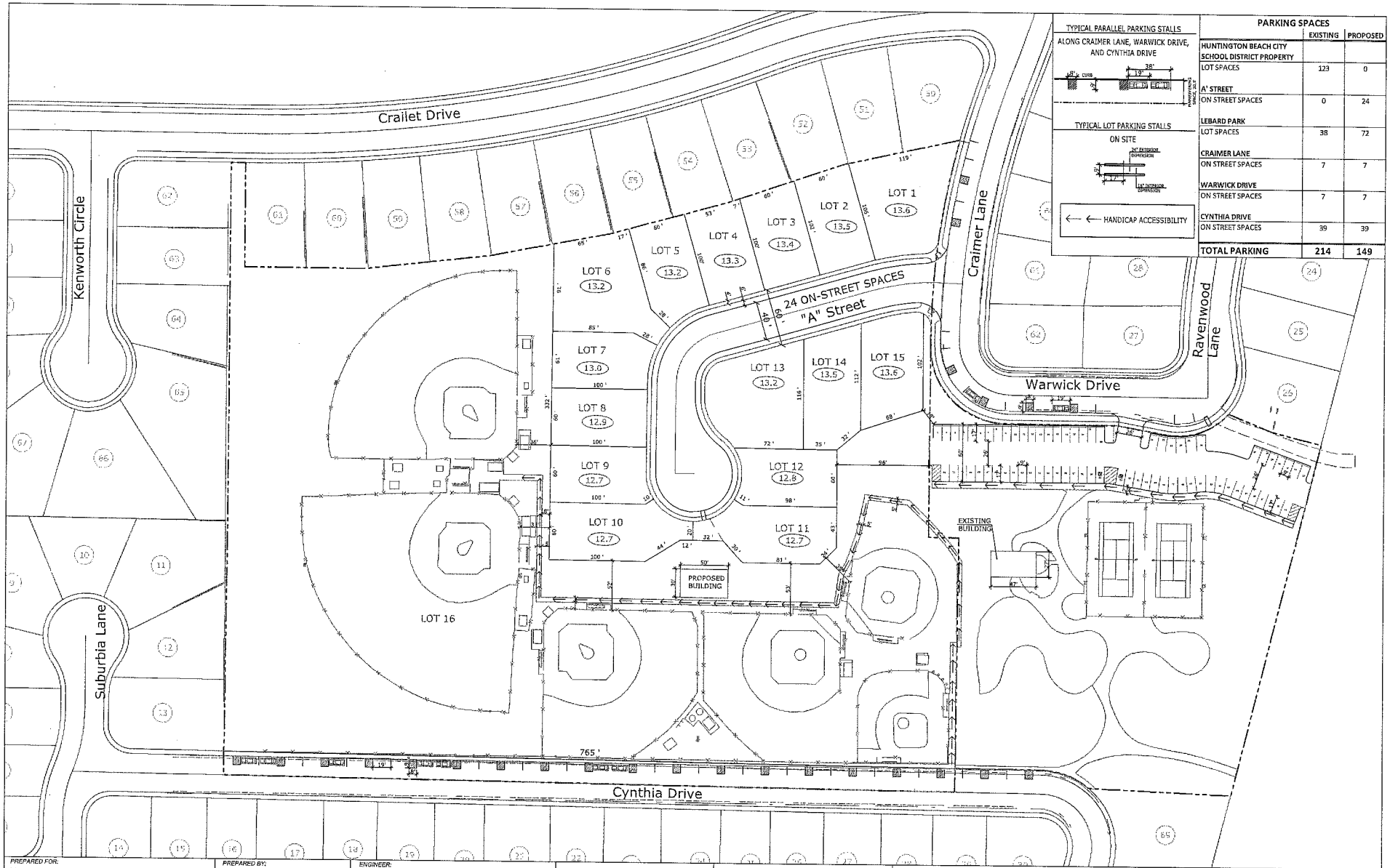
JOB NO: 40910
DATE: 6-07-14
SCALE: AS SHOWN

SCALE AS SHOWN

DETAIL SHEET
TENTATIVE TRACT NO. 17801
in the City Huntington Beach, County of Orange, California

SHEET 3 of 4

ATTACHMENT NO. 6.3



PARKING SPACES	EXISTING	PROPOSED
HUNTINGTON BEACH CITY SCHOOL DISTRICT PROPERTY		
LOT SPACES	123	0
A' STREET		
ON STREET SPACES	0	24
LEBARD PARK		
LOT SPACES	38	72
CRAIMER LANE		
ON STREET SPACES	7	7
WARWICK DRIVE		
ON STREET SPACES	7	7
CYNTHIA DRIVE		
ON STREET SPACES	39	39
TOTAL PARKING	214	149

PREPARED FOR:
HUNTINGTON BEACH CITY SCHOOL DISTRICT
20451 CRAIMER LANE
HUNTINGTON BEACG, CALIFORNIA 92846
www.hbcsd.k12.ca.us

PREPARED BY:
TRG Land
949.722.0634
Fax 949.722.6035
308 Production Place
Newport Beach, CA 92663
www.TRGLand.com
The Leader in Hillside Planning & Design

ENGINEER:
MSA Land Solutions, Inc.
30854 Hamilton Trail, Trabuco Canyon, CA 92679

JOB NO: 40910
DATE: 8-07-14
SCALE: AS SHOWN

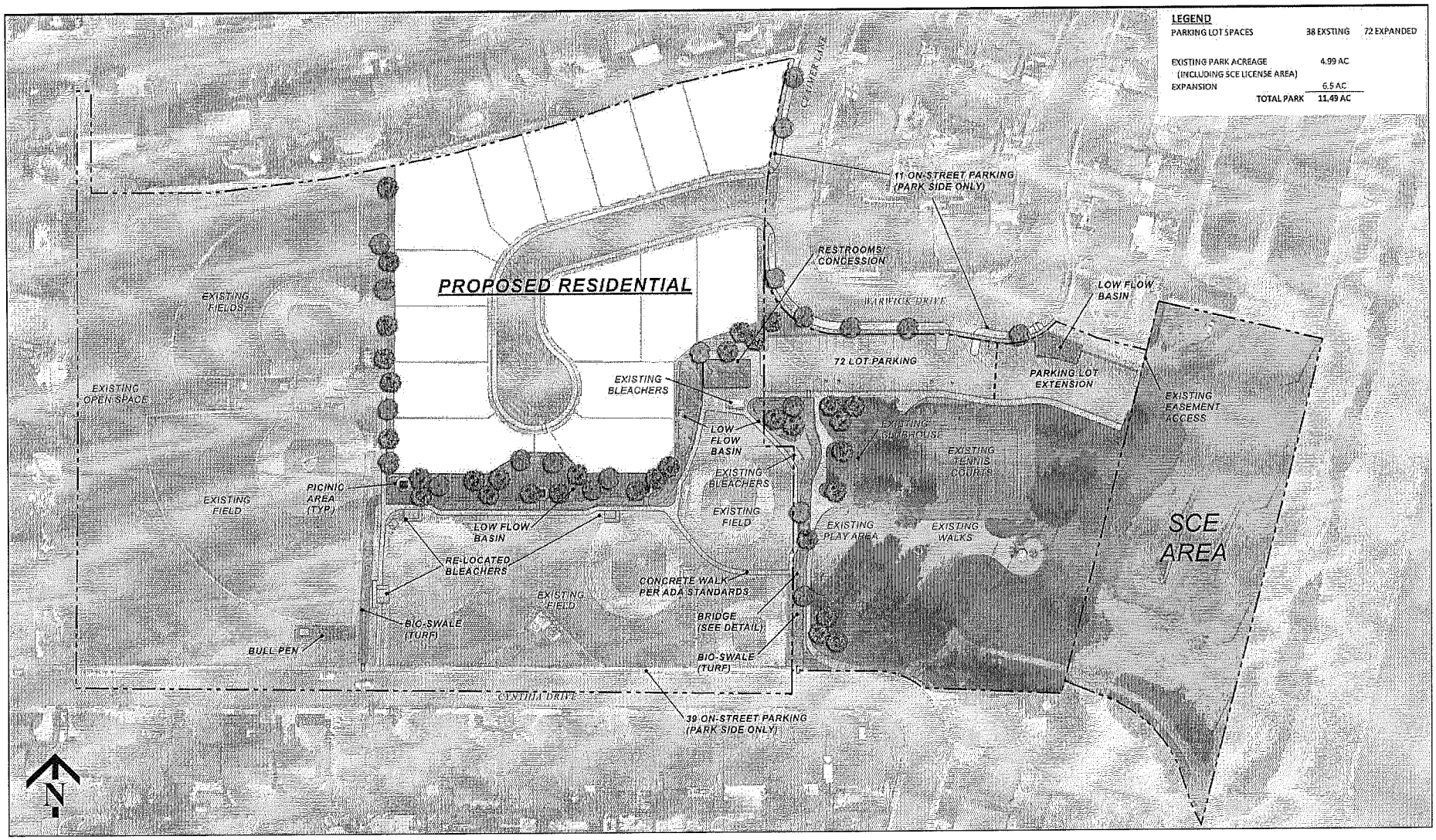
NORTH
0' 60' 120' SCALE: 1"=60'

PARKING AND DIMENSION PLAN
TENTATIVE TRACT NO. 17801
in the City Huntington Beach, County of Orange, California

SHEET 4 of 4

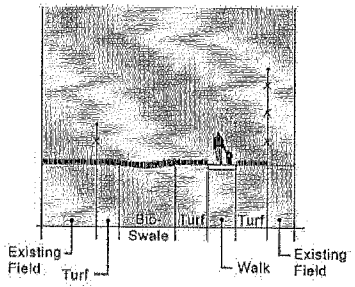
ATTACHMENT NO. 6.4

Proposed Park Plan

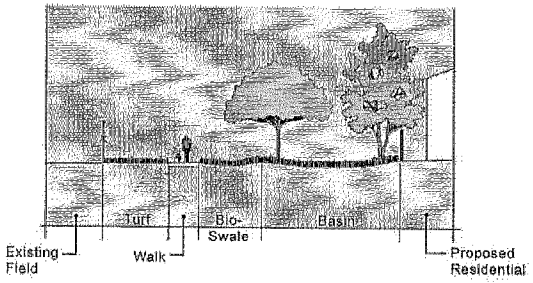


ATTACHMENT NO. 7.1

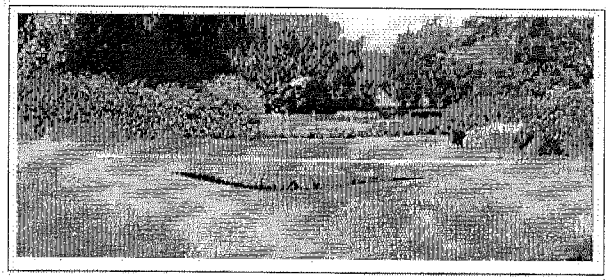
Sections



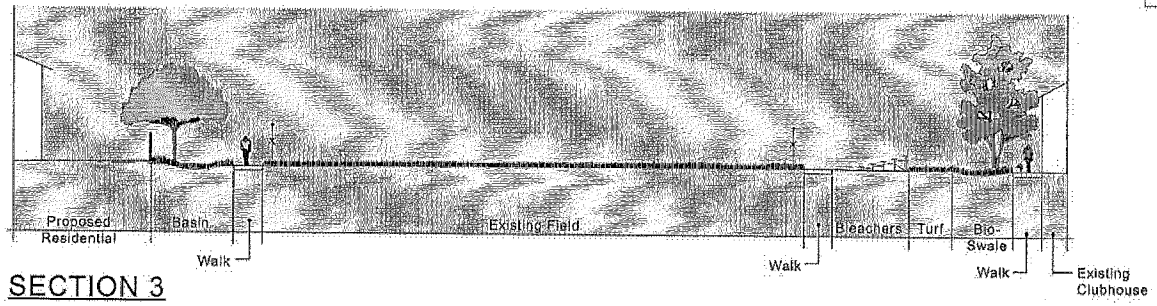
SECTION 1



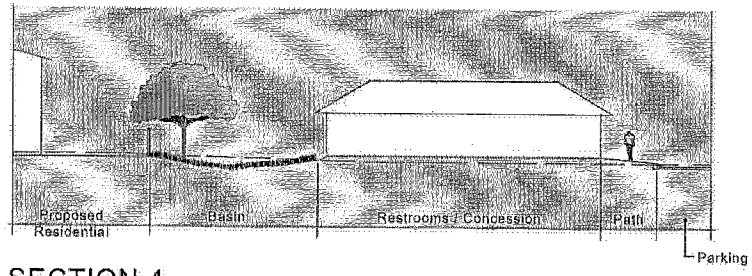
SECTION 2



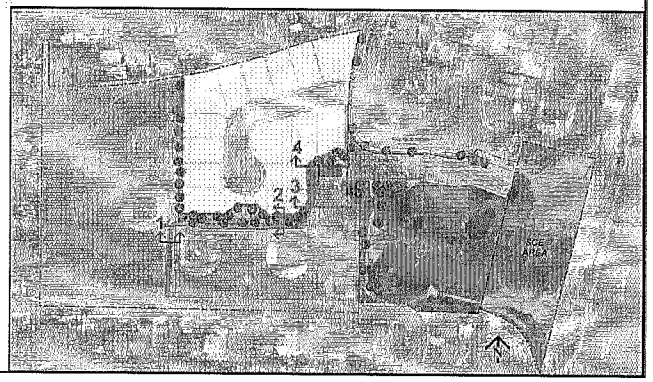
BRIDGE DETAIL



SECTION 3

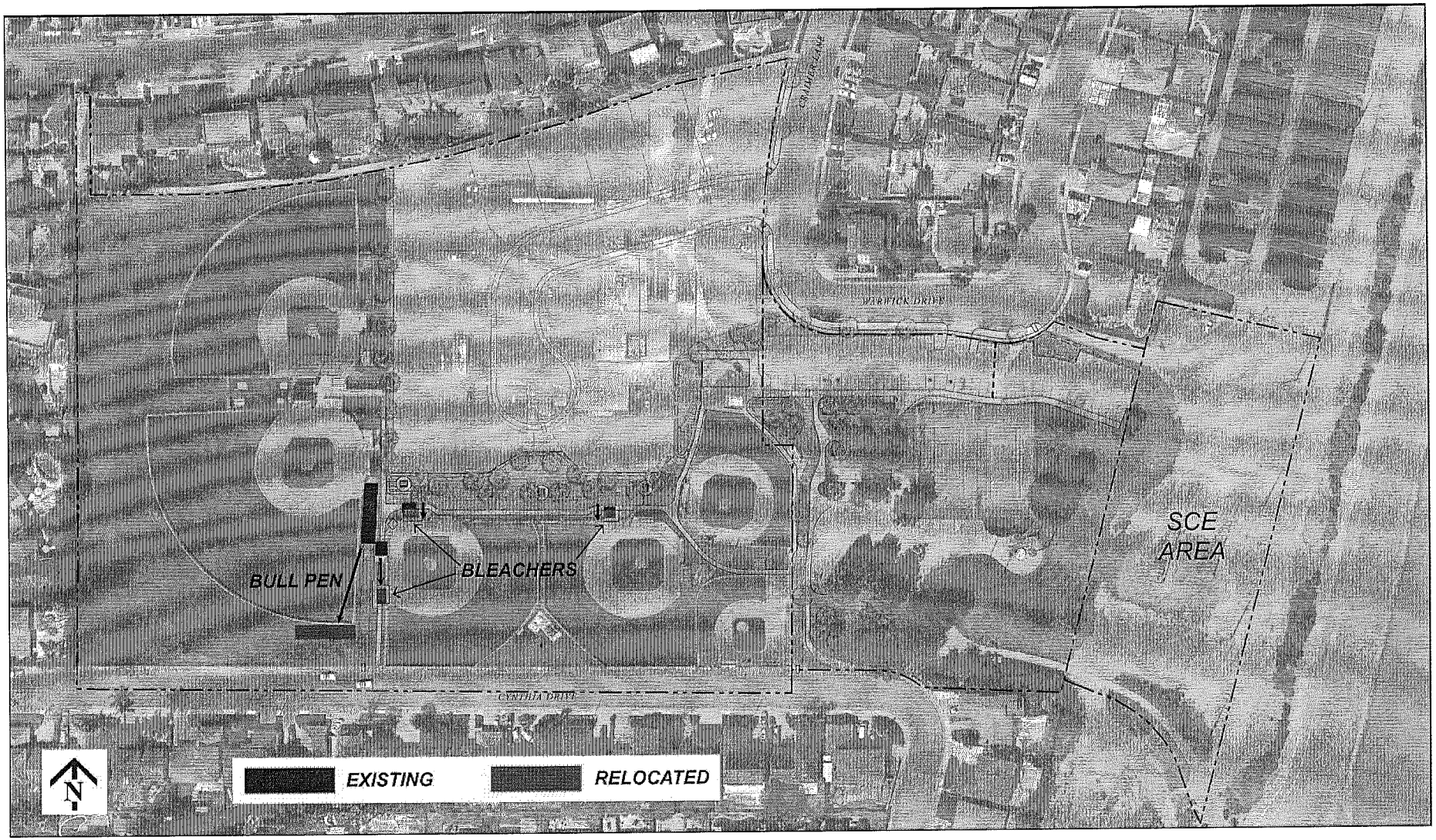


SECTION 4



ATTACHMENT NO. 7.2

Relocated Equipment



ATTACHMENT NO. 7.3

LeBard - PROJECT DESCRIPTION
Huntington Beach City School District

The LeBard project is a cooperative effort between the Huntington Beach City School District ("district") and the City of Huntington Beach ("city"), to re-purpose a 10-acre surplus school site for public recreation and residential uses. The city proposes to acquire 6.5 acres of the school site as an addition to the adjoining approximately 3-acre LeBard City Park. Improvements would include a concession/restroom/storage building and an expanded parking lot. The facilities in the existing city park would remain. The district proposes to gain approval for a 15-lot low density single family residential subdivision in the area where the original school now stands and sell the area to a private home builder. The project is comprised of the following entitlement requests:

- CEQA analysis and review;
- Grading plan and demolition permits for the district property and city property;
- General Plan Amendment to change the existing land use designation for the district property from Public with an underlying designation of Residential Low Density (P/RL) to Residential Low Density (RL-7), and Open Space Park and Recreation (OS-P) for the park portion;
- Tentative Tract Map to allow the development of a 15-unit single-family residential subdivision on 3.2 acres of the school district property with 60' x 100' lot sizes averaging approximately 7,216 square feet and associated infrastructure and site improvements;
- Zone Change to amend the land use designation for the district property from Public-Semipublic (PS), to Residential Low Density (RL), the same zoning that applies to all the surrounding residential areas, for the residential portion and Open Space - Park and Recreation (OS-PR) for the park portion;
- CUP for expanding the parking, providing water quality and other improvements to the expanded city park;
- CUP for slope exceeding 3' in height along the Craimer Lane R.O.W. at the entry to project along lots number 1 and 15.
- Setback Variance to reduce the setback from 10' to 4' along the portion of Warwick Street of the expanded park parking lot.

Background
The LeBard Elementary School and the LeBard City Park were part of the original residential subdivision of the area in the 1960's. Due to the changing demographics of Huntington Beach, the school was closed in 1981. The school district elected to keep the school in reserve, utilizing the building as a temporary

district office. Later, the Seaview Little League was permitted to use part of the school grounds for baseball fields on a temporary year-by year basis.

In 2008, after a comprehensive review of its holdings and finances, the HBCSD Board concluded that LeBard was no longer needed as a school site and that the deteriorating school building had exceeded its useful life. The Board voted to sell the LeBard school site and use the proceeds for much needed capital improvements, operations and maintenance throughout the district (including but not limited to a new location for the district headquarters).

General Plan Amendment and Zoning Map Amendment

- The change proposed is consistent with the objectives, policies and general land uses and programs specified in the General Plan and any applicable Specific Plan;
- In the case of the general land use provision, the change proposed is compatible with the uses authorized in, and the standards prescribed for, the zoning district for which it is proposed;
- A community need is demonstrated for the change proposed and;
- Its adoption will be in conformity with the public convenience, general welfare, and good zoning practice.

Setback Variance

- Variance is limited to the public park frontage along Warwick Street and will not affect any residential zone in the vicinity.
- The variance will allow Warwick Street and the existing onsite park parking lot to be reconfigured to provide additional onsite parking.
- The variance will allow for parking spaces that are needed for the enjoyment of the current park uses.
- The proposed parkway landscaping along Warwick will help to screen the parking lot at this location and the result will not be detrimental to the street scene.
- The variance applies to city park lands only and 1) does not affect any residential land in the vicinity, 2) is intended to enhance use of the public park in general, and 3) avoid disruption of only two existing tennis courts in the park.

Single-Family Residential Tentative Tract Map

The proposed TTM would create 15 single-family residential lots on a 3.2-acre site, averaging 7,216 square feet, with a 6,000 square foot minimum. The site would be served by a public street taking access from Craimer Lane. A homeowner association will be established to maintain a 6' parkway along the street. After the land purchase and prior to construction the home builder will be responsible, at its

sole expense, to obtain all necessary city approvals for the construction of 15 single family homes, including architectural design review.
A landscaped planter outside the western edge of the residential community wall along the ball fields will be provided by the builder to soften that edge and provide shade for the park.

Park Master Plan
The project would expand the existing parking area to ultimately provide 68 parking lot spaces, a concession/restroom/storage building will be constructed and water quality improvements will be made to the existing park area. Thirty nine on-street parallel parking spaces will remain on Cynthia Drive, and 11 spaces along Craimer/Warwick.
Existing trees will be disturbed by the expansion of the existing city parking lot and those areas needed for water quality. Approximately 26 trees will have to be either boxed and moved, or replaced at a 2:1 ratio after the grading is completed. .
Pathways will link the parking areas to the main park uses.

Public Benefits of the Project
The project will provide several overall community benefits to the city that are significantly above those that would be provided by a standard subdivision.

- Park improvements including building a new restroom / concession stand.
- A net increase in open space
- Other amenities such as park benches and picnic areas will be provided.
- ADA walkways will be built to connect the park uses.
- The parking lot will be expanded to provide additional off street parking spaces

Grading Plan
The proposed grading plan would allow grading of the project area with minimal import or export off-site. Approximately 2,800 cubic yards will be graded with an approximate import of 1,500 to 2,000 cubic yards. We have provided a 5' work zone beyond the daylight line.

Development Phasing
The first phase would be the sale of the residential subdivision acreage to a private builder. The second phase will include construction of Warwick Street and park parking lot improvements, and relocation of selected baseball facilities and landscaping. Demolition and the mass grading of the residential project area and the construction of necessary underground infrastructure will likely occur in this phase. The final phase is construction of new homes but only after all park and street improvements are completed.

CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE:	AUGUST 11, 2014
PROJECT NAME:	LEBARD PARK AND RESIDENTIAL PROJECT
PLANNING APPLICATION NO.:	PLANNING APPLICATION NO. 12-229
ENTITLEMENTS:	GENERAL PLAN AMENDMENT NO. 12-002/ ZONING MAP AMENDMENT NO. 12-001/ CONDITIONAL USE PERMIT NO. 12-039/ TENTATIVE TRACT MAP NO. 17801/ DESIGN REVIEW NO. 12-025/ ENVIRONMENTAL ASSESSMENT NO. 12-008
DATE OF PLANS:	AUGUST 8, 2014
PROJECT LOCATION:	20451 & 20461 CRAIMER LANE (LEBARD CLOSED SCHOOL SITE/LEBARD PARK)
PROJECT PLANNER:	JENNIFER VILLASENOR, SENIOR PLANNER
PLAN REVIEWER:	DAVID C. DOMINGUEZ, MANAGER – Community Services
TELEPHONE/E-MAIL:	(714) 374-5309/ ddominguez@surfcity-hb.org
PROJECT DESCRIPTION:	TO REVIEW A PROPOSAL TO AMEND THE LAND USE DESIGNATION ON THE EXISTING APPROX. 10-ACRE CLOSED SCHOOL SITE FROM PUBLIC (P(RL)) TO 6.5 ACRES OF OPEN SPACE PARK (OS-P) (CURRENT AREA OF THE EXISTING SIX SPORTS FIELDS) AND 3.2 ACRES OF RESIDENTIAL LOW DENSITY – 7 UNITS/ACRE (RL-7) (CURRENT AREA OF THE EXISTING SCHOOL BUILDING AND PAVEMENT). THE ZONING DESIGNATION IS PROPOSED TO BE AMENDED FROM PUBLIC/SEMI-PUBLIC (P-S) TO 6.5 ACRES OF OPEN SPACE – PARKS AND RECREATION (OS-PR) AND 3.2 ACRES OF RESIDENTIAL LOW DENSITY (RL). A TENTATIVE TRACT MAP IS PROPOSED TO SUBDIVIDE THE PROPERTY INTO 15 SINGLE-FAMILY RESDIENTIAL LOTS AND A LETTERED LOT FOR STREET PURPOSES. THE CITY WOULD ACQUIRE THE REMAINING 6.5-ACRE PARCEL. A CONDITIONAL USE PERMIT IS PROPOSED TO ADDRESS A 3-FOOT GRADE DIFFERENTIAL AS WELL AS PROPOSED IMPROVEMENTS WITHIN THE PARK, INCLUDING LANDSCAPING/WATER QUALITY BMPS, TREE REMOVAL/RELOCATION, AND A NEW CONCESSION AND RESTROOM BUILDING. THE PROJECT WAS INITIALLY SUBMITTED IN DECEMBER 2012 BUT WAS PLACED ON HOLD TO REVISE THE PROJECT. AN INITIAL STUDY WILL BE PREPARED TO DETERMINE THE LEVEL OF REVIEW REQUIRED IN ACCORDANCE WITH CEQA.

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

The project will be subject to the appropriate parkland dedication fees per Zoning Code Chapter 254.08; Ordinance No. 3960; and by Resolution No. 2012-66.

CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE:	FEBRUARY 23, 2015
PROJECT NAME:	LEBARD PARK AND RESIDENTIAL PROJECT
PLANNING APPLICATION NO.:	PLANNING APPLICATION NO. 12-229
ENTITLEMENTS:	GENERAL PLAN AMENDMENT NO. 12-002/ ZONING MAP AMENDMENT NO. 12-001/ CONDITIONAL USE PERMIT NO. 12-039/ TENTATIVE TRACT MAP NO. 17801/ DESIGN REVIEW NO. 12-025/ ENVIRONMENTAL ASSESSMENT NO. 12-008/ VARIANCE NO. 2015-001
DATE OF PLANS:	JANUARY 23, 2015
PROJECT LOCATION:	20451 & 20461 CRAIMER LANE (LEBARD CLOSED SCHOOL SITE/LEBARD PARK)
PROJECT PLANNER:	JENNIFER VILLASENOR, ACTING PLANNING MANAGER
PLAN REVIEWER:	JENNIFER VILLASENOR
TELEPHONE/E-MAIL:	(714) 374-1661/ jvillasenor@surfcity-hb.org
PROJECT DESCRIPTION:	TO REVIEW A PROPOSAL TO AMEND THE LAND USE DESIGNATION ON THE EXISTING APPROX. 10-ACRE CLOSED SCHOOL SITE FROM PUBLIC (P(RL)) TO 6.5 ACRES OF OPEN SPACE PARK (OS-P) (CURRENT AREA OF THE EXISTING SIX SPORTS FIELDS) AND 3.2 ACRES OF RESIDENTIAL LOW DENSITY – 7 UNITS/ACRE (RL-7) (CURRENT AREA OF THE EXISTING SCHOOL BUILDING AND PAVEMENT). THE ZONING DESIGNATION IS PROPOSED TO BE AMENDED FROM PUBLIC/SEMI-PUBLIC (P-S) TO 6.5 ACRES OF OPEN SPACE – PARKS AND RECREATION (OS-PR) AND 3.2 ACRES OF RESIDENTIAL LOW DENSITY (RL). A TENTATIVE TRACT MAP IS PROPOSED TO SUBDIVIDE THE PROPERTY INTO 15 SINGLE-FAMILY RESDIENTIAL LOTS AND A LETTERED LOT FOR STREET PURPOSES. THE CITY WOULD ACQUIRE THE REMAINING 6.5-ACRE PARCEL. A CONDITIONAL USE PERMIT IS PROPOSED TO ADDRESS A 3-FOOT GRADE DIFFERENTIAL AS WELL AS PROPOSED IMPROVEMENTS WITHIN THE PARK, INCLUDING LANDSCAPING/WATER QUALITY BMPS, TREE REMOVAL/RELOCATION, AND A NEW CONCESSION AND RESTROOM BUILDING. THE PROJECT WAS INITIALLY SUBMITTED IN DECEMBER 2012 BUT WAS PLACED ON HOLD TO REVISE THE PROJECT. AN INITIAL STUDY WILL BE PREPARED TO DETERMINE THE LEVEL OF REVIEW REQUIRED IN ACCORDANCE WITH CEQA. **UPDATE: THE PLANS HAVE BEEN REVISED AND UPDATED BUT THE PROJECT HAS NOT CHANGED SUBSTANTIALLY. A VARIANCE HAS BEEN ADDED TO THE REQUEST TO ADDRESS PARKING LOT LANDSCAPING.**

ATTACHMENT NO. 9.3

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

TENTATIVE TRACT MAP NO. 17801:

1. Prior to submittal of the final tract map to the Public Works Department for processing and approval, the following shall be required:

   b. An Affordable Housing Agreement in accord with Section 230.26 of the ZSO. **(HBZSO Section 230.26)**

   c. At least 90 days before City Council action on the final map, CC&Rs shall be submitted to the Planning and Building Department and approved by the City Attorney. The CC&Rs shall identify the common driveway access easements, and maintenance of all walls and common landscape areas by the Homeowners' Association. The CC&Rs must be in recordable form prior to recordation of the map. **(HBZSO Section 253.12.H)**

   d. Final tract map review fees shall be paid, pursuant to the fee schedule adopted by resolution of the City Council. **(Department of Planning and Building Fee Schedule)**

2. The following conditions shall be completed prior to issuance of a grading permit:

   a. The final map shall be recorded with the County of Orange. **(HBZSO Section 253.22)**

3. During demolition, grading, site development, and/or construction, the following shall be adhered to:

   a. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**

4. The Departments of Planning and Building, Public Works and Fire shall be responsible for ensuring compliance with all conditions of approval herein as noted after each condition. The Planning & Building Director and Public Works Director shall be notified in writing if any changes to parcel/tract map are proposed during the plan check process. Permits shall not be issued until the Planning & Building Director and Public Works Director have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action and the conditions herein. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the HBZSO. **(HBZSO Section 241.10)**

5. Tentative Tract Map No. 17801 shall not become effective until the ten calendar day appeal period has elapsed from Planning Commission. **(HBZSO Section 251.12)**

6. Tentative Tract Map No. 17801 and General Plan Amendment No. 12-002/ Zoning Map Amendment No. 12-001/ MND No. 12-008/ Conditional Use Permit No. 12-039 / Variance No. 15-001 shall become null and void unless exercised within two (2) years of the date of final approval. An extension of time may be granted by the Director of Planning & Building pursuant to a written request submitted to the Planning & Building Department a minimum 60 days prior to the expiration date. **(HBZSO Section 251.14 and 251.16)**

7. The subdivision shall comply with all applicable requirements of the Municipal Code, Planning and Building Department, and Fire Department, as well as all applicable local, State and Federal Codes, Ordinances and standards, except as noted herein. **(City Charter, Article V)**

8. The applicant shall submit a check in the amount of $2,210.00 for the posting of a Notice of Determination at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning and Building Department within two (2) days of the City Council's action. **(California Code Section 15094)**

CONDITIONAL USE PERMIT NO. 12-039/VARIANCE NO. 15-001:

1. The project plans approved by the Planning Commission shall be the conceptually approved design:
   a. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code. **(HBZSO Chapter 231)**
   b. Each single-family residential lot less than 45 feet in width shall have one 24-inch box tree planted within the front setback area. Each single-family residential lot 45 feet or greater in width shall have one 36-inch box tree planted within the front setback area. **(HBZSO Section 232.08 B)**
   c. Accessory structures such as the fireplace shall be set back five feet from the rear property line. **(HBZSO 230.08)**
   d. The site plan shall include all utility apparatus, such as but not limited to, backflow devices and Edison transformers. Utility meters shall be screened from view from public right-of-ways. Electric transformers in a required front or street side yard shall be enclosed in subsurface vaults. Backflow prevention devices shall be not be located in the front yard setback and shall be screened from view. **(HBZSO Section 230.76)**
   e. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s). **(HBZSO Section 230.76)**
   f. The site plan and elevations shall include the location of all gas meters, water meters, electrical panels, air conditioning units, mailboxes (as approved by the United States Postal Service), and similar items. If located on a building, they shall be architecturally integrated with the design of the building, non-obtrusive, not interfere with sidewalk areas and comply with required setbacks. **(HBZSO Section 230.76)**
2. Prior to issuance of grading permits, the following shall be completed:
   a. At least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties within a 500-foot radius of the project site as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Planning Division.
   b. Blockwall/fencing plans (including a site plan, section drawings, and elevations depicting the height and material of all retaining walls, walls, and fences) consistent with the grading plan shall be submitted to and approved by the Planning & Building Department. Double walls should be

avoided to the greatest extent feasible. Applicant shall coordinate with adjacent property owners and make reasonable attempts to construct one common property line wall. If coordination between property owners cannot be accomplished, the applicant shall construct a six foot tall wall located entirely within the subject property and with a two inch maximum separation from the property line. Prior to the construction of any new walls, a plan must be submitted identifying the removal of any existing walls located on the subject property. Any removal of walls on private residential property and construction of new common walls shall include approval by property owners of adjacent properties. The plans shall identify materials, seep holes and drainage.

c. Prior to submittal of a landscape plan, the applicant shall provide a Consulting Arborist report on all the existing trees. Said report shall quantify, identify, size and analyze the health of the existing trees. The report shall also recommend how the existing trees that are to remain (if any) shall be protected and how far construction/grading shall be kept from the trunk. **(Resolution No. 4545)**

d. A Landscape and Irrigation Plan, prepared by a Licensed Landscape Architect shall be submitted to the Planning and Building Department for review and approval. **(HBZSO Section 232.04)**

e. Existing mature trees that are to be removed must be replaced at a 2 for 1 ratio with a 36" box tree or palm equivalent (13'-14' of trunk height for Queen Palms and 8'-9' of brown trunk). **(CEQA Categorical Exemption Section 15304)**

f. "Smart irrigation controllers" and/or other innovative means to reduce the quantity of runoff shall be installed. **(HBZSO Section 232.04.D)**

g. Standard landscape code requirements apply. **(HBZSO Chapter 232)**

h. All landscape planting, irrigation and maintenance shall comply with the City Arboricultural and Landscape Standards and Specifications. **(HBZSO Section 232.04.B)**

i. Landscaping plans should utilize native, drought-tolerant landscape materials where appropriate and feasible. **(HBZSO Section 232.06.A)**

j. A Consulting Arborist (approved by the City Landscape Architect) shall review the final landscape tree-planting plan and approve in writing the selection and locations proposed for new trees. Said Arborist signature shall be incorporated onto the Landscape Architect's plans and shall include the Arborist's name, certificate number and the Arborist's wet signature on the final plan. **(Resolution No. 4545)**

3. Prior to submittal for building permits, the following shall be completed:

   a. Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Building, Fire and Public Works shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size for printed text shall be 11 point.

   b. A minimum of 14 days prior to submittal for building permits, an application for address assignment, along with the corresponding application processing fee and applicable plans (as specified in the address assignment application form), shall be submitted to the Planning and Building Department. **(City Specification No. 409)**

4. During demolition, grading, site development, and/or construction, the following shall be adhered to:

   a. Existing street tree(s) to be inspected by the City Inspector during removal of concrete and prior to replacement thereof. Tree replacement or root/tree protection, will be specified upon the inspection of the root system. **(Resolution No. 4545)**

b. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday - Saturday 7:00 AM to 8:00 PM. Such activities are prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**

5. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released for the first residential unit until the following has been completed:

   a. All new residential development shall pay a park fee, pursuant to the provisions of HBZSO Section 254.08. The fees shall be paid and calculated according to a schedule adopted by City Council resolution. **(HBZSO Section 254.08)**

   b. Any proposed signage for the residential subdivision shall be reviewed and approved under separate permits. **(HBZSO Chapter 233)**

   c. Complete all improvements as shown on the approved grading, landscape and improvement plans. **(HBMC 17.05)**

   d. All trees shall be maintained or planted in accordance to the requirements of Chapter 232. **(HBZSO Chapter 232)**

   e. All landscape irrigation and planting installation shall be certified to be in conformance to the City approved landscape plans by the Landscape Architect of record in written form to the City Landscape Architect. **(HBZSO Section 232.04.D)**

   f. The provisions of the Water Efficient Landscape Requirements shall be implemented. **(HBMC 14.52)**

6. The Development Services Departments (Planning and Building, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18. **(HBZSO Section 241.18)**

7. CUP No. 12-039 and Variance No. 15-001 shall not become effective until Zoning Map Amendment No. 12-001/General Plan Amendment No. 12-002 has been approved by the City Council, and is in effect. **(HBZSO Section 247.16)**

10. TTM No. 17801/ EA No. 12-008/ CUP No. 12-039/ VAR No. 15-001 shall not become effective until the appeal period following the approval of the entitlement has elapsed. **((HBZSO Section 241.14)**

11. The Planning Commission reserves the right to revoke CUP No. 12-039/ VAR No. 15-001 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs. **(HBZSO Section 241.16.D)**

12. The project shall comply with all applicable requirements of the Municipal Code, Planning and Building Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein. **(City Charter, Article V)**

13. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays. **(HBMC 8.40.090)**

14. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Building, and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission. **(HBZSO Section 232.04)**

HUNTINGTON BEACH
BUILDING DIVISION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE:	FEBRUARY 6, 2015
PROJECT NAME:	LEBARD PARK AND RESIDENTIAL PROJECT
PLANNING APPLICATION NO.:	PLANNING APPLICATION NO. 12-229
ENTITLEMENTS:	GENERAL PLAN AMENDMENT NO. 12-002/ ZONING MAP AMENDMENT NO. 12-001/ CONDITIONAL USE PERMIT NO. 12-039/ TENTATIVE TRACT MAP NO. 17801/ DESIGN REVIEW NO. 12-025/ ENVIRONMENTAL ASSESSMENT NO. 12-008/ VARIANCE NO. 2015-001
DATE OF PLANS:	JANUARY 23, 2015
PROJECT LOCATION:	20451 & 20461 CRAIMER LANE (LEBARD CLOSED SCHOOL SITE/LEBARD PARK)
PROJECT PLANNER:	JENNIFER VILLASENOR, ACTING PLANNING MANAGER
PLAN REVIEWER:	KHOA DUONG, P.E
TELEPHONE/E-MAIL:	(714) 872-6123 / KHOA@CSGENGR.COM
PROJECT DESCRIPTION:	TO REVIEW A PROPOSAL TO AMEND THE LAND USE DESIGNATION ON THE EXISTING APPROX. 10-ACRE CLOSED SCHOOL SITE FROM PUBLIC (P(RL)) TO 6.5 ACRES OF OPEN SPACE PARK (OS-P) (CURRENT AREA OF THE EXISTING SIX SPORTS FIELDS) AND 3.2 ACRES OF RESIDENTIAL LOW DENSITY – 7 UNITS/ACRE (RL-7) (CURRENT AREA OF THE EXISTING SCHOOL BUILDING AND PAVEMENT). THE ZONING DESIGNATION IS PROPOSED TO BE AMENDED FROM PUBLIC/SEMI-PUBLIC (P-S) TO 6.5 ACRES OF OPEN SPACE – PARKS AND RECREATION (OS-PR) AND 3.2 ACRES OF RESIDENTIAL LOW DENSITY (RL). A TENTATIVE TRACT MAP IS PROPOSED TO SUBDIVIDE THE PROPERTY INTO 15 SINGLE-FAMILY RESDIENTIAL LOTS AND A LETTERED LOT FOR STREET PURPOSES. THE CITY WOULD ACQUIRE THE REMAINING 6.5-ACRE PARCEL. A CONDITIONAL USE PERMIT IS PROPOSED TO ADDRESS A 3-FOOT GRADE DIFFERENTIAL AS WELL AS PROPOSED IMPROVEMENTS WITHIN THE PARK, INCLUDING LANDSCAPING/WATER QUALITY BMPS, TREE REMOVAL/RELOCATION, AND A NEW CONCESSION AND RESTROOM BUILDING. THE PROJECT WAS INITIALLY SUBMITTED IN DECEMBER 2012 BUT WAS PLACED ON HOLD TO REVISE THE PROJECT. AN INITIAL STUDY WILL BE PREPARED TO DETERMINE THE LEVEL OF REVIEW REQUIRED IN ACCORDANCE WITH CEQA. **UPDATE: THE PLANS HAVE BEEN REVISED AND UPDATED BUT THE PROJECT**

HAS NOT CHANGED SUBSTANTIALLY. A VARIANCE HAS BEEN ADDED TO THE REQUEST TO ADDRESS PARKING LOT LANDSCAPING.

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

No Comments from Building Department!

CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE:	FEBRUARY 9, 2015
PROJECT NAME:	LE BARD PARK RESIDENTIAL
ENTITLEMENTS:	GPA 12-02, ZMA 12-01, CUP 12-39, TTM 17801, DR 12-25 & EA 12-01
PLNG APPLICATION NO:	2012-0229
DATE OF PLANS:	JANUARY 21, 2015
PROJECT LOCATION:	20451 AND 20461 CRAIMER LANE
PROJECT PLANNER:	JENNIFER VILLASENOR, SENIOR PLANNER
TELEPHONE/E-MAIL:	714-374-0000 / JVILLASENOR@SURFCITY-HB.ORG
PLAN REVIEWER:	STEVE BOGART, SENIOR CIVIL ENGINEER
TELEPHONE/E-MAIL:	714-374-1692 / SBOGART@SURFCITY-HB.ORG
PROJECT DESCRIPTION:	TO REVIEW A PROPOSAL TO AMEND THE LAND USE DESIGNATION ON THE EXISTING APPROX. 10-ACRE CLOSED SCHOOL SITE FROM PUBLIC (P(RL)) TO 6.5 ACRES OF OPEN SPACE PARK (OS-P) (CURRENT AREA OF THE EXISTING SIX SPORTS FIELDS) AND 3.2 ACRES OF RESIDENTIAL LOW DENSITY – 7 UNITS/ACRE (RL-7) (CURRENT AREA OF THE EXISTING SCHOOL BUILDING AND PAVEMENT). THE ZONING DESIGNATION IS PROPOSED TO BE AMENDED FROM PUBLIC/SEMI-PUBLIC (P-S) TO 6.5 ACRES OF OPEN SPACE – PARKS AND RECREATION (OS-PR) AND 3.2 ACRES OF RESIDENTIAL LOW DENSITY (RL). A TENTATIVE TRACT MAP IS PROPOSED TO SUBDIVIDE THE PROPERTY INTO 15 SINGLE-FAMILY RESDIENTIAL LOTS AND A LETTERED LOT FOR STREET PURPOSES. THE CITY WOULD ACQUIRE THE REMAINING 6.5-ACRE PARCEL. A CONDITIONAL USE PERMIT IS PROPOSED TO ADDRESS A 3-FOOT GRADE DIFFERENTIAL AS WELL AS PROPOSED IMPROVEMENTS WITHIN THE PARK, INCLUDING LANDSCAPING/WATER QUALITY BMPS, TREE REMOVAL/RELOCATION, AND A NEW CONCESSION AND RESTROOM BUILDING. THE PROJECT WAS INITIALLY SUBMITTED IN DECEMBER 2012 BUT WAS PLACED ON HOLD TO REVISE THE PROJECT. AN INITIAL STUDY WILL BE PREPARED TO DETERMINE THE LEVEL OF REVIEW REQUIRED IN ACCORDANCE WITH CEQA

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO RECORDATION OF A FINAL TRACT MAP UNLESS OTHERWISE STATED:

1. The Final Tract Map shall be submitted to the City of Huntington Beach Public Works Department for review and approval and shall include a title report to indicate the fee title owner(s) as shown on a title report for the subject properties. The title report shall not be more than six (6) weeks old at the time of submittal of the final Tract Map.
2. The Final Tract Map shall be consistent with the approved Tentative Tract Map. (ZSO 253.14)
3. The following dedications to the City of Huntington Beach shall be shown on the Final Tract Map. (ZSO 230.084A & 253.10K)
    a. An easement for street and public utility purposes over "A" Street.
    b. A 25-foot width right-of-way dedication for vehicular, pedestrian access, and public utilities along the Cynthia Drive frontage is required per Public Works Standard Plan Nos. 104 and 207. (ZSO 254)
    c. A 15-foot radius right-of-way dedication for pedestrian access and public utilities at the intersections of Craimer Lane and "A" Street per Public Works Standard Plan No. 207. (ZSO 254)
    d. The water system and appurtenances for the entire project shall be a public system.
4. A reproducible Mylar copy and a print of the recorded Final Tract Map shall be submitted to the Department of Public Works at the time of recordation.
5. The engineer or surveyor preparing the final map shall comply with Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18 for the following item:
    a. Tie the boundary of the map into the Horizontal Control System established by the County Surveyor.
    b. Provide a digital-graphics file of said map to the County of Orange.
6. Provide a digital-graphics file of said map to the City per the following design criteria:
    a. Design Specification:
        i. Digital data shall be full size (1:1) and in compliance with the California coordinate system – STATEPLANE Zone 6 (Lambert Conformal Conic projection), NAD 83 datum in accordance with the County of Orange Ordinance 3809.
        ii. Digital data shall have double precision accuracy (up to fifteen significant digits).
        iii. Digital data shall have units in US FEET.
        iv. A separate drawing file shall be submitted for each individual sheet.
        v. Digital data shall be in compliance with the Huntington Beach Standard Sheets, drawing names, pen color and layering conventions.
        vi. Feature compilation shall include, but shall not be limited to: Assessor's Parcel Numbers (APN), street addresses and street names with suffix.
    b. File Format and Media Specification:
        i. Shall be in compliance with one of the following file formats (AutoCAD DWG format preferred):

- AutoCAD (version 2000, release 4) drawing file: ___.DWG
- Drawing Interchange file: _____.DXF

ii. Shall be in compliance with the following media type:

- CD Recordable (CD-R) 650 Megabytes

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A GRADING PERMIT:

1. The Final Tract Map shall be recorded with the County of Orange prior to issuance of a precise grading permit.
2. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 230.84)
3. The following dedications to the City of Huntington Beach shall be shown on the Precise Grading Plan. (ZSO 254)
   a. A 25-foot width right-of-way dedication for vehicular, pedestrian access, and public utilities along the Cynthia Drive frontage is required per Public Works Standard Plan Nos. 104 and 207. (ZSO 254)
   b. "A" Street as depicted on plans dated January 21, 2015; 60 foot right-of-way, 40 foot pavement width along the street, and; 100 foot right-of-way, 40 foot radius in the cul-de-sac.
   c. A 15-foot radius right-of-way dedication for pedestrian access and public utilities at the intersections of Craimer Lane and "A" Street per Public Works Standard Plan No. 207. (ZSO 254)
4. A Street Improvement Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. (MC 17.05/ZSO 255.04) The plans shall comply with Public Works plan preparation guidelines and include the following improvements on the plan:
   a. Curb, gutter and sidewalk along the entire, Craimer Lane and Warwick Drive frontages shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. (ZSO 255.04)
   b. Driveway approaches shall be installed at all locations accessing onsite parking areas. The driveways shall be installed per Public Works Standard Plan No. 211. (ZSO 255.04)
   c. The existing driveway approach on Cynthia Drive shall be removed and replaced with a new ADA compliant driveway approach per Public Works Standard Plan No. 209. (ZSO 255.04)
   d. The existing AC pavement for half-width along the project's entire Craimer Lane and Warwick Drive frontages shall be removed and replaced per Public Works Standard Plan Nos. 202 and 207. (ZSO 255.04)
   e. The two existing damaged parkway culverts at the site's Cynthia Drive frontage shall be removed and reconstructed per Public Works Standard Plan No. 312. (ZSO 255.04)
   f. Curb return radius of 25 feet at the intersection of Craimer Lane and "A" Street per Public Works Standard Plan 207. (ZSO 255.04)
   g. ADA compliant access ramps at the curb returns of Craimer Lane and "A" Street per Caltrans Standard Plan A88A. ((ZSO 255.04), ADA)
   h. Proposed parking stall markings on Cynthia Drive, Craimer Lane, and Warwick Drive shall be only at locations approved by Public Works and shall comply with Public Works standards.

i. Intersection sight distance shall be provided at the intersections of Craimer Lane and "A" Street, and at all project driveway locations. This includes prohibiting parking near intersections/driveways that obstruct visibility to provide the required sight distance. Sight distance criteria shall be based on Caltrans *Highway Design Manual*, Chapter 400. (GP CE2.3.4)

j. The sewer facilities shall be designed per the final approved sewer study and City Standards. (ZSO 255.04)

k. All drainage facilities shall be designed per the final approved hydrology and hydraulics study and City Standards. (ZSO 255.04A)

l. A public on-site water system with connection made to the City's public water system in Craimer Street shall be constructed per Water Standards within the public street for the residential subdivision. The water main shall be a minimum of 8-inches in size. (ZSO 230.84)

m. A new domestic water service and meter shall be installed per Water Division Standards for each residential lot, and sized to meet the minimum requirements set by the California Plumbing Code (CPC) and Uniform Fire Code (UFC). (ZSO 230.84) (MC 14.08.020)

n. The irrigation water service may be combined with the domestic water service on each residential lot. (ZSO 230.84)

o. Each separate landscaping area (i.e., Homeowner's Association (HOA property, public common landscaping areas, proposed City Park, etc. shall have a separate irrigation water service and meter shall be installed per Water Division Standards. (ZSO 232)

p. Separate backflow protection devices shall be installed per Water Division Standards for irrigation water services and fire water services and shall be screened from view. (Resolution 5921 and State of California Administrative Code, Title 17)

q. The existing domestic water and irrigation services and meters not used shall be abandoned per Water Division Standards. (ZSO 230.84)

r. The existing fire service and backflow protection device currently serving the existing development (School Site) shall be abandoned per City Water Standards and Requirements and as required by the Public Works Inspector. (ZSO 230.84)

5. The existing domestic water service for existing Le Bard Park and School Site, currently serving the existing development, may potentially be utilized if it is of adequate size, conforms to current standards, and is in working condition as determined by the City Water Inspector. If the property owner elects to utilize the existing water service for the existing and/or proposed development, any non-conforming water service, meter, and backflow protection device shall be upgraded to conform to the current Water Division Standards. Alternatively, a new and/or separate domestic water service, meter and backflow protection device may be installed, per City Water Division Standards, and shall be sized to meet the minimum requirements set by the California Plumbing Code (CPC). (ZSO 230.84)

6. The existing irrigation water service for Le Bard Park currently serving the existing development (Park Site) may potentially be utilized if it is of adequate size, conforms to current standards, and is in working condition as determined by the City Utilities Division. If the property owner elects to utilize the existing water service for existing and/or proposed development, any non-conforming service, water meter and backflow protection device shall be upgraded to conform to the current Water Division Standards. Alternatively, a new and/or separate irrigation water service, meter and backflow protection device may be installed per Water Division Standards. (ZSO 232)

7. A Final Hydrology and Hydraulic Report (based on the approved Preliminary Hydrology and Hydraulic Report) shall be submitted for Public Works review and approval (10, 25, and 100-year storms shall be analyzed). The drainage improvements shall be designed and constructed as required by the Department of Public Works to mitigate impact of increased runoff due to development, or deficient, downstream systems. Design of all necessary drainage improvements shall provide mitigation for all rainfall event frequencies up to a 100-year frequency. The Hydrology and Hydraulic Report shall include, but not be limited to facilities sizing, limits of attenuation, downstream impacts and other related design features. Runoff shall be limited to existing 25-year flows, which must be established in the hydrology study. If the analyses shows that the City's current drainage system cannot meet the volume needs of the project runoff, the developer shall be required to attenuate site runoff to an amount not to exceed the existing 25-year storm as determined by the hydrology study. As an option, the developer may choose to explore low-flow design alternatives, onsite attenuation or detention, or upgrade the City's storm water system to accommodate the impacts of the new development, at no cost to the City. Detention duration shall not exceed 24 hours. The report shall also justify final pad elevations on the site in conformance with the latest FEMA requirements. (ZSO 230.84)

8. A sewer study shall be prepared and submitted to Public Works for review and approval. A fourteen (14)-day or longer flow test data shall be included in the study. The sanitary sewer system shall be designed and constructed to serve the development, including any offsite improvements necessary to accommodate any increased flow associated with the project. The location and number of monitoring test sites, not to exceed three, to be determined by the Public Works Department. (ZSO 230.84/MC 14.36.010)

9. Prior to the issuance of any grading or building permits for projects that will result in soil disturbance of one or more acres of land, the applicant shall demonstrate that coverage has been obtained under the Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ) [General Construction Permit] by providing a copy of the Notice of Intent (NOI) submitted to the State of California Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number. Projects subject to this requirement shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements shall be submitted to the Department of Public Works for review and acceptance. A copy of the current SWPPP shall be kept at the project site and another copy to be submitted to the City. (DAMP)

10. A Final Project Water Quality Management Plan (WQMP) conforming to the current Waste Discharge Requirements Permit for the County of Orange (Order No. R8-2009-0030) [MS4 Permit] prepared by a Licensed Civil Engineer, shall be submitted to the Department of Public Works for review and acceptance. The WQMP shall be based on the approved PWQMP. The WQMP shall address Section XII of the MS4 Permit and all current surface water quality issues.

11. The project WQMP shall include the following:

    a. Low Impact Development.

    b. Discusses regional or watershed programs (if applicable).

    c. Addresses Site Design BMPs (as applicable) such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas.

    d. Incorporates the applicable Routine Source Control BMPs as defined in the Drainage Area Management Plan. (DAMP)

e. Incorporates Treatment Control BMPs as defined in the DAMP.

f. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.

g. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.

h. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.

i. Includes an Operations and Maintenance (O&M) Plan for all structural BMPs.

j. After incorporating plan check comments of Public Works, three final WQMPs (signed by the owner and the Registered Civil Engineer of record) shall be submitted to Public Works for acceptance. After acceptance, two copies of the final report shall be returned to applicant for the production of a single complete electronic copy of the accepted version of the WQMP on CD media that includes:

   i. The 11" by 17" Site Plan in .TIFF format (400 by 400 dpi minimum).

   ii. The remainder of the complete WQMP in .PDF format including the signed and stamped title sheet, owner's certification sheet, Inspection/Maintenance Responsibility sheet, appendices, attachments and all educational material.

k. The applicant shall return one CD media to Public Works for the project record file.

12. Indicate the type and location of Water Quality Treatment Control Best Management Practices (BMPs) on the Grading Plan consistent with the Project WQMP. The WQMP shall follow the City of Huntington Beach; Project Water Quality Management Plan Preparation Guidance Manual dated June 2006. The WQMP shall be submitted with the first submittal of the Grading Plan.

13. A detailed soils and geological/seismic analysis shall be prepared by a registered engineer. This analysis shall include on-site soil sampling and laboratory testing of materials to provide detailed recommendations for grading, over excavation, engineered fill, dewatering, settlement, protection of adjacent structures, chemical and fill properties, liquefaction, retaining walls, streets, and utilities. MC 17.05.150)

14. The applicant's grading/erosion control plan shall abide by the provisions of AQMD's Rule 403 as related to fugitive dust control. (AQMD Rule 403)

15. The name and phone number of an on-site field supervisor hired by the developer shall be submitted to the Planning and Public Works Departments. In addition, clearly visible signs shall be posted on the perimeter of the site every 250 feet indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. He/She will be responsible for ensuring compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the applicant's contact number, regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with AQMD Rule No. 403.

16. The applicant shall notify all property owners and tenants within 300 feet of the perimeter of the property of a tentative grading schedule at least 30 days prior to such grading.

17. Street lighting shall be adequately provided along the project street frontages. A photometric study, with calculations showing the lighting levels for the roadway and pedestrian areas shall be provided. If new street lights are required based on the photometric study, the street lighting plans shall be

prepared by a Licensed Civil or Electrical Engineer and submitted to the Public Works Department for review and approval. Street lighting design shall comply with Public Works standards and guidelines. (ZSO 255.04)

18. A Traffic Impact Analysis shall be prepared for the proposed project and submitted for review and approval. The traffic study shall include a comprehensive parking analysis which includes, but is not limited to, examination of existing parking conditions during peak use of the park fields. Comments sent on December 2014 regarding the parking analysis shall be addressed. (GP CE 2.3)

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLIED WITH DURING GRADING OPERATIONS:

19. An Encroachment Permit is required for all work within the City's right-of-way. (MC 12.38.010/MC 14.36.030)
20. The developer shall coordinate the development of a truck haul route with the Department of Public Works if the import or export of material in excess of 5000 cubic yards is required. This plan shall include the approximate number of truck trips and the proposed truck haul routes. It shall specify the hours in which transport activities can occur and methods to mitigate construction-related impacts to adjacent residents. These plans must be submitted for approval to the Department of Public Works. (MC 17.05.210)
21. Water trucks will be utilized on the site and shall be available to be used throughout the day during site grading to keep the soil damp enough to prevent dust being raised by the operations. (California Stormwater BMP Handbook, Construction Wind Erosion WE-1)
22. All haul trucks shall arrive at the site no earlier than 8:00 a.m. or leave the site no later than 5:00 p.m., and shall be limited to Monday through Friday only. (MC 17.05)
23. Wet down the areas that are to be graded or that is being graded, in the late morning and after work is completed for the day. (WE-1/MC 17.05)
24. The construction disturbance area shall be kept as small as possible. (California Stormwater BMP Handbook, Construction Erosion Control EC-1) (DAMP)
25. All haul trucks shall be covered or have water applied to the exposed surface prior to leaving the site to prevent dust from impacting the surrounding areas. (DAMP)
26. Prior to leaving the site, all haul trucks shall be washed off on-site on a gravel surface to prevent dirt and dust from leaving the site and impacting public streets. (DAMP)
27. Comply with appropriate sections of AQMD Rule 403, particularly to minimize fugitive dust and noise to surrounding areas. (AQMD Rule 403)
28. Wind barriers shall be installed along the perimeter of the site. (DAMP)
29. All construction materials, wastes, grading or demolition debris and stockpiles of soils, aggregates, soil amendments, etc. shall be properly covered, stored and secured to prevent transport into surface or ground waters by wind, rain, tracking, tidal erosion or dispersion. (DAMP)

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A BUILDING PERMIT:

30. A Precise Grading Permit shall be issued. (MC 17.05)

31. A drainage fee for the subject development shall be paid at the rate applicable at the time of Building Permit issuance. The current rate of $13,880 per gross acre is subject to periodic adjustments. Per provisions of the City Municipal Code, this one time fee shall be paid for all subdivisions or development of land. (MC 14.48)

32. The applicable Orange County Sanitation District Capital Facility Capacity Charge shall be paid to the City Department of Public Works. (Ordinance OCSD-40)

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF AN ENCROACHMENT PERMIT:

33. Traffic Control Plans, prepared by a Licensed Civil or Traffic Engineer, shall be prepared in accordance with the latest edition of the City of Huntington Beach Construction Traffic Control Plan Preparation Guidelines and submitted for review and approval by the Public Works Department. (Construction Traffic Control Plan Preparation Guidelines)

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO FINAL INSPECTION OR OCCUPANCY:

34. Complete all improvements as shown on the approved grading and improvement plans. (MC 17.05)

35. All existing and new utilities shall be undergrounded. (MC 17.64/ZSO 255.04)

36. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council and available on the city web site at http://www.surfcity-hb.org/files/users/public_works/fee_schedule.pdf. (ZSO 240.06/ZSO 250.16)

37. Traffic impact fees shall be paid based on the net new vehicle trip miles the project is expected to generate. The fee shall be paid before final inspection at the rate in effect at that time. The current fee rate is $2,226.16 per unit. Vehicle trip mile credit is given for the existing/prior use of the site. (MC 17.65)

38. Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:

    a. Demonstrate that all structural Best Management Practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.

    b. Demonstrate all drainage courses, pipes, gutters, basins, etc. are clean and properly constructed.

    c. Demonstrate that applicant is prepared to implement all non-structural BMPs described in the Project WQMP.

    d. Demonstrate that an adequate number of copies of the approved Project WQMP are available for the future occupiers.

CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

SUGGESTED CONDITIONS OF APPROVAL

DATE:	FEBRUARY 9, 2015
PROJECT NAME:	LE BARD PARK RESIDENTIAL
ENTITLEMENTS:	GPA 12-02, ZMA 12-01, CUP 12-39, TTM 17801, DR 12-25 & EA 12-01
PLNG APPLICATION NO:	2012-0229
DATE OF PLANS:	JANUARY 21, 2015
PROJECT LOCATION:	20451 AND 20461 CRAIMER LANE
PROJECT PLANNER:	JENNIFER VILLASENOR, SENIOR PLANNER
TELEPHONE/E-MAIL:	714-374-0000 / JVILLASENOR@SURFCITY-HB.ORG
PLAN REVIEWER:	STEVE BOGART, SENIOR CIVIL ENGINEER
TELEPHONE/E-MAIL:	714-374-1692 / SBOGART@SURFCITY-HB.ORG
PROJECT DESCRIPTION:	TO REVIEW A PROPOSAL TO AMEND THE LAND USE DESIGNATION ON THE EXISTING APPROX. 10-ACRE CLOSED SCHOOL SITE FROM PUBLIC (P(RL)) TO 6.5 ACRES OF OPEN SPACE PARK (OS-P) (CURRENT AREA OF THE EXISTING SIX SPORTS FIELDS) AND 3.2 ACRES OF RESIDENTIAL LOW DENSITY – 7 UNITS/ACRE (RL-7) (CURRENT AREA OF THE EXISTING SCHOOL BUILDING AND PAVEMENT). THE ZONING DESIGNATION IS PROPOSED TO BE AMENDED FROM PUBLIC/SEMI-PUBLIC (P-S) TO 6.5 ACRES OF OPEN SPACE – PARKS AND RECREATION (OS-PR) AND 3.2 ACRES OF RESIDENTIAL LOW DENSITY (RL). A TENTATIVE TRACT MAP IS PROPOSED TO SUBDIVIDE THE PROPERTY INTO 15 SINGLE-FAMILY RESDIENTIAL LOTS AND A LETTERED LOT FOR STREET PURPOSES. THE CITY WOULD ACQUIRE THE REMAINING 6.5-ACRE PARCEL. A CONDITIONAL USE PERMIT IS PROPOSED TO ADDRESS A 3-FOOT GRADE DIFFERENTIAL AS WELL AS PROPOSED IMPROVEMENTS WITHIN THE PARK, INCLUDING LANDSCAPING/WATER QUALITY BMPS, TREE REMOVAL/RELOCATION, AND A NEW CONCESSION AND RESTROOM BUILDING. THE PROJECT WAS INITIALLY SUBMITTED IN DECEMBER 2012 BUT WAS PLACED ON HOLD TO REVISE THE PROJECT. AN INITIAL STUDY WILL BE PREPARED TO DETERMINE THE LEVEL OF REVIEW REQUIRED IN ACCORDANCE WITH CEQA

THE FOLLOWING CONDITIONS ARE REQUIRED TO BE COMPLETED PRIOR TO ISSUANCE OF A GRADING PERMIT:

1. The required Precise Grading Plan shall include the following:
    a. The proposed water quality/detention basin within Lot A of the subject TTM17801 shall be designed and constructed as useable parkland for public park use.
    b. All design parameters and dimensions for all proposed storm water quality and/or detention features (including any engineered and/or biofiltration media) shall be shown on the PGP.

2. The Final Hydrology and Hydraulics Report shall be prepared to accurately model the limits and function of the proposed water quality and/or detention basins with respect to all volume and capacity requirements for detention, infiltration, duration of detention and limits of useable parkland.
3. The Final Water Quality Management Plan shall conform to the final designed and modeled stormwater system, including detention.

CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE:	JANUARY 23, 2015
PROJECT NAME:	LEBARD PARK AND RESIDENTIAL PROJECT
PLANNING APPLICATION NO.:	PLANNING APPLICATION NO. 12-229
ENTITLEMENTS:	GENERAL PLAN AMENDMENT NO. 12-002/ ZONING MAP AMENDMENT NO. 12-001/ CONDITIONAL USE PERMIT NO. 12-039/ TENTATIVE TRACT MAP NO. 17801/ DESIGN REVIEW NO. 12-025/ ENVIRONMENTAL ASSESSMENT NO. 12-008/ VARIANCE NO. 2015-001
DATE OF PLANS:	JANUARY 23, 2015
PROJECT LOCATION:	20451 & 20461 CRAIMER LANE (LEBARD CLOSED SCHOOL SITE/LEBARD PARK)
PROJECT PLANNER:	JENNIFER VILLASENOR, ACTING PLANNING MANAGER
PLAN REVIEWER:	STEVE EROS, FIRE PROTECTION ANALYST
TELEPHONE/E-MAIL:	(714) 536-5531/ STEVE.EROS@surfcity-hb.org
PROJECT DESCRIPTION:	TO REVIEW A PROPOSAL TO AMEND THE LAND USE DESIGNATION ON THE EXISTING APPROX. 10-ACRE CLOSED SCHOOL SITE FROM PUBLIC (P(RL)) TO 6.5 ACRES OF OPEN SPACE PARK (OS-P) (CURRENT AREA OF THE EXISTING SIX SPORTS FIELDS) AND 3.2 ACRES OF RESIDENTIAL LOW DENSITY – 7 UNITS/ACRE (RL-7) (CURRENT AREA OF THE EXISTING SCHOOL BUILDING AND PAVEMENT). THE ZONING DESIGNATION IS PROPOSED TO BE AMENDED FROM PUBLIC/SEMI-PUBLIC (P-S) TO 6.5 ACRES OF OPEN SPACE – PARKS AND RECREATION (OS-PR) AND 3.2 ACRES OF RESIDENTIAL LOW DENSITY (RL). A TENTATIVE TRACT MAP IS PROPOSED TO SUBDIVIDE THE PROPERTY INTO 15 SINGLE-FAMILY RESDIENTIAL LOTS AND A LETTERED LOT FOR STREET PURPOSES. THE CITY WOULD ACQUIRE THE REMAINING 6.5-ACRE PARCEL. A CONDITIONAL USE PERMIT IS PROPOSED TO ADDRESS A 3-FOOT GRADE DIFFERENTIAL AS WELL AS PROPOSED IMPROVEMENTS WITHIN THE PARK, INCLUDING LANDSCAPING/WATER QUALITY BMPS, TREE REMOVAL/RELOCATION, AND A NEW CONCESSION AND RESTROOM BUILDING. THE PROJECT WAS INITIALLY SUBMITTED IN DECEMBER 2012 BUT WAS PLACED ON HOLD TO REVISE THE PROJECT. AN INITIAL STUDY WILL BE PREPARED TO DETERMINE THE LEVEL OF REVIEW REQUIRED IN ACCORDANCE WITH CEQA. **UPDATE: THE PLANS HAVE BEEN REVISED AND UPDATED BUT THE PROJECT HAS NOT CHANGED SUBSTANTIALLY. A VARIANCE HAS BEEN ADDED TO THE REQUEST TO ADDRESS PARKING LOT LANDSCAPING.**

ATTACHMENT NO. 9.21

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated January 23, 2014. Compliance with all applicable Huntington Beach Municipal Code, City Specifications, California Building and Fire Codes, and any other applicable codes is required. The list of requirements below is provided to assist the applicant in identifying requirements applicable to the project, however, this list is not all inclusive and it is the responsibility of the developer to comply with all applicable code requirements. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: Steve Eros, Fire Protection Analyst.

PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, ISSUANCE OF GRADING PERMITS, BUILDING PERMITS, AND/OR CONSTRUCTION, THE FOLLOWING SHALL BE REQUIRED:

Fire Apparatus Access

Fire Access Roads shall be provided and maintained in compliance with City Specification # 401, *Minimum Standards for Fire Apparatus Access.* Driving area shall be capable of supporting a fire apparatus (75,000 lbs and 12,000 lb point load). Minimum fire access road width is twenty-four feet (24') wide, with thirteen feet six inches (13' 6") vertical clearance. Fire access roads fronting commercial buildings shall be a minimum width of twenty-six feet (26') wide, with thirteen feet six inches (13' 6") vertical clearance. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans.

Fire Access Road Turns and Corners shall be designed with a minimum inner radius of seventeen feet (17') and a minimum outer radius of forty five feet (45') per City Specification # 401 *Minimum Standards for Fire Apparatus Access.*. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans.

Note: The current plans do not show the turning radius into the existing parking lot adjacent to the tennis courts. The widths of the access road is acceptable, but further clarification of the turning radii is required.

No Parking shall be allowed in the designated 24 foot wide fire apparatus access road or supplemental fire access per City Specification # 415. For Fire Department approval, reference and demonstrate compliance with City Specification # 415 *Minimum Standards for Fire Apparatus Access* on the plans.

Fire Access Roads Portrayed. Fire Access Roads shall be portrayed on the plans in compliance with City Specification # 401, *Minimum Standards for Fire Apparatus Access.* For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans.

Fire Lanes, as determined by the Fire Department, shall be posted, marked, and maintained per City Specification #415, *Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties*. The site plan shall clearly identify all red fire lane curbs, both in location and length of run. The location of fire lane signs shall be depicted. No parking shall be allowed in the designated 24 foot wide fire apparatus access road or supplemental fire access per City Specification # 415. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans.

Fire Personnel Access

Main Secured Building Entries shall utilize a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. Please contact the Huntington Beach Fire Department Administrative Office at (714) 536-5411 for information. Reference compliance with City Specification #403 - KNOX® Fire Department Access in the building plan notes. **(FD)**

Addressing and Street Names

Street Naming – Compliance with City Specification #409, Street Naming and Address Process Assignment, shall be adhered to for street naming (**copy of City Specification #409 attached**).

Structure or Building Address Assignments. The Planning Department shall review and make address assignments. The individual dwelling units shall be identified with numbers per City Specification # 409 Street Naming and Address Assignment Process. For Fire Department approval, reference compliance with City Specification #409 Street Naming and Address Assignment Process in the plan notes. **(FD)**

Residential (SFD) Address Numbers shall be installed to comply with City Specification #428, Premise Identification. Number sets are required on front of the structure in a contrasting color with the background and shall be a minimum of four inches (4") high with one and one half inch (½") brush stroke. For Fire Department approval, reference compliance with City Specification #428, Premise Identification in the plan notes and portray the address location on the building. **(FD)**

GIS Mapping Information

a. ***GIS Mapping Information*** shall be provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. Minimum submittals shall include the following:

- Site plot plan showing the building footprint.
- Specify the type of use for the building
- Location of electrical, gas, water, sprinkler system shut-offs.
- Fire Sprinkler Connections (FDC) if any.
- Knox Access locations for doors, gates, and vehicle access.

- Street name and address.

Final site plot plan shall be submitted in the following digital format and shall include the following:

- Submittal media shall be via CD rom to the Fire Department.
- Shall be in accordance with County of Orange Ordinance 3809.
- File format shall be in .shp, AutoCAD, AUTOCAD MAP (latest possible release) drawing file - .DWG (preferred) or Drawing Interchange File - .DXF.
- Data should be in NAD83 State Plane, Zone 6, Feet Lambert Conformal Conic Projection.
- Separate drawing file for each individual sheet.
  In compliance with Huntington Beach Standard Sheets, drawing names, pen colors, and layering convention. and conform to *City of Huntington Beach Specification # 409 – Street Naming and Addressing.*

  For specific GIS technical requirements, contact the Huntington Beach GIS Department at (714) 536-5574.

  For Fire Department approval, reference compliance with *GIS Mapping Information* in the building plan notes. **(FD)**

Fire Master Plan

A Fire Master Plan showing the following information is required for this project.

1. Building locations, height and stories, addresses, construction type, etc.
2. Property dimensions or accurate scale
3. Location of the following:
   a) Hydrants with travel distances between called out
   b) Fire Department Connections
   c) Red curbing
   d) Fire lane dimensions, lengths, signage and striping, turning radii at corners and circles/cul-de-sacs.
   e) Street names called out
   f) Street parking (including widths)

Fire Protection Systems

Fire Hydrants are required. Hydrants must be portrayed on the site plan. Hydrants shall be installed and in service **before** combustible construction begins. Installation of hydrants and service mains shall meet the requirements of NFPA 24 and City Specification #407 Fire Hydrant Installation Standards. **The plans currently do not show compliance with the hydrant spacing requirements of City Specification #407. For Fire Department approval, show the hydrant locations and spacing on the plans in accordance with City Specification #407.**

NFPA 13D Residential Automatic Fire Sprinklers are required. NFPA 13 automatic fire sprinkler systems are required per the California Fire Code for new residential buildings. Separate plans (two sets) shall be submitted to the Fire Department for permits and approval.

OTHER:

a. Fire/Emergency Access and site safety shall be maintained during construction as per Chapter 33 of the California Fire Code. The required fire apparatus roads complying with Chapter 5 of the Huntington Beach Municipal Code and City Specification #401 shall be installed prior to lumber drop or construction and the required fire hydrants shall also be in place.

b. Discovery of soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. **(FD)**

c. Outside City Consultants The Fire Department review of this project and subsequent plans may require the use of City consultants. The Huntington Beach City Council approved fee schedule allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party. **(FD)**

Fire Department City Specifications may be obtained at:

Huntington Beach Fire Department Administrative Office

City Hall 2000 Main Street, 5th floor

Huntington Beach, CA 92648

or through the City's website at **www.surfcity-hb.org**

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.

Crime Prevention Through Environmental Design

CITY OF HUNTINGTON BEACH
POLICE DEPARTMENT

CPTED DEVELOPMENT REVIEW

DATE:	September 8, 2014
PROJECT NAME:	LeBard Park
ASSIGNED PLANNER:	Jennifer Villasenor, Senior Planner
REQUEST:	To review a proposal for 6.5 acres of open space park, 3.2 acres of residential low-density (15 single family homes)h, a new concession and restroom building, storage, and expanded parking lot.
LOCATION:	20461 Craimer Lane
PLAN REVIEWER:	Jan Thomas, CPTED Consultant - HBPD
TELEPHONE/E-MAIL:	(949) 290-1604/jckthomas@cox.net

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements, which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

VISIBILITY:

Concern:
There is a CUP for a slope exceeding 3' in height along Craimer Lane at the entry to the project along Lots 1 and 15.

Recommend:
How much higher than 3'? Why must the slope exceed 3' in height?

ACCESS:
Concern:

Is there a pedestrian opening at the end of the "A" Street cul-de-sac?

Recommendation:
If so, this opening should be eliminated. It would be a severe detriment to the residential neighborhood.

PRIVATE VS PUBLIC SPACE:

Concern:
The public walkways are in close proximity, in some areas, to the residents' private backyards.

Recommend:
Barriers such as trees and landscaping should be placed between the walkways and the residential backyards. This barrier creates a necessary distinction between the public park and each resident's private space (backyard).

CONFLICT BETWEEN USES:

Concern:
What is the "proposed building" at the end of the Cul-de-sac? I assume it is concessions and restrooms.

Recommend:
Include a landscape barrier between the residential backyards and this high activity area, specifically lots 10 and 11.

Concern:
Overflow lighting into homes.

Recommend:
Use cutoff lighting to prevent lighting overflow into backyards.

Note:

Residents should be made aware there will be noise from bats, players, and spectators in close proximity to their homes. Park hours should be clearly posted and enforced.

RESTROOM:

Note:

Police request review of restroom building.

MARCH 10, 2014 ORIGINAL COMMENTS:

I have included my original comments dated March 10, 2014. It is unclear whether these recommendations have been considered and applied:

CONCERN: Conflict between users:

There is a potential for conflict between users of the baseball field, and the residents whose backyards abut the park. If the expectations of both users are not in line, this conflict will result in calls for service to the police department to mediate problems. To avoid conflict, the following issues should be recognized and addressed:

Hours of the park: Clearly post park hours at each entrance to the park.

Restrooms: Will there be restrooms? If so, Police request to review design.

Barriers: A barrier should be in place to prevent balls from rolling onto Cynthia Lane. Barriers can include landscaping or a physical barrier such as a fence (a combination of both would be optimal).

Light: Lighting can be strategically placed to throw the light in the desired areas, while using cut-off lighting to keep the light away from the residences.

Foul ball fence: Install high chain link or netting behind and around the backstop to mitigate potential for foul balls to enter the residents' yard or home.

Placement of baseball fields: Consider the placement of each field and how it affects the adjacent neighbors. There is a loud noise each time the bat hits the ball. There are dugouts adjacent to backyards, for example. Consider moving the T-Ball field closer to the homes and the larger field away from the homes, if possible. T-Ball doesn't make as much noise when hitting the ball.

CONCERN: Walkway

There is a planned walkway that borders the south and west perimeter of the homes. It is assumed this walkway is intended for those people using the park. The height and design of this walkway is a concern to police. What material is used? There should be visibility to and from the walkway from the baseball field. Also, it is imperative that this walkway does not facilitate someone gaining access into an adjacent backyard from the walkway.

CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE:	AUGUST 11, 2014
PROJECT NAME:	LEBARD PARK AND RESIDENTIAL PROJECT
PLANNING APPLICATION NO.:	PLANNING APPLICATION NO. 12-229
ENTITLEMENTS:	GENERAL PLAN AMENDMENT NO. 12-002/ ZONING MAP AMENDMENT NO. 12-001/ CONDITIONAL USE PERMIT NO. 12-039/ TENTATIVE TRACT MAP NO. 17801/ DESIGN REVIEW NO. 12-025/ ENVIRONMENTAL ASSESSMENT NO. 12-008
DATE OF PLANS:	AUGUST 8, 2014
PROJECT LOCATION:	20451 & 20461 CRAIMER LANE (LEBARD CLOSED SCHOOL SITE/LEBARD PARK)
PROJECT PLANNER:	JENNIFER VILLASENOR, SENIOR PLANNER
PLAN REVIEWER:	Kellee Fritzal
TELEPHONE/E-MAIL:	(714) 374-1519/ kfritzal@surfcity-hb.org
PROJECT DESCRIPTION:	TO REVIEW A PROPOSAL TO AMEND THE LAND USE DESIGNATION ON THE EXISTING APPROX. 10-ACRE CLOSED SCHOOL SITE FROM PUBLIC (P(RL)) TO 6.5 ACRES OF OPEN SPACE PARK (OS-P) (CURRENT AREA OF THE EXISTING SIX SPORTS FIELDS) AND 3.2 ACRES OF RESIDENTIAL LOW DENSITY – 7 UNITS/ACRE (RL-7) (CURRENT AREA OF THE EXISTING SCHOOL BUILDING AND PAVEMENT). THE ZONING DESIGNATION IS PROPOSED TO BE AMENDED FROM PUBLIC/SEMI-PUBLIC (P-S) TO 6.5 ACRES OF OPEN SPACE – PARKS AND RECREATION (OS-PR) AND 3.2 ACRES OF RESIDENTIAL LOW DENSITY (RL). A TENTATIVE TRACT MAP IS PROPOSED TO SUBDIVIDE THE PROPERTY INTO 15 SINGLE-FAMILY RESDIENTIAL LOTS AND A LETTERED LOT FOR STREET PURPOSES. THE CITY WOULD ACQUIRE THE REMAINING 6.5-ACRE PARCEL. A CONDITIONAL USE PERMIT IS PROPOSED TO ADDRESS A 3-FOOT GRADE DIFFERENTIAL AS WELL AS PROPOSED IMPROVEMENTS WITHIN THE PARK, INCLUDING LANDSCAPING/WATER QUALITY BMPS, TREE REMOVAL/RELOCATION, AND A NEW CONCESSION AND RESTROOM BUILDING. THE PROJECT WAS INITIALLY SUBMITTED IN DECEMBER 2012 BUT WAS PLACED ON HOLD TO REVISE THE PROJECT. AN INITIAL STUDY WILL BE PREPARED TO DETERMINE THE LEVEL OF REVIEW REQUIRED IN ACCORDANCE WITH CEQA.

The following is a list of code requirements deemed applicable to the proposed project based on plans stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

PLEASE PROVIDE COMMENTS BY SEPTEMBER 2, 2014

The project must meet the Inclusionary Housing Ordinance and provide 1.5 affordable units. The .5 can be accomplished through an in-lieu payment fee.

Draft Mitigated Negative Declaration No. 12-008 not attached; refer to website:

http://www.huntingtonbeachca.gov/files/users/planning/LeBardPark_DISMND_2015-04-16_web.pdf

ATTACHMENT NO. 10

CITY OF HUNTINGTON BEACH

LEBARD PARK & RESIDENTIAL PROJECT

Initial Study/Mitigated Negative Declaration

Final (Comments and Responses and Draft IS/MND Changes)

Prepared for
City of Huntington Beach
Planning and Building Department
2000 Main Street
Huntington Beach, California 92648

Prepared by
Atkins
12301 Wilshire Boulevard, Suite 430
Los Angeles, California 90025

June 2015

ATTACHMENT NO. 11.1

ATTACHMENT NO. 11.2

Contents

SECTION 7. Introduction to the Final IS/MND 5
I. CEQA Requirements 5
II. Public Review Process 5
III. Use of the Final IS/MND 6
IV. Purpose and Overview of the CEQA Process 6
SECTION 8. Comments and Responses 7
SECTION 9. Changes to the Draft IS/MND 194

Tables

Table 27 Comment Letters Received during the Draft IS/MND Public Review Period 7

ATTACHMENT NO. 11.3

[THIS PAGE INTENTIONALLY LEFT BLANK]

ATTACHMENT NO. 11.4

SECTION 7. Introduction to the Final IS/MND

This Final Initial Study/Mitigated Negative Declaration (Final IS/MND) has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA)[1] and the CEQA Guidelines[2] and is for the proposed City of Huntington Beach (City) LeBard Park & Residential project (proposed project).

I. CEQA REQUIREMENTS

Before approving a project that may cause a significant environmental impact, CEQA requires the Lead Agency to prepare and certify an environmental document that analyzes the potential effects of a proposed project. In the case of the proposed project, the CEQA document is in the form of an IS/MND. The required content of the IS/MND is specified in CEQA Guidelines Section 15071, which states that the Draft IS/MND shall consist of:

(a) A brief description of the project, including a commonly used name for the project, if any;
(b) The location of the project, preferably shown on a map, and the name of the project proponent;
(c) A proposed finding that the project will not have a significant effect on the environment;
(d) An attached copy of the Initial Study documenting reasons to support the finding; and
(e) Mitigation measures, if any, included in the project to avoid potentially significant effects.

The Final IS/MND is to include, at a minimum by reference, the Draft IS/MND and any amendments to the project that have taken place since circulation of the Draft IS/MND. Although it is not required in preparation of a Final IS/MND, response to comments received on the publication of the Draft IS/MND is becoming more standard in industry practice, which is the case in this Final IS/MND.

The City, as Lead Agency, must provide each public agency that commented on the Draft IS/MND with a copy of the response to those comments at least 10 days before the meeting at which certification of the project is being considered. In addition, the City may also provide an opportunity for members of the public to review the Final IS/MND prior to certification, though this is not a requirement of CEQA.

II. PUBLIC REVIEW PROCESS

In accordance with the requirements of CEQA and the CEQA Guidelines, the City determined that a Draft IS/MND should be prepared to analyze the potential impacts associated with the proposed project.

The Draft IS/MND was circulated for a 30-day public review period as required by state law, beginning April 16, 2015, and ending May 15, 2015. During the 30-day public review period, the City received twenty-nine written comments on the Draft IS/MND. The CEQA Guidelines require that the Lead

[1] CEQA, *Public Resources Code* (PRC), Sections 21000 et al. (2014).
[2] CEQA Guidelines, *California Code of Regulations* (CCR), Title 14, Division 6, Chapter 3, Sections 15000 et al. (2014).

Agency responsible for the preparation of an IS/MND evaluate comments on environmental issues received from parties who reviewed the Draft IS/MND and prepare a written response addressing each of the comments.[3]

This Final IS/MND assembles all of the environmental information and analyses prepared for the proposed project, including comments on the information and analyses contained in the Draft IS/MND, and responses by the City to those comments. The intent of the Final IS/MND is to provide a forum to air and address comments pertaining to the information and analyses contained within the Draft IS/MND and to provide an opportunity for clarifications, corrections, or minor revisions to the Draft IS/MND, as needed.

III. USE OF THE FINAL IS/MND

The CEQA Guidelines do not require a lead agency to respond directly to comments received from persons who reviewed the Draft IS/MND; however, the City has done so in this Final IS/MND to provide as much information to the public and decision-makers as is possible. This Final IS/MND allows the public and the City an opportunity to review the response to comments, revisions to the Draft IS/MND, and other components of the IS/MND, prior to the City Council's decision on the project. The Final IS/MND must be provided to agencies that commented on the Draft IS/MND at least 10 days in advance of the meeting at which certification of this document is considered. The Final IS/MND serves as the environmental document to support approval of the proposed project, either in whole or in part.

IV. PURPOSE AND OVERVIEW OF THE CEQA PROCESS

This Final IS/MND was prepared to assess the potential effects of the proposed project, as required by CEQA and in compliance with CEQA Guidelines (14 Cal. Adm. Code Sections 1400 et seq.). CEQA, which comprises Public Resources Code (PRC) Sections 21000–21178 and 14 California Code of Regulations Sections 15000 et seq. (CEQA Guidelines), is required to inform decision-makers and the public regarding significant environmental effects of projects and the methods to avoid or reduce the environmental effects by requiring implementation of mitigation measures. CEQA applies to all California government agencies at all levels, including local agencies, regional agencies, and state agencies, boards, commissions, and special districts. This IS/MND serves as an environmental document to be used in local planning and decision-making processes, and does not recommend approval or denial of the proposed project. As the CEQA lead agency for the proposed project, the City will consider whether to adopt the related IS/MND and whether to approve the project.

[3] CEQA Guidelines, *California Code of Regulations* (CCR), Title 14, Division 6, Chapter 3, Sections 15000 et al. (2014).

SECTION 8. **Comments and Responses**

The Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed LeBard Park & Residential Project was circulated for review and comment by the public, agencies, and organizations for a 30-day public review period that began on April 16, 2015, and concluded on May 15, 2015. During the review period, twenty-nine comment letters were received, as described in Table 27 (Comment Letters Received during the Draft IS/MND Public Review Period). This section includes all comments received on the Draft IS/MND and the City's response to each comment. Comment letters and specific comments are given letters and numbers for reference purposes.

Table 27 Comment Letters Received during the Draft IS/MND Public Review Period

No.	Commenter/Organization	Letter Code	Letter Date	Page Where Comment Begins	Page Where Response Begins
Agency					
1	Huntington Beach Environmental Board	HBEB	5/17/2015	9	10
Organization					
2	Meredith Gardens Homeowners Association	MGHOA	5/15/2015	11	14
Individuals					
3	Alan D. Walls	ALWA	5/10/2015	25	26
4	Amy and Jordan Bond	AMBO	5/12/2015	28	31
5	Anthony Lanza, Esq.	ANLA	5/18/2015	34	36
6	April and Adam Helliwell	APHE	5/14/2015	39	42
7	Ashley White	ASWH	5/12/2015	46	49
8	Barry L. Williams	BAWI	5/14/2015	53	57
9	Cortney Keller	COKE	5/12/2015	61	64
10	Dawn L. Bear	DABE	5/14/2015	67	70
11	George and Margot Wilfert	GEWI	5/12/2015	74	77
12	Iliana Velazquez	ILVE	5/12/2015	80	83
13	Jason Vertican	JAVE	5/14/2015	86	89
14	Jennifer Vertican	JEVE	5/15/2015	93	96
15	Jozann Borenstein	JOBO	5/13/2015	100	103
16	Julian Ball	JUBA	5/12/2015	106	110
17	Kathy Grunwald	KAGR	5/14/2015	114	116
18	Kelly Ramsey	KERA	5/12/2015	120	123
19	Kevin Smith	KESM	5/15/2015	127	127
20	Kirsten Beecher	KIBE	5/14/2015	129	132
21	Marianne Homer	MAHO	5/12/2015	135	138
22	Melinda Rosenzweig	MERO	5/13/2015	142	145

Table 27 Comment Letters Received during the Draft IS/MND Public Review Period					
No.	*Commenter/Organization*	*Letter Code*	*Letter Date*	*Page Where Comment Begins*	*Page Where Response Begins*
23	Nancy L. Rasoletti	NARA	5/14/2015	148	151
24	Pat Allen	PAAL	5/14/2015	154	154
25	Susan Claudius	SUCL	5/14/2015	155	157
26	Susan Dauer	SUDA	5/12/2015	161	165
27	Tanya Ferrell	TAFE	5/12/2015	169	172
28	Tony Bisson	TOBI	5/15/2015	176	184
29	Wen Ling Chou	WECH	5/9/2015	192	193

The complete text of the comments and the City's responses to those comments are presented in this section, with written comments reproduced in their entirety, and the responses to those comments presented thereafter. CEQA does not require written responses to comments received on an IS/MND; however, the City has reviewed the comments received and prepared these responses to provide this information and analysis to the decision-makers and the public.

Comments from Huntington Beach Environmental Board (HBEB), 5/17/2015

HBEB

CITY OF HUNTINGTON BEACH

ENVIRONMENTAL BOARD

PO Box 190 · Huntington Beach, CA 92648

May 17, 2015

Ms. Jennifer Villasenor
City of Huntington Beach
Department of Planning and Building
2000 Main Street
Huntington Beach, CA 92648

Subject: Le Bard Park and Residential Project - Initial Study/Mitigated Negative Declaration

Dear Ms. Villasenor:

HBEB-1 At the May 7, 2015 Huntington Beach Environmental Board (HBEB) meeting, a committee of three HBEB members (Kim Nicolson, Mark Sheldon, and Robert Schaaf) was appointed to review and prepare a response to the subject Initial Study and Mitigated Negative Declaration (IS/MND), with said response submitted for approval by HBEB Chair Kim Nicolson and subsequently forwarded to you.

Using the procedure described above, the representatives of the HBEB offer the following comments for your consideration:

HBEB-2 - School population issues may be mitigated by declining registration (original reason for all those closures), but it's a valid consideration to raise.

HBEB-3 - The parking lot expansion may not be necessary (see also HB Independent 5/15/15). It seems that the parking lot only fills during the limited Little League season. Therefore, it may be sufficient to let the residential street parking absorb that occasional extra demand to allow for more green space. Further, leaving this space open, would reduce impact on one of the directly abutting residences, at 20462 Ravenwood.

HBEB-4 We appreciate the opportunity to review and comment on the subject document. Please let us know if you have any questions regarding our comments.

Sincerely,

Kim Nicolson
Chairperson, Huntington Beach Environmental Board

Responses to Huntington Beach Environmental Board (HBEB), 5/17/2015

HBEB-1

This comment provides introductory information, stating that the Huntington Beach Environmental Board (HBEB) (commenter) held a meeting on May 7, 2015, to review and prepare a response to the Draft Initial Study/Mitigated Negative Declaration (IS/MND). This comment introduces comments HBEB-2 through HBEB-4, which outlines the commenter's specific concerns regarding the Draft IS/MND. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

HBEB-2

This comment states that school population issues may be mitigated by declining school registration, which was the initial catalyst for closure of schools in the area. Section 5.XV(a)(iii) (Public Services/Schools), on Draft IS/MND p. 90, analyzed the impacts of the proposed project on the Huntington Beach City School District and Huntington Beach Union High School District and determined that impacts would be less than significant with the payment of development impact fees for any new students contributed to the school districts as a result of the proposed project. Therefore, no mitigation is required. No change to the Draft IS/MND is required in response to this comment.

HBEB-3

This comment suggests that the proposed parking lot expansion may not be needed and that the project could preserve the existing passive area/green space allowing the surrounding neighborhoods to absorb the increased parking demand that is limited to the Little League season. This is not discussed and analyzed in the IS/MND as the HBCSD is not currently pursuing this concept as part of the proposed project. The Draft IS/MND analyzed and identified impacts and mitigation for the proposed project as described, including the parking lot expansion, which in this case could be considered the worst-case scenario. No significant impacts were identified as a direct result of the proposed parking lot expansion.

The commenter goes on to state that foregoing the parking lot expansion would reduce the impact to the single family residence at 20462 Ravenwood. As discussed in the paragraph above, no significant impacts were identified as a direct result of the parking lot expansion and no significant impacts were identified as occurring at the single family residence at 20462 Ravenswood that would need to be further mitigated. As such, no change to the Draft IS/MND is required in response to this comment. However, all comments will be forwarded to appropriate City departments and decision-makers prior to consideration of project approval.

HBEB-4

This comment expresses appreciation for the opportunity to comment on the Draft IS/MND and provides conclusory notes. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

Comments from Meredith Gardens Homeowners Association (MGHOA), 5/15/2015

MGHOA

May 15, 2015

Meredith Gardens
Homeowners Association
P.O. Box 6883
Huntington Beach, CA 92615

Jennifer Villasenor
Acting Planning Manager
City of Huntington Beach
Huntington Beach, CA 92648

Subject: LeBard Park & Residential Project MND Comments

Dear Ms. Villasenor:

MGHOA-1 On behalf of the Meredith Gardens Homeowners Assocaition (HOA), the following comments are submitted regarding the Le Bard Park Mitigated Negative Declaration (MND) Environmental Impacts Document. The residents of Meredith Gardens, the neighborhood adjacent to Le Bard Park, support the project but have serious concerns about the oversights and omissions in the MND analysis and proposed mitigation measures regarding traffic, parking, construction, hydrology, noise, and recreation.

In particular our concerns are:

Traffic

MGHOA-2 The traffic analysis used in the document is inadequate. **The stop controlled intersection of Crailet and Craimer was not included in the traffic analysis, nor was traffic speed on these streets considered.** Traffic from the new homes coupled with peak season baseball could result in a **significant impact, particularly considering the reduction in parking and the additional "circling" that will likely occur** as little league and park users search for parking in our neighborhood.

MGHOA-3 Furthermore, **additional traffic from the Project and from the lack of parking exacerbates existing concerns** about speeding on Crailet. **The omission of any analysis of the Project's potential traffic impacts on Crailet and Craimer in the traffic impact study is an oversight.** The City must revise the analysis, mitigate all traffic impacts to the full extent possible, and recirculate the MND. The analysis should include provisions such as analyzing, identifying and implementing traffic calming measures on impacted streets in Meredith Gardens as specified in the City's General Plan (2013), Circulation Enhancements (CE) section 5: Neighborhood Circulation Improvements and section 17: Site Development Permit Process and California Environmental Quality Act (CEQA).

Parking

MGHOA-4 The mitigation measures for parking are not sufficient. Specifically, The MND states that the proposed project would result in a total loss of 82 spaces, 79 off-street and 3 on-street

MGHOA-4 cont.

parking spaces. **The MND states that this will cause spill-over parking impacts, but no mitigation is recommended.** The City's policy requires all new development to mitigate parking impacts (CE6); therefore, the City should not allow the Project to cause an existing use to become parking deficient. The loss of parking for the park as a direct result of this project will more than likely cause significant adverse impacts to our neighborhood. The long-established **shared parking between the school district and Le Bard Park must be considered to be an existing condition, and removal of this parking must be mitigated.** If it cannot be mitigated, as required by CEQA, the City must prepare an Environmental Impact Report and adopt a Statement of Overriding Considerations.

MGHOA-5

MGHOA-6

The MND suggests that 24 new on-street parking spaces will be created in front of the proposed new homes. The MND appears to suggest this will mitigate parking loss by creating new on-street parking in front of the future Project homes, which are proposed to be accessed via a cul-de-sac. Not only will this create a problem for future homeowners, but it is also not an acceptable means for providing parking per the City's stated policies.

MGHOA-7

Additionally, **the MND parking analysis does not acknowledge that during peak period of park use, the amount of utilized parking is significantly higher than the proper spaces identified.** It is often the case today that park users park on the asphalt when all proper parking has been used. The absence of this activity in the parking analysis means that analysis is inadequate.

MGHOA-8

The Community Services Commission asked that an alternative to the parking lot intrusion into the park be developed. We support looking for alternatives.

Construction

MGHOA-9

Construction impacts were not analyzed, presented, or mitigated in the MND other than to address Air Quality and Noise impacts. There is **no mention of the likely impacts of truck hauling routes or hours of operation that should be required to minimize construction traffic impacts to our neighborhood.** There is a fair argument that construction traffic can cause significant impacts. Given typical construction requirements, construction vehicle trips can easily exceed the number of vehicles that would be expected following construction. **The failure to analyze the significant impact construction-related trips is a fundamental flaw in the MND.** The absence of that information in the environmental document means that the MND is inadequate and cannot be relied upon to support approval of the proposed project. The City must revised and recirculate the document to include this information.

MGHOA-10

Additionally, the MND does not address how construction phasing and schedule will affect Le Bard Park field availability other than to state:

"Construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the little league "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement

MGHOA-10 cont. of the Sea View Little League baseball practices and games if the schedule changes during construction."

MGHOA-11 **The MND does not analyze whether the need to potentially relocate current uses of the LeBard Park, even temporarily, create impacts in other areas of Huntington Beach.** If relocation is possible, the MND should be revised to include such an analysis and be recirculated. If not, mitigation should be included to require that current uses of LeBard Park will not be curtailed during construction to ensure no impact on other parts of Huntington Beach.

Hydrology/Water Quality

MGHOA-12 Mitigation measures MM Hydro-1, and -2 do not address the vegetated and bioretention basin clean up requirements after storm run-off. If the retention basin properly serves to capture stormwater pollutants and prevent those pollutants from entering the watershed, it will mean that those **pollutants are accumulating within the vegetation and soil of the park, where children play.** If the retention basin is successful, there is the risk to children to come into regular contact with pollutants that State of California has determined to be hazardous. **If the retention basin is unsuccessful, the mitigation measure is inadequate.** In either case, the MND is inadequate in not analyzing the potential impacts of a mitigation measure or in identifying adequate mitigation. The MND must be revised and recirculated to address these concerns.

Noise

MGHOA-13 **The discussion does not cover the noise that would be generated after 10 p.m. in the proposed new parking lot located in an isolated area of the park that extends to the SCE ROW.** The parking lot is adjacent to single family residences. Unlawful activity can be expected in this dark isolated area after 10 p.m. Residents will be disturbed and police calls will increase. There is no provision to close off this extended parking area which is needed only 11 days a year.

The HOA recommends a mitigation measure such as a lockable barrier similar to the adjoining access road that prevents access to this unused area other than the 11 Saturdays a year it is needed or retaining the area as passive park land and finding other solutions to the Saturday parking problem that occurs 11 days a year.

Recreation

MGHOA-14 The MND states there will be an increase in usable, passable area to offset the loss of passive area where the expanded parking lot is proposed. This is true only in theory. The usable increase in area is in a detention basin, 200 feet long and 40 feet wide, located between the new residences and the ball fields. It is not adjacent to the park. Use of this area other than during the three month long SVLL baseball season is problematic.

MGHOA-15 **The existing open, passive area is used for badminton, picnics and other open space uses 365 days a year. Loss of this area 365 days a year in order to park 17 cars 11 Saturdays a**

ATTACHMENT NO. 11.13

MGHOA-15 cont.

year is a significant impact. Use of the SCE property which is included in the city's park inventory was not analyzed as a parking mitigation measure. The fact that city management does not want to pursue this alternative does not mean it should be excluded.

MGHOA-16

We recommend the existing park open space remain as is. It cannot be compensated for by a detention basin needed to accommodate new residential development. The requirements to include residential stormwater mitigation measures should be borne by the future developer through a revised mitigation measure, not through the loss of park area and burden on the existing community. Future developers may be able to design innovative methods of stormwater control without impinging on existing park area. Retention of open space is one of the City of Huntington Beach's highest priorities.

MGHOA-17

General Plan Consistency

The MND does not meet the goals for traffic and parking identified by the City of Huntington Beach in the General Plan (2013) Circulation Element sections 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17. Unless the MND is revised to ensure consistency with these identified General Plan policies, the proposed project will have a significant, unmitigated impact on the Meredith Gardens community. We strongly urge the City to revise and recirculate the MND to adequately address these issues and ensure the project meets the requirements of CEQA or prepare an Environmental Impact Report and adopting a Statement of Overriding Considerations pursuant to CEQA.

MGHOA-18

In closing, Meredith Gardens is not opposed to new homes in our neighborhood and acknowledge the City's efforts over the past several years to move the redevelopment of the school district site forward, but the HOA continues to have serious concerns about the proposed Project's potentially significant impacts to our neighborhood and our quality of life. We look forward to working with you on project refinements in the months ahead.

Thank you,

Ed Kerins

Secretary

Meredith Gardens Homeowners Association

Responses to Meredith Gardens Homeowners Association (MGHOA), 5/15/2015

MGHOA-1

This comment provides introductory remarks and states that the Meredith Gardens Homeowners Association (commenter) has reviewed the Draft IS/MND. Further, that while supportive of the proposed project, the Meredith Gardens Homeowners Association has concerns about the analysis in the Draft IS/MND and the proposed mitigation measures regarding traffic, parking, construction, hydrology, noise and recreation. This comment introduces comments MAHOA-2 through MAHOA-17, which outlines the commenter's specific concerns regarding the issues. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

MGHOA-2

This comment states that the traffic analysis is inadequate as the stop controlled intersection of Crailet Drive and Craimer Lane was not included in the traffic analysis nor was the traffic speed on these streets considered. Further, this comment states traffic from the proposed single family homes in addition to the peak season Little League baseball traffic could result in a significant impact, particularly with regard to the reduction in parking and the additional "circling traffic" that the commenter suggests would occur from Little League and park users looking for parking within the neighborhood. Beginning on Draft IS/MND p. 90, Section 5.XVII(a) (Transportation/Traffic) states that three intersections were analyzed in the Traffic Impact Study (TIS) prepared for the proposed project because these are the three principal intersections that could be directly impacted by the proposed project. The project is estimated to result in the addition of approximately 144 ADT, with 11 additional trips in the AM peak hour and 16 additional trips in the PM peak hour. The Draft IS/MND concluded that traffic generated by the proposed project would not increase the intersection capacity utilization (ICU) values or the level of service (LOS) for any of the three analyzed intersections and, as such, implementation of the proposed project would result in a less than significant impact due to increased traffic volumes. As the principal intersections in the vicinity of the project site would not be negatively affected by the project, the intersection of Crailet Drive and Craimer Lane would not be negatively impacted by the proposed project.

The commenter does not provide specific new or additional information as to why they believe the proposed project could result in a significant traffic impact. The Draft IS/MND addressed the concern raised by the Meredith Gardens Homeowners Association in this comment and identified no significant impact. As such, no change to the Draft IS/MND is required in response to this comment.

MGHOA-3

This comment expresses concern that additional traffic from the proposed project and the 'lack of parking' would exacerbate existing concerns of the Homeowners Association about speeding on Crailet Drive. Further, the comment states that the traffic study failed to analyze the proposed project's impacts on Crailet Drive and Craimer Lane and, as such, the analysis needs to be revised, all traffic impacts mitigated to the full extent possible, and the Draft IS/MND recirculated. Finally, the commenter suggests that the revised traffic analysis should be consistent with the City's General Plan (GP) (Policies Circulation Element (CE) 5 and CE 17) and analyze additional provisions, such as traffic calming measures.

As discussed in Response MGHOA-2, the Draft IS/MND sufficiently analyzed the potential impacts of the proposed project in Section 5. XVII(a) (Transportation/Traffic), identifying a less than significant impact. As such, no mitigation measures are required for the proposed project. The commenter has not provided specific new or additional information that would need to be reanalyzed or specific reasons as to why they believe the proposed project could result in a significant traffic impact. The Draft IS/MND addressed the concern raised by the Meredith Gardens Homeowners Association in this comment and did not identify a significant impact or necessary mitigation measures. As such, no change to the Draft IS/MND is required in response to this comment.

The commenter also suggests that the City should address GP Policies CE 5 and CE 17. General Plan Policy CE 5 supports neighborhood circulation improvements to address cut-through traffic volumes,

high speeds, truck traffic intrusions, demonstrated accident history, parking shortages, or school-related traffic congestion in City neighborhoods. Per the policy, these issues can be addressed by such measures as:

- Discouraging creation of new major roadway connections that would adversely impact the character of existing residential neighborhoods
- Continuing to develop and implement parking and traffic control plans for neighborhoods that are adversely impacted by spill-over parking and traffic, as feasible
- Implementing the Residential Parking Permit Program (Municipal Code Chapter 10.42) in residential areas as prescribed in the Municipal Code
- Considering appropriate traffic-calming measures such as raised medians and provision of bike or transit lanes to mitigate problems posed by schools and other land uses that generate high traffic volumes at specific times. Provide solutions to mitigate these problems as warranted by local studies.

As the proposed project would not result in a significant impact to traffic or parking in the neighborhood, mitigation measures are not required. However, this does not preclude the Homeowners Association from petitioning the City to investigate the potential of these traffic calming devices on a merit basis, independent of the CEQA process. Further, the proposed project is consistent with GP Policy CE 17 as a TIS was prepared for the Draft IS/MND to analyze and evaluate the project's impacts to the city's circulation system and associated facilities and determined impacts to be less than significant. No change to the Draft IS/MND is required in response to this portion of the comment.

MGHOA-4

This comment states that the parking analysis in the Draft IS/MND is insufficient because there is no mitigation recommended to address parking impacts. Further, this comment states that the project is not compliant with Goal CE 6 from the City's General Plan (GP), which requires projects to mitigate parking impacts. As stated in the Draft IS/MND in Section 2.III (Proposed Project Characteristics) on pp. 11 and 12, the 24 proposed parking spaces to be constructed on the new residential street within the subdivision portion of the project site are not intended as parking mitigation for "overspill" parking from LeBard Park but rather are intended for guest parking associated with the single-family residential homes, as required by the Municipal Code. Further, in order to analyze the worst-case parking scenario for the proposed project including during Little League events, the Draft IS/MND did not include the proposed 24 spaces in the future inventory of on-street parking spaces. The Draft IS/MND concluded that "during the remainder of the year [off season for Little League] and during regular use of the park facilities, the proposed expansion of the on-site parking lot at LeBard Park would meet, and exceed, the daily demand for park users. The potential for exceedance of parking capacity (considered as on-site parking spaces and on-street spaces *adjacent* to the park) during the peak of Little League activities would not constitute a parking impact, and thus a significant environmental effect, when considered in the context of typical park uses and the amount of time both daily and annually when parking demand is met. As such, impacts associated with parking capacity would be less than significant." Therefore, parking impacts would be less than significant, and no mitigation is required. No changes to the Draft IS/MND are required in response to this comment.

Further, the proposed project is consistent with GP Goal CE 6 which requires new development to provide sufficient parking for the proposed uses. The proposed parking lot expansion would meet and exceed the daily parking demand for park users and the overall reduction of on-site parking would not result in a significant parking impact. In addition to the expanded parking lot, there is adequate on-street parking adjacent to the park which would provide additional parking spaces for daily park users. Therefore, the proposed project would provide sufficient parking under normal conditions and would not require mitigation measures related to parking. No changes to the Draft IS/MND are required in response to this comment.

MGHOA-5

This comment states that the shared parking between the School District and LeBard Park must be considered an existing condition with regard to parking and that the removal of the School District parking would cause an impact that must be mitigated. Further, this comment states that if the parking impacts cannot be mitigated an Environmental Impact Report (EIR) must be prepared for the proposed project and a Statement of Overriding Considerations (SOC) adopted. There is no formal agreement between HBCSD and the Little League to let the Little League use the School District's parking lot during the baseball season. Therefore, the shared between the School District and LeBard Park is not considered an existing conditions in accordance with CEQA. Starting on Draft IS/MND p. 110, Section 5.XVII(f) (Transportation/Traffic) analyzed the worst-case scenario assuming that all the parking at the School District site would be removed from use and identified that on-street parking would be impacted on the 11 Saturdays per year that the baseball fields were in use by the Little League during the peak season. However, due to the sporadic nature of this potential impact and the fact that the on-street parking deficit would be low, the Draft IS/MND determined that the potential impact to parking would be less than significant and, as such, no mitigation is required. As there were no significant impacts identified nor impacts that could not be appropriately mitigated, an EIR and SOC is not required. Further, no changes to the Draft IS/MND are required in response to this comment.

MGHOA-6

This comment suggests that the overall parking loss associated with the project is being mitigated by the provision of 24 new on-street parking spaces on the new residential street (A' Street) that is part of the proposed tentative tract map. Further, this comment states that the new on-street parking would "create a problem for future homeowners and is not an acceptable means for providing parking per the City's stated policies." As stated in Draft IS/MND Section 2.III (Proposed Project Characteristics) on p. 11, the 24 proposed parking spaces to be constructed on the new residential street within the subdivision portion of the project site are not intended as mitigation for LeBard Park but are intended for guest parking as required by the City of Huntington Beach Municipal Code for single-family residential homes. Further, in an effort to analyze the worst-case parking scenario, the proposed 24 on-street spaces on the new residential street were not included in the future inventory of on-street parking spaces. As identified below, minor text revisions have been proposed in the Final IS/MND in response to this comment to ensure clarity of project description. These minor revisions do not constitute significant new information pursuant to CEQA Guidelines Section 15088.5.

The discussion within Section 5.XVII (Transportation/Traffic), Issue F, has been revised to include clarification regarding the proposed 24 new on-street parking spaces (see Draft IS/MND p. 112):

> **Proposed Parking Conditions**
>
> Under the proposed project, existing Little League baseball fields would continue to be used and would be incorporated into LeBard Park. The proposed project includes an expansion of the existing on-site LeBard Park parking lot, which would provide a total of 68 on-site parking spaces at the northeastern corner of LeBard Park. In addition to the expanded LeBard parking lot, 50 on-street parking spaces would be available along Crainer Lane, Warwick Drive, and Cynthia Drive (IS/MND Appendix J), which would result in a reduction of 3 on-street spaces due to the new residential street and driveway approaches for the reconfigured/expanded parking lot in LeBard Park. The proposed project would create 24 parking spaces along the new residential street (A' Street), which would serve the single-family residences as well as the public. However, the proposed 24 new on-street parking spaces were not included in the future inventory on-street parking spaces in order to analyze the worst-case parking scenario from LeBard Park with Little League events as these new parking spaces are intended primarily as guest parking for the single-family residences. In total, the amount of available parking for the proposed project would be reduced from 200 spaces to 142 spaces. As such, the proposed project would reduce the amount of parking spaces provided for park visitors and Little League activities.

MGHOA-7

This comment states that the Draft IS/MND parking analysis is inadequate as it does not account for the significantly higher amount of utilized parking during peak periods of park use. The commenter also notes that park users park on the asphalt once all proper parking spaces have been occupied. The Draft IS/MND states in Section 5. XVII(f) (Transportation/Traffic) that "under existing conditions, the LeBard Elementary School site parking lot is being used by the School District's employees; however, under proposed conditions, this parking lot would be removed in order to construct the future residential homes. In order to establish a parking demand baseline, data was collected for a typical weekday and weekend with and without Little League activities. Since the School District's employee vehicles would not be utilizing the LeBard Elementary School site parking lot with implementation of the proposed project, the School District's vehicles were subtracted from the total parking counts during Little League activities for both the weekday and weekend analyses. The remaining vehicles are the vehicles accounted for Little League activities, which would still utilize the proposed project's parking lot and adjacent on-street parking with development of the project (IS/MND Appendix J)." As such, the Draft IS/MND did account for peak park utilization and the exclusion of the LeBard Elementary School parking lot spaces from the proposed parking count.

Further, due to the fact the there is no formal agreement between the School District and the City to use the LeBard Elementary School parking lot as parking for LeBard Park, this parking is not to be considered an existing condition. The Draft IS/MND analyzed the worst-case parking scenario, which includes the removal of the LeBard Elementary School parking lot, and determined that impacts would be less than significant with no mitigation measures required. Therefore, the parking analysis is not considered inadequate under CEQA as suggested by the commenter. No changes to the Draft IS/MND are required in response to this comment.

MGHOA-8

This comments supports the statement by the Community Services Commission that if an alternative to the proposed parking lot could be identified and constructed, the Commission would consider the alternative. However, no alternative parking locations are proposed by the HBCSD at this time and any alternative locations would require review and approval by the Community Services Commission. The Draft IS/MND analyzed and identified impacts and mitigation for the proposed project as described, including the parking lot expansion, which in this case could be considered the worst-case scenario. No significant impacts were identified as a direct result of the proposed parking lot expansion and no mitigation measures are required. Exploration of additional parking opportunities is unnecessary. No changes to the Draft IS/MND are required in response to this comment.

MGHOA-9

This comment states that the Draft IS/MND is inadequate because construction-related vehicle trips were not analyzed and there is a fair argument that the addition of construction-related traffic could result in a potentially significant impact. Further, this comment states that the Draft IS/MND must be revised to analyze construction-related traffic and recirculated to include the new analysis.

During construction, there may be some vehicle delay during various stages of the project. In addition, construction traffic from truck haul trips and workers entering and exiting the project site would add to the existing traffic conditions. However, project construction would be temporary lasting up to 10 months and be required to implement a traffic control plan, subject to review and approval by the Department of Public Works, during construction to minimize disruption to motorists within the project area. The project would require approximately 2,000 cubic yards of soil import; therefore, approximately 250 haul trips would be required. Daily worker trips would vary depending on the construction phase. Additionally, haul trips, vendor trips and worker trips would be considered in the required traffic control plan. Because project construction would be temporary and the anticipated number of trips for workers, vendors, and hauling materials would be minimal, traffic impacts during construction would be less than significant.

The Draft IS/MND included construction-related traffic as stated in Section 5.IV (Air Quality) on p. 37 in footnote 2, which states "Construction information, including construction duration, construction equipment, area of disturbance, and soil import volume were provided by the City, with the exception of construction duration and equipment for construction of the residences. CalEEMod default assumptions were utilized for this information. CalEEMod defaults were assumed for construction vehicle trips for material delivery, hours of operation for construction equipment, and construction equipment specifications." Further, as stated in Section 5.IV (Air Quality) on Draft IS/MND p. 38, while construction would occur over approximately ten months, construction phases would occur sequentially to reduce the amount of equipment and construction-related vehicular trips being utilized on a daily basis thereby reducing potential impacts to Air Quality and Noise. Construction activities would comply with all applicable City regulations and ordinances. In addition, construction activities would be minimal in general and are not expected to result in extensive movements on or around the project site. The Draft IS/MND determined impacts associated with construction to be less than significant with all mitigation incorporated. No changes to the Draft IS/MND are required in response to this comment.

ATTACHMENT NO. 11.19

MGHOA-10

This comment states that the Draft IS/MND does not address how the construction phasing and schedule would affect the LeBard Park baseball field availability other than to state that "construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the Little League 'off' season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedules changes during construction."

As identified below, minor text revisions have been implemented in the Final IS/MND in response to this comment to provide additional certainty as to when construction will take place in relation to the peak Little League season. This information is consistent with the assumptions and analysis provided in the Draft IS/MND. Further, these minor revisions do not constitute significant new information pursuant to CEQA Guidelines Section 15088.5.

Discussions within Section 5.XVI (Recreation) Items (a) and (c) have been revised to reflect a commitment to conduct construction of the proposed project within the "off" season of the Little League to reduce disruption (see Draft IS/MND pp. 96 and 98):

Section 5. XVI(a) (Recreation):

> Construction for the proposed improvements for LeBard Park and the existing sports fields ~~would~~ will be scheduled during the Little League "off" season to minimize disruption. ~~Although it is not anticipated, during construction of the park improvements there may be a~~ and to ensure that no temporary displacement of the Sea View Little League baseball practices and games ~~if the schedule changes during construction. However, this displacement would be temporary during the construction period and the park improvements~~ during the peak season would occur during construction of the proposed project components within LeBard Park and the sports fields. Thus, implementation of the proposed project would not disrupt Little League activities and would provide enhanced facilities for the Sea View Little League baseball practices and games upon completion. …

Section 5. XVI(c) (Recreation):

> Furthermore, implementation of the proposed project would upgrade an existing neighborhood park for continued usage by Huntington Beach residents. … Construction for the proposed improvements for LeBard Park and the existing sports fields ~~would~~ will be scheduled during the Little League "off" season to minimize disruption. ~~Although it is not anticipated, during construction of the park improvements there may be a~~ and ensure that no temporary displacement of the Sea View Little League baseball practices and games ~~if the schedule changes during construction. Users of LeBard Park may also have limited access to areas of the park during construction, which would be a temporary condition. However, this displacement would be temporary during the construction period and the park improvements~~ during the peak season would occur during construction of the proposed project. Components within LeBard Park and sports fields. Thus, implementation of the proposed project would not disrupt Little League activities and would provide enhanced facilities for park users and the Sea View Little League baseball practices and games upon completion. …

MGHOA-11

This comment states that the Draft IS/MND does not analyze the potential displacement of current uses of LeBard Park, even temporarily, to other areas of Huntington Beach, which could result in impacts in other areas of the City. Further, this comment requests that the Draft IS/MND be revised to include an analysis of the purported relocation of current uses and recirculated with the new analysis. This comment

also states that if relocation of existing uses would not potentially occur then mitigation should be included to ensure that current uses of LeBard Park would not be curtailed during construction to safeguard other areas of the city from potential impacts. Relocation of park uses, even temporarily, is not an option that the project applicant has identified as part of the proposed project. The Draft IS/MND analyzed and identified impacts and mitigation for the proposed project as described, including the potential temporary closure of park uses, with the exception of the Little League baseball fields as noted in Response MGHOA-10. No significant impacts were identified as a direct result of the proposed project and no mitigation measures are required. Refer also to Response MGHOA-10.

MGHOA-12

This comment suggests that mitigation measures MM Hydro-1 and MM Hydro-2 do not address the cleanup requirements of the vegetated swale and bioretention area after storm events. The commenter also suggests that the Draft IS/MND is inadequate as it does not analyze potential impacts if the proposed bioretention basin is unsuccessful or of an additional mitigation measure that would address accumulated pollutants within the bioretention basin or vegetated swale which are considered by the commenter to represent a risk to park users. The incorporation of bioretention basins, detention basins, and vegetated swales (referred to as Best Management Practices [BMPs]) is a common engineering practice for managing and mitigating storm runoff in a safe, effective manner. The BMPs are designed to attenuate storm runoff flows and discharge the runoff over a longer period of time in order to reduce peak water flows draining off site. In addition, the BMPs are designed to serve as water quality measures by filtering out pollutants from the runoff. These pollutants are removed from the site through routine maintenance procedures and do not create a risk to persons or biological resources as they are contained within the BMP.

The Water Quality Management Plan (WQMP) for the LeBard School site includes Section V (Inspection/Maintenance Responsibilities for Best Management Practices [BMPs]) (refer to Draft IS/MND Appendix J), which states that the determined responsible party is required to implement the following inspection/maintenance activities and minimum frequency of activities for the BMPs on this portion of the site:

1. Vegetated Swale:
    a. Required Inspection/Maintenance Activities: remove excessive sediment, weeds, and debris. Keep grass approximately four to six feet in height (do not over-mow).
    b. Minimum Frequency of Activities: minimum twice yearly, ideally at the beginning and end of the rainy season.
2. Detention Basin:
    a. Required Inspection/Maintenance Activities: remove excessive sediment, weeds, and debris. Ensure outlet structure is not clogged.
    b. Minimum Frequency of Activities: minimum twice yearly, ideally at the beginning and end of the rainy season

As identified below, minor text revisions have been implemented in the Draft IS/MND in response to this comment. Mitigation measures MM Hydro-1 and MM Hydro-2 in Section 5.X(a) (Hydrology/Water Quality) have been revised to require all maintenance and operation requirements within the WQMPs to be implemented (see Draft IS/MND p. 67):

MM Hydro-1 *In compliance with the WQMP for the LeBard Elementary School site, a detention basin and a flow-based vegetated swale shall be incorporated into the design of the proposed project and shown in the Final Tentative Tract Map. All design parameters outlined in the WQMP shall be implemented in the design and construction of the detention basin and flow-based vegetated swale. All operational requirements, such as inspections and maintenance activities, established in the WQMP for LeBard Elementary School Site shall be implemented during the operational phase of the proposed project.*

MM Hydro-2 *In compliance with the WQMP for the LeBard Park site, a flow-based vegetated swale and a volume-based bioretention basin shall be incorporated into the design of the proposed project and shown in the Final Tentative Tract Map. All design parameters outlined in the WQMP shall be implemented in the design and construction of the flow-based vegetated swale and volume-based bioretention basin. All operational requirements, such as inspections and maintenance activities, established in the WQMP for LeBard Elementary School Site shall be implemented during the operational phase of the proposed project.*

These minor revisions do not constitute significant new information pursuant to CEQA Guidelines Section 15088.5. Further, as the mitigation measures are both routine, Best Management Practices, the analysis within the Draft IS/MND assumed implementation of the revised text. No further change is required to the Draft IS/MND.

MGHOA-13

This comment states that the noise analysis did not include the potential noise generated after 10:00 PM in the area of the parking lot expansion due to illicit activity that would occur in the isolated part of the park. Further, this comment recommends two options as a means for reducing nighttime noise in the proposed parking lot area: (1) incorporate mitigation to require that a lockable barrier be installed similar to the adjoining access road that would prevent access to this unused area other than the 11 Saturdays a year it is needed for Little League parking or (2) retain the existing passive park area and identify an alternative to the potential Saturday parking impact, which would only occur 11 days a year during peak Little League use.

The Draft IS/MND stated in Section 5. XIII (Noise) that the operation of the proposed project would not result in the exposure of persons to excessive noise levels. Further, the potential for nighttime noise being generated from illicit activity in the park is considered an existing conditions as the neighborhood has made complaints from this noise source in the past. Implementation of the proposed project would not exacerbate this existing condition. In addition, noise generating activity is subject to compliance with the City's existing Noise Ordinance. Development of the proposed project would not change the operational hours of the park (dusk-to-dawn) and, as such, impacts would be less than significant and no mitigation is required. The Meredith Gardens neighborhood can petition the City Council to make the inclusion of a lockable gate a condition of the project but the issue of a lockable gate is not required as part of the environmental analysis and subsequent mitigation measures. No changes to the Draft IS/MND are required in response to this comment.

MGHOA-14

This comment states that the inclusion of the bioretention basin as the increased passive area to offset the passive area lost for the proposed parking lot is problematic as the detention basin is located between the new residences and the baseball fields, and is not located adjacent to the park. The new passive park area/detention basin would result in a net increase in passive park area as this area is currently developed with asphalt on the existing school site. The entire area of the sports fields including the new passive park area is contiguous to the existing LeBard Park and would be incorporated into LeBard Park upon acquisition by the City. The area would be accessible to the public similar to the existing passive area where the expanded parking lot is proposed. Also, refer to Response MGHOA-12.

MGHOA-15

This comment states that existing passive area of the park is used for recreational sports, picnics, and other open space uses 365 days a year and should not be lost in order to "park 17 cars 11 Saturdays a year." Further, this comment states that the Southern California Edison (SCE) right-of-way, which the commenter suggests is included in the City's park inventory, was not analyzed as an alternative location for parking and requests that the City analyzes utilizing the SCE property for additional parking. The Draft IS/MND included the area of the SCE right-of-way in the environmental analysis since this is within the City's park inventory. However, use of this area is not an option for the provision of long-term or permanent parking. In addition, there is a current approved park master plan for the design of the SCE area that would require review and approval by the Community Services Commission for any proposed changes. The Draft IS/MND analyzed and identified impacts and mitigation for the proposed project as described, including the potential worst-case scenario of providing a parking lot expansion outside of the SCE right-of-way. No significant impacts were identified as a direct result of the proposed project and no mitigation measures are required. Therefore, the Draft IS/MND analyzed and identified impacts and mitigation, where necessary, for the proposed project as-is. No changes to the Draft IS/MND are required in response to this comment.

MGHOA-16

The commenter recommends that the existing passive area of LeBard Park remain as it is and states that the inclusion of residential stormwater mitigation measures should be borne by the future developer, not by the loss of existing parkland. This comment also states that future developers may be able to design innovative methods of stormwater control without impinging on existing park area, as the retention of open space is one of the City's highest priorities. This comment is noted. However, the inclusion of potential developer-led, innovative stormwater control design methods is not considered as part of the proposed project. The Draft IS/MND analyzed and identified impacts and mitigation, where necessary, for the proposed project as described in the Project Description. Additionally, as analyzed in Section 5.XVI (Recreation), the project does not result in the loss of parkland. The project would add 6.5 acres of parkland to the City's inventory. The proposed change of park use from passive area to parking lot is offset by the proposed new passive park area that is currently developed with asphalt on the school site. No changes to the Draft IS/MND are required in response to this comment.

MGHOA-17

This comment states that the Draft IS/MND is inconsistent with the goals for traffic and parking identified in the General Plan (GP) Circulation Element Sections 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17 and suggests that if the Draft IS/MND is not revised to ensure consistency with these goals, the proposed project would have a significant, unmitigated impact on the Meredith Gardens community. Further, this comment recommends that the Draft IS/MND be revised and recirculated to ensure the project meets the requirements of CEQA or that an EIR is prepared with a Statement of Overriding Considerations (SOC) pursuant to CEQA.

GP Policies CE 2.4 and CE 2.5 require new development to provide circulation improvements to achieve stated City goals and to mitigate to the maximum extent feasible traffic impacts to adjacent land uses and neighborhoods as well as vehicular conflicts related to the project. The Draft IS/MND analyzed the proposed project's impacts to the circulation system and traffic volumes and determined that impacts would be less than significant. Therefore, no mitigation is required for the proposed project and, as such, the Draft IS/MND is consistent with GP Policies CE 2.4 and CE 2.5.

GP Goal CE 3 states that neighborhoods should be protected from adverse conditions associated with cut-through and non-residential traffic. Cut-through and non-residential traffic are existing conditions that would not be exacerbated with implementation of the proposed project. The Draft IS/MND analyzed the impacts of the proposed project on these conditions and identified a less than significant impact; as such, no mitigation is required. As such, the Draft IS/MND is consistent with GP Goal CE 3.

With regard to the consistency analysis of the proposed project with GP Policies CE 5 and CE 17, refer to Response MGHOA-3. For consistency of the proposed project with GP Goal CE 6, refer to Response MGHOA-4. GP Policies CE 6.1 and CE 6.2 require that development projects supply parking that supports anticipated demands as well as support and collaborate with property owners to manage the supply of parking. The proposed project includes the expansion of the LeBard Park parking lot to accommodate more park users. The proposed project would also construct 24 new on-street parking spaces along the new residential street to support the Code-based parking requirement. The Draft IS/MND analyzed both on-street and off-street parking demand and supply and determined that parking impacts would be less than significant. Therefore, no mitigation is required and, as such, the Draft IS/MND is consistent with GP Policies CE 6.1 and CE 6.2. The Draft IS/MND is consistent with all GP goals and policies noted by the commenter. As such, a revised IS/MND does not need to be recirculated and it would be unnecessary to prepare an EIR as there would be no significant effects to report or address in an SOC as suggested by the commenter.

MGHOA-18

This comment provides conclusory remarks, stating that while the Meredith Gardens Homeowners Association does not oppose the proposed project, they have serious concerns about the potential for significant impacts to their neighborhood and the quality of life. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

Comments from Alan D. Walls (ALWA), 5/10/2015

ALWA

5/10/2015
20532 Suburbia Lane
Huntington Beach, CA 92646

Jennifer Villasenor
Acting Planning Manager
Planning Commission,
2000 Main St
Huntington Beach, CA 92648

RECEIVED
MAY 12 2015
Dept. of Planning & Building

Ms. Villasenor:

ALWA-1 I am a resident of HB and live adjacent to the park for which a Mitigated Negative Declaration concerning the LeBard Project has been submitted for comment. The MND should be amended to reduce the parking spaces by 20, eliminate one drainage swale, and add improvements as detailed below:

ALWA-2 Parking Spaces:
- The existing lined spaces total 134 vice 147 as in the MND; the difference apparently due to how the area at the rear of LeBard School was configured by the MND consultant.
- The proposed spaces in the extended parking lot total 48 when the 20 that encroach into the parkland are eliminated.
- 24 spaces available in the new cul-de-sac will bring that on-site total to 72.
- 50 more parking spaces that do not serve single family residences and are on the immediately adjacent streets would result in 122.
- Additional adjacent parking that also serves single family residences is available on Cynthia, Craimer, and Warwick. Other local streets provide even more.
- MND tables 25 and 26 reflect in the "worst scenario" more than the 122 spaces would be needed only during four hours on a weekend and never on a week day.
- Scott Dader, President of the Seaview Little League, advised there are only 11 weekend days in the entire year that are used by the little league.
- Mostly due to the evolving usage of parks in HB during the last 50 years, no specific numbers of spaces per baseball field have been mandated.
- The adjacent neighborhoods have accepted the street parking for those same years as is evidenced from the lack of complaints. Twenty less would not be noticed but would be the loss of 1/3 acre of park.

ALWA-3 Drainage Swale:
- The retention basin at the south edge of the 15 houses is designed to accept all the rain runoff from the houses and then channel it through a "vegetated swale" onto Cynthia Drive.
- A second "vegetated swale" runs from the west end of the parking lot then south to Cynthia Drive. It is from 5'-7' wide and 1 ½'deep with a bridge spanning it in the middle.
- The ground under these swales is described as "impervious" which results in the runoff either finding its way to storm sewers or evaporating within the swales.
- The existing parking lot has drained runoff through vegetation and sand since LeBard School was built. It can allow evaporation as well or better than the second proposed swale.
- There is no need then to construct a wide depression along the same route that has no more runoff under the new project than has existed before. Under both wet and dry conditions the swale will naturally collect debris because of its relative depression.
- Adults and children will cross it by many modes of transportation using their most convenient path. Given probable instances of inattention, falls will occur with some injuries.

ATTACHMENT NO. 11.25

ALWA-4

Park Improvements:
- In a previous rendering of the 15 lot plan, the HBCSD budgeted $607,000 to remove and relocate a little league field, another practice field, and construct a large parking lot along with the many improvements in the current plan.
- Public concern retained the fields in their same condition and eliminated the proposed parking lot thereby saving HBCSD a considerable sum.
- Elimination of the 20 parking spaces and the unneeded swale cited above would save even more funds.
- Those savings can be best used by extending the park into the Southern California Edison easement area through its grading, sodding and improvements to the existing facilities. This upgrading of the SCE area has long been envisioned by the HB Community Services Dept.

Sincerely,

Alan D. Walls, Member
Suburbia Park Committee to Save LeBard

Responses to Alan D. Walls (ALWA), 5/10/2015

ALWA-1

This comment provides introductory information, outlining the commenter's specific concerns regarding parking, drainage, and overall park improvements. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

ALWA-2

This comment states that the Draft IS/MND miscounted the existing lined spaces on the LeBard Elementary School site, identifying 147 lined spaces rather than the suggested 134 lined spaces by the commenter. This would be attributed to use of the parking area on the LeBard school site. The commenter also suggests that there is additional parking on the surrounding local streets that could be available for parking during the peak Little League peak season that are not identified in the IS/MND. This is a correct statement. While the IS/MND does note that other surrounding local streets would likely provide a source of parking during the peak Little League season, the IS/MND does not count this on-street parking for the project in order to analyze a worst case scenario. The commenter goes on to provide their suggested count of on-street and off-street parking spaces in the area surrounding the park, suggesting that a total of only 122 parking spaces would be necessary for the park uses, with the exception of four hours on each of 11 Saturdays per year during which the Little League use the baseball fields. While recognizing that there is no mandated threshold for parking provision for baseball fields within the City of Huntington Beach, the commenter suggests that the surrounding neighborhoods would rather accept the potential for sporadic on-street parking impacts during the Little League season than live with the additional off-street parking proposed as part of the project. Finally, the commenter suggests that 20 parking spaces should be removed from the off-street parking count of the proposed project. Refer to Responses MGHOA-4 and MGHOA-5.

ALWA-3

This comment opposes the construction of the second vegetated swale between LeBard Park and the baseball fields as the possibility for injuries from falling would increase. This comment also states that under existing conditions, the parking lot has drained runoff through vegetation and sand since the construction of LeBard Elementary School and would be able to drain and allow for evaporation as well or better than the second proposed vegetated swale. Finally, this comment states that the natural depression where the second vegetated swale would be constructed would still naturally collect debris under both wet and dry conditions. Refer to Response MGHOA-12. In addition, vegetated swales are broad, shallow channels with vegetation covering the side slopes and base and the swales associated with the proposed project would be graded to have gentle slopes in order to minimize the risk of falling.

ALWA-4

This comment summarizes previous requests for changes to the proposed project and the associated cost savings to the project and the City. The commenter suggests that their proposal to remove an additional 20 parking spaces would provide additional cost savings to the City and would increase the amount of parkland in the City's inventory due to an extension into the SCE right-of-way. . This comment does not address the adequacy or accuracy of the Draft IS/MND and is the suggestion of the commenter. No further response is required.

Comments from Amy and Jordan Bond (AMBO), 5/12/2015

AMBO

Subject: FW: LeBard Park & Residential Project MND Comments

From: Amy Bond [mailto:imayma@yahoo.com]
Sent: Wednesday, May 13, 2015 8:58 PM
To: Villasenor, Jennifer
Subject: LeBard Park & Residential Project MND Comments

May 12, 2015

Jennifer Villasenor
Acting Planning Manager
City of Huntington Beach
Huntington Beach, CA 92648

Subject: LeBard Park & Residential Project MND Comments

Dear Ms. Villasenor:

AMBO-1 I respectfully submit the following comments regarding the Le Bard Park Mitigated Negative Declaration (MND) Environmental Impacts Document. As a parent and resident of Meredith Gardens, the neighborhood adjacent to Le Bard Park, I have serious concerns about what appear to be blatant oversights and glaring omissions in the MND analysis and proposed mitigation measures regarding traffic, parking, construction, hydrology, noise, and recreation.

In particular my concerns are:

Traffic

AMBO-2 The traffic analysis used in the MND document is inadequate. **The stop controlled intersection of Crailet and Craimer was not included in the traffic analysis, nor was traffic speed on these streets considered.** I am concerned that the **additional traffic from the Project and from the lack of parking will exacerbate existing concerns** about speeding on Crailet and Craimer. I urge the City to revise the analysis, mitigate all traffic impacts to the full extent possible, and recirculate the MND. I respectfully request the updated analysis include provisions such as analyzing, identifying and implementing traffic calming measures on impacted streets in Meredith Gardens as specified in the City's General Plan (2013), Circulation Enhancements (CE) section 5: Neighborhood Circulation Improvements and section 17: Site Development Permit Process and California Environmental Quality Act (CEQA).

Parking

AMBO-3 The mitigation measures for parking are not sufficient. Specifically, The MND states that the proposed project would result in a total loss of 82 spaces, 79 off-street and 3 on-street parking spaces. **The MND states that this will cause spill-over parking impacts, but no mitigation is recommended.** The loss of parking for the park as a direct result of this project will more than likely cause significant adverse impacts to our neighborhood. The long-established **shared parking between the school district and Le Bard Park must be considered to be an existing condition, and removal of this parking should be mitigated.**

1

AMBO-4

The MND suggests that 24 new on-street parking spaces will be created in front of the proposed new homes. Not only will this create a problem for future homeowners, but it is also not an acceptable means for providing parking per the City's stated policies.

AMBO-5

Additionally, **the MND parking analysis does not acknowledge that during peak period of park use, the amount of utilized parking is significantly higher than the proper spaces identified.** It is often the case today that park users park on the asphalt when all proper parking has been used. The absence of this activity in the parking analysis means that analysis is inadequate.

AMBO-6

The Community Services Commission asked that an alternative to the parking lot intrusion into the park be developed. I support looking for alternatives.

AMBO-7

Construction

Construction impacts were not analyzed, presented, or mitigated in the MND other than to address Air Quality and Noise impacts. There is **no mention of the likely impacts of truck hauling routes or hours of operation that should be required to minimize construction traffic impacts to our neighborhood. The failure to analyze the significant impact of construction-related trips appears to be a fundamental flaw in the MND.**

AMBO-8

Additionally, the MND does not address how construction phasing and schedule will affect Le Bard Park field availability other than to state:

"Construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the little league "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedule changes during construction."

AMBO-9

The MND does not analyze whether the need to potentially relocate current uses of the LeBard Park, even temporarily, create impacts in other areas of Huntington Beach.

AMBO-10

Hydrology/Water Quality

Mitigation measures MM Hydro-1, and -2 do not address the vegetated and bioretention basin clean up requirements after storm run-off. If the retention basin properly serves to capture stormwater pollutants and prevent those pollutants from entering the watershed, it will mean that those **pollutants, which the state considers hazardous, are accumulating within the vegetation and soil of the park, where my children play.** If the retention basin is successful, there is the risk to children to come into regular contact with pollutants that State of California has determined must be prevented from entering the natural environment. If the retention basin is unsuccessful, the mitigation measure is inadequate.

AMBO-11

Moreover, the inclusion of open collecting basins in the park with no outlets may serve as an attraction for pests including mosquitoes which can be a problem in this area due to the park's proximity to the Santa Ana River bed. This is of particular concern as the area designated for these basins are in close proximity to the little league fields where children will be playing and family members watching, and to both existing and planned residences.

2

ATTACHMENT NO. 11.29

AMBO-12

Noise

The discussion does not cover the noise that would be generated after 10 p.m. in the proposed new parking lot located in an isolated area of the park that extends to the SCE ROW adjacent to single family residences. Unlawful activity can be expected in this dark isolated area after 10 p.m.

I support a mitigation measure such as a lockable barrier similar to the adjoining access road that prevents access to this unused area other than the 11 Saturdays a year it is needed or retaining the area as passive park land and finding other solutions to the Saturday parking problem that occurs 11 days a year.

AMBO-13

Recreation

The MND states there will be an increase in usable, passable area to offset the loss of passive area where the expanded parking lot is proposed. This is true only in theory. The usable increase in area is in a detention basin, 200 feet long and 40 feet wide, located between the new residences and the ball fields. It is not adjacent to the park. Use of this area other than during the three month long SVLL baseball season is problematic.

AMBO-14

The existing open, passive area is where community members have held children's birthday parties, played freeze tag, and attended movie nights in the park. Loss of this area 365 days a year in order to park 17 cars 11 Saturdays a year is a significant impact.

we recommend the existing park open space remain as is. It cannot be compensated for by a detention basin needed to accommodate new residential development. The requirements to include residential stormwater mitigation measures should be borne by the future developer through a revised mitigation measure, not through the loss of park area and burden on the existing community. The City itself states one of its highest priorities is the retention of open space and that should apply here.

AMBO-15

General Plan Consistency

The MND is inconsistent with the City of Huntington Beach's own stated goals in its General Plan (2013). Specifically, traffic and parking do not meet the requirements of the following sections under Circulation Element: 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17. Unless the MND is revised to ensure consistency with these identified General Plan policies, the proposed project will have a significant, unmitigated impact on the Meredith Gardens community and my family. I strongly urge the City to revise and recirculate the MND to adequately address these issues to ensure the project meets the requirements of CEQA, or prepare an Environmental Impact Report and adopt a Statement of Overriding Considerations pursuant to CEQA.

AMBO-16

In closing, we acknowledge the City's efforts over the past several years to move the redevelopment of the school district site forward, but I have serious concerns about the proposed Project's potentially significant impacts to my neighborhood and my family's quality of life. The community looks forward to working with you on project refinements in the months ahead including the consideration of alternative uses for the site.

Thank you,

Amy and Jordan Bond
Meredith Gardens Resident, Huntington Beach

3

Responses to Amy and Jordan Bond (AMBO), 5/12/2015

AMBO-1

This comment provides introductory comments, noting that they have concerns about the analysis in the Draft IS/MND and the proposed mitigation measures regarding traffic, parking, construction, hydrology, noise and recreation. Further, this comment introduces comments AMBO-2 through AMBO-15, which outlines the commenter's specific concerns regarding the issues mentioned above. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

AMBO-2

This comment states the traffic analysis in the Draft IS/MND is inadequate because the stop controlled intersection of Crailet Drive and Craimer Lane was not included in the traffic study nor was traffic speed considered on these streets. This comment also expresses the commenter's concerns that additional traffic from the project and decreased on-site parking spaces will exacerbate existing speeding issues on Crailet Drive and Craimer Lane. The commenter requests that the Draft IS/MND be revised to mitigate all traffic impacts and include provisions such as traffic calming measures and then be recirculated with the new analysis. Refer to Response MGHOA-3.

AMBO-3

This comment states that the parking analysis in the Draft IS/MND is inadequate as the parking analysis determines there will be spill-over parking impacts but does not incorporate mitigation for this impact. Further, this comment states that the loss of parking as a result of the project would likely result in a significant adverse impact to the surrounding neighborhood and urges that the shared parking between the School District and the City (for LeBard Park) be considered as the existing parking baseline, where mitigation should be incorporated for the loss of the School District parking spaces. Refer to Responses MGHOA-4 and MGHOA-5.

AMBO-4

This comment suggests that the 24 new on-street parking spaces that would be created in front of the proposed homes would not only create a problem for future homeowners but is also an unacceptable means for providing parking per City's stated policies. Refer to Response MGHOA-6.

AMBO-5

This comment states that the Draft IS/MND parking analysis is inadequate as it does not account for the significantly higher amount of parking utilized during peak periods of park use. Further, the commenter suggests that park users park on the asphalt once all proper parking spaces have been occupied. Refer to Response MGHOA-7.

AMBO-6

This comments supports the statement by the Community Services Commission that if an alternative to the proposed parking lot could be identified and constructed, the Commission would consider the alternative. Comment is noted. Refer to Response MGHOA-8.

AMBO-7

This comment states that the Draft IS/MND did not analyze the likely impacts from construction-related traffic and does not include required hours of operation in order to minimize construction traffic impacts on the surrounding neighborhood. Refer to Response MGHOA-9.

AMBO-8

This comment states that the Draft IS/MND does not address how construction phasing and schedule would affect LeBard Park field availability other than to state that "construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the Little League "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedules changes during construction." Refer to Response MGHOA-10.

AMBO-9

This comment states that the Draft IS/MND does not analyze the potential displacement of current uses of LeBard Park, even temporarily, to other areas of Huntington Beach, which the commenter suggests could result in impacts in other areas of the City. Refer to Response MGHOA-11.

AMBO-10

This comment suggests that mitigation measures MM Hydro-1 and MM Hydro-2 do not address the cleanup requirements of the vegetated swale and bioretention area after storm events. The commenter also suggests that the Draft IS/MND is inadequate as it does not analyze potential impacts if the proposed bioretention basin is unsuccessful or of an additional mitigation measure that would address accumulated pollutants within the bioretention basin or vegetated swale which are considered by the commenter to represent a risk to park users. Refer to Response MGHOA-12.

AMBO-11

This comment expresses concern that the inclusion of open basins with no outlets within the park, specifically located adjacent to the baseball fields, may attract pests, such as mosquitoes, which could be problematic to existing and future residents, especially since the project site is in close proximity to the Santa Ana riverbed. Refer to Response MGHOA-12. In addition, the California Department of Health and the Mosquitos and Vector Control Association of California[4] has established design guidelines to reduce sources for mosquito breeding, which have been incorporated into the design of the BMPs which are incorporated into the WQMPs prepared for the proposed project. Therefore, the identified BMPs within the Draft IS/MND would be consistent with these design guidelines and would not result in an increased pest or mosquito impact. No changes to the Draft IS/MND are required in response to this comment.

[4] California Department of Health and the Mosquitos and Vector Control Association of California. *Best Management Practices for Mosquito Control in California* (July 2012).

AMBO-12

This comment states that the noise analysis did not include the potential noise generated after 10 00 PM in the area of the parking lot expansion due to illicit activity that would occur in the isolated part of the park. Further, this comment recommends two options as a means for reducing nighttime noise in the proposed parking lot area: (1) incorporate mitigation to require that a lockable barrier be installed similar to the adjoining access road that would prevent access to this unused area other than the 11 Saturdays a year it is needed for Little League parking or (2) retain the existing passive park area and identify an alternative to the potential Saturday parking impact, which would only occur 11 days a year during peak Little League use. Refer to Response MGHOA-13.

AMBO-13

This comment states that the inclusion of the bioretention basin as the increased passive area to offset the passive area lost for the proposed parking lot is problematic as the detention basin is located between the new residences and the baseball fields, and is not located adjacent to the park. Refer to Response MGHOA-14.

AMBO-14

This comment states that existing passive area of the park is used for recreational sports, picnics, and other open space uses 365 days a year and should not be lost in order to "park 17 cars 11 Saturdays a year." Further, this comment states that the Southern California Edison (SCE) right-of-way, which the commenter suggests is included in the City's park inventory, was not analyzed as an alternative location for parking and requests that the City analyzes utilizing the SCE property for additional parking. The commenter recommends that the existing passive area of LeBard Park remain as it is and states that the inclusion of residential stormwater mitigation measures should be borne by the future developer, not by the loss of existing parkland. This comment also states that future developers may be able to design innovative methods of stormwater control without impinging on existing park area, as the retention of open space is one of the City's highest priorities. Refer to Response MGHOA-15 and MGHOA-16.

AMBO-15

This comment states that the Draft IS/MND is inconsistent with the goals for traffic and parking identified in the General Plan (GP) Circulation Element Sections 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17 and suggests that if the Draft IS/MND is not revised to ensure consistency with these goals, the proposed project would have a significant, unmitigated impact on the Meredith Gardens community. Further, this comment recommends that the Draft IS/MND be revised and recirculated to ensure the project meets the requirements of CEQA or that an EIR is prepared with a Statement of Overriding Considerations (SOC) pursuant to CEQA. Refer to Response MGHOA-17.

AMBO-16

This comment provides conclusory remarks, stating that while the commenter does not oppose the proposed project, they have serious concerns about the potential for significant impacts to their neighborhood and the quality of life. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

Comments from Anthony Lanza, Esq. (ANLA), 5/18/2015

ANLA

Lanza & Smith
A PROFESSIONAL LAW CORPORATION
3 PARK PLAZA, SUITE 1650
IRVINE, CALIFORNIA 92614-8540
TELEPHONE: (949) 221-0490
FACSIMILE: (949) 221-0027

May 18, 2015

Jennifer Villasenor
Acting Planning Manager
City of Huntington Beach
Huntington Beach, CA 92648

Subject: *LeBard Park MND / Residential Project*

Dear Ms. Villasenor:

ANLA-1 I respectfully submit the following comments regarding the Le Bard Park Mitigated Negative Declaration (MND) Environmental Impacts Document. As a parent and resident of Meredith Gardens, the neighborhood adjacent to Le Bard Park, I have serious concerns about the MND analysis and proposed mitigation measures regarding recreation, traffic, parking, construction, hydrology, and noise.

My concerns are summarized as follows:

Recreation

ANLA-2 The MND states there will be an increase in usable, passable area to offset the loss of passive area where the expanded parking lot is proposed. This is a problem. The usable increase in area is in a detention basin, 200 feet long and 40 feet wide, located between the new residences and the ball fields. Use of this area is problematic.

The existing open area is where I have gathered with my children and other families, played many types of sporting activities, and attended movie nights in the park. Loss of this area 365 days a year in order to park 17 cars during roughly 11 Saturdays a year is a significant impact.

ANLA-3 **I recommend that the existing park open space remain as is.** It cannot be compensated for by a detention basin needed to accommodate new residential development. The requirements to include residential storm-water mitigation measures should be **borne by the future developer** through a revised mitigation measure, not through the loss of park area and burden on the existing community. This is simply inappropriate. **The City itself states one of its highest priorities is the retention of open space; that should apply here.**

Traffic

ANLA-4 The traffic analysis used in the MND document is inadequate. The stop controlled intersection of Crailet and Craimer was not included in the traffic analysis, nor was traffic speed on these streets considered. I am concerned that the additional traffic from the Project will exacerbate existing

ATTACHMENT NO. 11.34

ANLA-4 cont. concerns about speeding on Crailet and Craimer. I urge the City to revise the analysis, mitigate all traffic impacts, and recirculate the MND. I respectfully request the updated analysis include provisions for analyzing, identifying and implementing traffic calming measures on impacted streets in Meredith Gardens as specified in the City's General Plan (2013), Circulation Enhancements (CE) section 5: Neighborhood Circulation Improvements and section 17: Site Development Permit Process and California Environmental Quality Act (CEQA).

ANLA-5 Parking

The mitigation measures for parking are not sufficient. Specifically, The MND states that the proposed project would result in a total loss of 82 spaces, 79 off-street and 3 on-street parking spaces. The MND states that this will cause spill-over parking impacts, but no appropriate mitigation is recommended. The long-established shared parking between the school district and Le Bard Park must be considered to be an existing condition, and removal of this parking should be avoided or mitigated.

ANLA-6 The Community Services Commission asked that an alternative to the parking lot intrusion into the park be developed. I support looking for alternatives.

ANLA-7 Construction & Noise

Construction impacts were not analyzed, presented, nor mitigated in the MND -- other than to address Air Quality and noise impacts. There is no mention of the likely impacts of truck hauling routes or hours of operation that should be required to minimize construction traffic impacts to our neighborhood. The failure to analyze the significant impact of construction-related trips appears to be a fundamental flaw in the MND.

ANLA-8 Hydrology/Water Quality

Mitigation measures MM Hydro-1, and -2 do not address the vegetated and bioretention basin clean up requirements after storm run-off. If the retention basin properly serves to capture storm-water pollutants and prevent those pollutants from entering the watershed, it will mean that those pollutants, which the state considers hazardous, are accumulating within the vegetation and soil of the park, where my children play. If the retention basin is successful, there is the risk that children will come into regular contact with pollutants that State of California has determined must be prevented from entering the natural environment. If the retention basin is unsuccessful, the mitigation measure is inadequate.

ANLA-9 Moreover, the inclusion of open collecting basins in the park with no outlets may serve as an attraction for pests, including mosquitoes, which can be a problem in this area due to the park's proximity to the Santa Ana River bed. This is of particular concern as the areas designated for these basins are in close proximity to 1) the little league fields and the park areas where children will be playing and family members will be present; and to 2) many existing and planned residences.

ANLA-10 General Plan Consistency

The MND is inconsistent with the City of Huntington Beach's own stated goals in its General Plan (2013). Specifically, traffic and parking do not meet the requirements of the following sections under Circulation Element: 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17. Unless the MND is

ANLA-10 cont. revised to ensure consistency with these identified General Plan policies, the proposed project will have a significant, unmitigated impact on the Meredith Gardens community and my family. I strongly urge the City to revise and recirculate the MND to adequately address these issues to ensure the project meets the requirements of CEQA, or prepare an Environmental Impact Report and adopt a Statement of Overriding Considerations pursuant to CEQA.

ANLA-11 While I appreciate the City's efforts over the past several years handling the redevelopment of the school district site, I have serious concerns about the proposed Project's significant impacts to my neighborhood and my family's quality of life. We look forward to working with you on project refinements in the months ahead, including the consideration of alternative uses for the site.

Very truly yours,

LANZA & SMITH

Anthony Lanza, Esq.

Responses to Anthony Lanza, Esq. (ANLA), 5/18/2015

ANLA-1

This comment provides introductory comments, noting that they have concerns about the analysis in the Draft IS/MND and the proposed mitigation measures regarding traffic, parking, construction, hydrology, noise and recreation. Further, this comment introduces comments ANLA-2 through ANLA-10, which outlines the commenter's specific concerns regarding the issues mentioned above. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

ANLA-2

This comment states that the inclusion of the bioretention basin as the increased passive area to offset the passive area lost for the proposed parking lot is problematic as the detention basin is located between the new residences and the baseball fields, and is not located adjacent to the park. Refer to Response MGHOA-14.

ANLA-3

The commenter recommends that the existing passive area of LeBard Park remain as it is and states that the inclusion of residential stormwater mitigation measures should be borne by the future developer, not by the loss of existing parkland. This comment also states that future developers may be able to design innovative methods of stormwater control without impinging on existing park area, as the retention of open space is one of the City's highest priorities. Refer to Response MGHOA-15.

ANLA-4

This comment expresses concern that additional traffic from the proposed project and the 'lack of parking' would exacerbate existing concerns of the Homeowners Association about speeding on Crailet Drive. Further, the comment states that the traffic study failed to analyze the proposed project's impacts on Crailet Drive and Craimer Lane and, as such, the analysis needs to be revised, all traffic impacts mitigated to the full extent possible, and the Draft IS/MND recirculated. Finally, the commenter suggests that the revised traffic analysis should be consistent with the City's General Plan (GP) (Policies Circulation Element [CE] 5 and CE 17) and analyze additional provisions, such as traffic calming measures. Refer to Response MGHOA-3.

ANLA-5

This comment states that the traffic analysis is inadequate as the stop controlled intersection of Crailet Drive and Craimer Lane was not included in the traffic analysis nor was the traffic speed on these streets considered. Further, this comment expresses concern that additional traffic from the proposed project and the 'lack of parking' would exacerbate existing concerns of the Homeowners Association about speeding on Crailet Drive. Further, the comment states that the traffic study failed to analyze the proposed project's impacts on Crailet Drive and Craimer Lane and, as such, the analysis needs to be revised, all traffic impacts mitigated to the full extent possible, and the Draft IS/MND recirculated. Finally, the commenter suggests that the revised traffic analysis should be consistent with the City's GP (Policies CE 5 and CE 17) and analyze additional provisions, such as traffic calming measures. Refer to Responses MGHOA-2 and MGHOA-3.

ANLA-6

This comments supports the statement by the Community Services Commission that if an alternative to the proposed parking lot could be identified and constructed, the Commission would consider the alternative. Comment is noted. Refer to Response MGHOA-8.

ANLA-7

This comment states that the Draft IS/MND is inadequate because construction-related vehicle trips were not analyzed and there is a fair argument that the addition of construction-related traffic could result in a potentially significant impact. Further, this comment states that the Draft IS/MND must be revised to analyze construction-related traffic and recirculated to include the new analysis.

Refer to Response MGHOA-9.

ANLA-8

This comment suggests that mitigation measures MM Hydro-1 and MM Hydro-2 do not address the cleanup requirements of the vegetated swale and bioretention area after storm events. The commenter also suggests that the Draft IS/MND is inadequate as it does not analyze potential impacts if the proposed bioretention basin is unsuccessful or of an additional mitigation measure that would address accumulated pollutants within the bioretention basin or vegetated swale which are considered by the commenter to represent a risk to park users. Refer to Response MGHOA-12.

ANLA-9

This comment expresses concern that the inclusion of open basins with no outlets within the park, specifically located adjacent to the baseball fields, may attract pests, such as mosquitoes, which could be problematic to existing and future residents, especially since the project site is in close proximity to the Santa Ana riverbed. Refer to Responses MGHOA-12 and AMBO-11.

ANLA-10

This comment states that the Draft IS/MND is inconsistent with the goals for traffic and parking identified in the General Plan (GP) Circulation Element Sections 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17 and suggests that if the Draft IS/MND is not revised to ensure consistency with these goals, the proposed project would have a significant, unmitigated impact on the Meredith Gardens community. Further, this comment recommends that the Draft IS/MND be revised and recirculated to ensure the project meets the requirements of CEQA or that an EIR is prepared with a Statement of Overriding Considerations (SOC) pursuant to CEQA. Refer to Response MGHOA-17.

ANLA-11

This comment provides conclusory remarks, stating that while the commenter does not oppose the proposed project, they have serious concerns about the potential for significant impacts to their neighborhood and the quality of life. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

Comments from April and Adam Helliwell (APHE), 5/14/2015

APHE

May 14, 2015

Jennifer Villasenor
Acting Planning Manager
City of Huntington Beach
Huntington Beach, CA 92648

Subject: LeBard Park & Residential Project MND Comments

Dear Ms. Villasenor:

APHE-1 I respectfully submit the following comments regarding the Le Bard Park Mitigated Negative Declaration (MND) Environmental Impacts Document. As a parent and resident of Meredith Gardens, the neighborhood adjacent to Le Bard Park, I have serious concerns about what appear to be blatant oversights and glaring omissions in the MND analysis and proposed mitigation measures regarding traffic, parking, construction, hydrology, noise, and recreation.

In particular my concerns are:

Traffic

APHE-2 The traffic analysis used in the MND document is inadequate. **The stop controlled intersection of Crailet and Craimer was not included in the traffic analysis, nor was traffic speed on these streets considered.** I am concerned that the **additional traffic from the Project and from the lack of parking will exacerbate existing concerns** about speeding on Crailet and Craimer. I urge the City to revise the analysis, mitigate all traffic impacts to the full extent possible, and recirculate the MND. I respectfully request the updated analysis include provisions such as analyzing, identifying and implementing traffic calming measures on impacted streets in Meredith Gardens as specified in the City's General Plan (2013), Circulation Enhancements (CE) section 5: Neighborhood Circulation Improvements and section 17: Site Development Permit Process and California Environmental Quality Act (CEQA).

Parking

APHE-3 The mitigation measures for parking are not sufficient. Specifically, The MND states that the proposed project would result in a total loss of 82 spaces, 79 off-street and 3 on-street parking spaces. **The MND states that this will cause spill-over parking impacts, but no mitigation is recommended.** The loss of parking for the park as a direct result of this project will more than likely cause significant adverse impacts to our neighborhood. The long-established **shared parking between the school district and Le Bard Park must be considered to be an existing condition, and removal of this parking should be mitigated.**

APHE-4 The MND suggests that 24 new on-street parking spaces will be created in front of the proposed new homes. Not only will this create a problem for future homeowners, but it is also not an acceptable means for providing parking per the City's stated policies.

APHE-5 Additionally, **the MND parking analysis does not acknowledge that during peak period of park use, the amount of utilized parking is significantly higher than the proper spaces identified.** It is often the case today that park users park on the asphalt when all proper

ATTACHMENT NO. 11.39

APHE-5 cont. parking has been used. The absence of this activity in the parking analysis means that analysis is inadequate.

APHE-6 The Community Services Commission asked that an alternative to the parking lot intrusion into the park be developed. I support looking for alternatives.

Construction

APHE-7 Construction impacts were not analyzed, presented, or mitigated in the MND other than to address Air Quality and Noise impacts. There is **no mention of the likely impacts of truck hauling routes or hours of operation that should be required to minimize construction traffic impacts to our neighborhood. The failure to analyze the significant impact of construction-related trips appears to be a fundamental flaw in the MND.**

Additionally, the MND does not address how construction phasing and schedule will affect Le Bard Park field availability other than to state:

APHE-8 "Construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the little league "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedule changes during construction."

APHE-9 **The MND does not analyze whether the need to potentially relocate current uses of the LeBard Park, even temporarily, create impacts in other areas of Huntington Beach.**

Hydrology/Water Quality

APHE-10 Mitigation measures MM Hydro-1, and -2 do not address the vegetated and bioretention basin clean up requirements after storm run-off. If the retention basin properly serves to capture stormwater pollutants and prevent those pollutants from entering the watershed, it will mean that those **pollutants, which the state considers hazardous, are accumulating within the vegetation and soil of the park, where my children play.** If the retention basin is successful, there is the risk to children to come into regular contact with pollutants that State of California has determined must be prevented from entering the natural environment. If the retention basin is unsuccessful, the mitigation measure is inadequate.

APHE-11 Moreover, the inclusion of open collecting basins in the park with no outlets may serve as an attraction for pests including mosquitoes which can be a problem in this area due to the park's proximity to the Santa Ana River bed. This is of particular concern as the area designated for these basins are in close proximity to the little league fields where children will be playing and family members watching, and to both existing and planned residences.

Noise

APHE-12 **The discussion does not cover the noise that would be generated after 10 p.m. in the proposed new parking lot located in an isolated area of the park that extends to the SCE ROW** adjacent to single family residences. Unlawful activity can be expected in this dark isolated area after 10 p.m.

APHE-12 cont. I support a mitigation measure such as a lockable barrier similar to the adjoining access road that prevents access to this unused area other than the 11 Saturdays a year it is needed or retaining the area as passive park land and finding other solutions to the Saturday parking problem that occurs 11 days a year.

Recreation

APHE-13 The MND states there will be an increase in usable, passable area to offset the loss of passive area where the expanded parking lot is proposed. This is true only in theory. The usable increase in area is in a detention basin, 200 feet long and 40 feet wide, located between the new residences and the ball fields. It is not adjacent to the park. Use of this area other than during the three month long SVLL baseball season is problematic.

APHE-14 **The existing open, passive area is where I have held my children's birthday parties, played freeze tag, and attended movie nights in the park. Loss of this area 365 days a year in order to park 17 cars 11 Saturdays a year is a significant impact.**

I recommend the existing park open space remain as is. It cannot be compensated for by a detention basin needed to accommodate new residential development. The requirements to include residential stormwater mitigation measures should be borne by the future developer through a revised mitigation measure, not through the loss of park area and burden on the existing community. The City itself states one of its highest priorities is the retention of open space and that should apply here.

General Plan Consistency

APHE-15 The MND is inconsistent with the City of Huntington Beach's own stated goals in its General Plan (2013). Specifically, traffic and parking do not meet the requirements of the following sections under Circulation Element: 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17. Unless the MND is revised to ensure consistency with these identified General Plan policies, the proposed project will have a significant, unmitigated impact on the Meredith Gardens community and my family. I strongly urge the City to revise and recirculate the MND to adequately address these issues to ensure the project meets the requirements of CEQA, or prepare an Environmental Impact Report and adopt a Statement of Overriding Considerations pursuant to CEQA.

APHE-16 In closing, I acknowledge the City's efforts over the past several years to move the redevelopment of the school district site forward, but I have serious concerns about the proposed Project's potentially significant impacts to my neighborhood and my family's quality of life. I look forward to working with you on project refinements in the months ahead including the consideration of alternative uses for the site.

Thank you,

April and Adam Helliwell

10161 Birchwood Dr., HB

Meredith Gardens Residents

Responses to April and Adam Helliwell (APHE), 5/14/2015

APHE-1

This comment provides introductory remarks and states that the Meredith Gardens Homeowners Association (commenter) has reviewed the Draft IS/MND. Further, that while supportive of the proposed project, the commenter has concerns about the analysis in the Draft IS/MND and the proposed mitigation measures regarding traffic, parking, construction, hydrology, noise and recreation. Further, this comment introduces comments APHE-2 through APHE-15, which outlines the commenter's specific concerns regarding the issues mentioned above. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

APHE-2

This comment expresses concern that additional traffic from the proposed project and the 'lack of parking' would exacerbate existing concerns of the Homeowners Association about speeding on Crailet Drive. Further, the comment states that the traffic study failed to analyze the proposed project's impacts on Crailet Drive and Craimer Lane and, as such, the analysis needs to be revised, all traffic impacts mitigated to the full extent possible, and the Draft IS/MND recirculated. Finally, the commenter suggests that the revised traffic analysis should be consistent with the City's General Plan (GP) (Policies Circulation Element (CE) 5 and 17) and analyze additional provisions, such as traffic calming measures. Refer to Response MGHOA-3.

APHE-3

This comment states that the parking analysis in the Draft IS/MND is inadequate as the parking analysis determines there will be spill-over parking impacts but does not incorporate mitigation for this impact. Further, this comment states that the loss of parking as a result of the project would likely result in a significant adverse impact to the surrounding neighborhood and urges that the shared parking between the School District and the park be considered as the existing parking baseline, where mitigation should be incorporated for the loss of the School District parking spaces. Refer to Responses MGHOA-4 and MGHOA-5.

APHE-4

This comment suggests that the overall parking loss associated with the project is being mitigated by the provision of 24 new on-street parking spaces on the new residential street. Further, this comment states that the new on-street parking would "create a problem for future homeowners and is not an acceptable means for providing parking per the City's stated policies." Refer to Response MGHOA-6.

APHE-5

This comment states that the Draft IS/MND parking analysis is inadequate as it does not account for the significantly higher amount of utilized parking during peak periods of park use. The commenter also notes that park users park on the asphalt once all proper parking spaces have been occupied. Refer to Response MGHOA-7.

APHE-6

This comments supports the statement by the Community Services Commission that if an alternative to the proposed parking lot could be identified and constructed, the Commission would consider the alternative. Comment is noted. Refer to Response MGHOA-8.

APHE-7

This comment states that the Draft IS/MND is inadequate because construction-related vehicle trips were not analyzed and there is a fair argument that the addition of construction-related traffic could result in a potentially significant impact. Further, this comment states that the Draft IS/MND must be revised to analyze construction-related traffic and recirculated to include the new analysis.

Refer to Response MGHOA-9.

APHE-8

This comment states that the Draft IS/MND does not address how the construction phasing and schedule would affect LeBard Park baseball field availability other than to state that "construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the Little League 'off' season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedules changes during construction." Refer to Response MGHOA-10.

APHE-9

This comment states that the Draft IS/MND does not analyze the potential displacement of current uses of LeBard Park, even temporarily, to other areas of Huntington Beach, which could result in impacts in other areas of the City. Refer to Response MGHOA-11.

APHE-10

This comment suggests that mitigation measures MM Hydro-1 and MM Hydro-2 do not address the cleanup requirements of the vegetated swale and bioretention area after storm events. The commenter also suggests that the Draft IS/MND is inadequate as it does not analyze potential impacts if the proposed bioretention basin is unsuccessful or of an additional mitigation measure that would address accumulated pollutants within the bioretention basin or vegetated swale which are considered by the commenter to represent a risk to park users. Refer to Response MGHOA-12.

APHE-11

This comment expresses concern that the inclusion of open basins with no outlets within the park, specifically located adjacent to the baseball fields, may attract pests, such as mosquitoes, which could be problematic to existing and future residents, especially since the project site is in close proximity to the Santa Ana riverbed. Refer to Responses MGHOA-12 and AMBO-11.

APHE-12

This comment states that the noise analysis did not include the potential noise generated after 10:00 PM in the area of the parking lot expansion due to illicit activity that would occur in the isolated part of the park. Further, this comment recommends two options as a means for reducing nighttime noise in the proposed parking lot area: (1) incorporate mitigation to require that a lockable barrier be installed similar to the adjoining access road that would prevent access to this unused area other than the 11 Saturdays a year it is needed for Little League parking or (2) retain the existing passive park area and identify an alternative to the potential Saturday parking impact, which would only occur 11 days a year during peak Little League use.

. Refer to Response MGHOA-13.

APHE-13

This comment states that the inclusion of the bioretention basin as the increased passive area to offset the passive area lost for the proposed parking lot is problematic as the detention basin is located between the new residences and the baseball fields, and is not located adjacent to the park. Refer to Response MGHOA-12.

APHE-14

This comment states that existing passive area of the park is used for recreational sports, picnics, and other open space uses 365 days a year and should not be lost in order to "park 17 cars 11 Saturdays a year." Further, this comment states that the Southern California Edison (SCE) right-of-way, which the commenter suggests is included in the City's park inventory, was not analyzed as an alternative location for parking and requests that the City analyzes utilizing the SCE property for additional parking. The commenter recommends that the existing passive area of LeBard Park remain as it is and states that the inclusion of residential stormwater mitigation measures should be borne by the future developer, not by the loss of existing parkland. This comment also states that future developers may be able to design innovative methods of stormwater control without impinging on existing park area, as the retention of open space is one of the City's highest priorities. Refer to Response to comment MGHOA-15 and MGHOA-16.

APHE-15

This comment states that the Draft IS/MND is inconsistent with the goals for traffic and parking identified in the General Plan (GP) Circulation Element Sections 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17 and suggests that if the Draft IS/MND is not revised to ensure consistency with these goals, the proposed project would have a significant, unmitigated impact on the Meredith Gardens community. Further, this comment recommends that the Draft IS/MND be revised and recirculated to ensure the project meets the requirements of CEQA or that an EIR is prepared with a Statement of Overriding Considerations (SOC) pursuant to CEQA.

Refer to Response MGHOA-17.

APHE-16

This comment provides conclusory remarks, stating that while the commenter does not oppose the proposed project, they have serious concerns about the potential for significant impacts to their neighborhood and the quality of life. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

ATTACHMENT NO. 11.45

Comments from Ashley White (ASWH), 5/12/2015

ASWH

May 12, 2015

Jennifer Villasenor
Acting Planning Manager
City of Huntington Beach
Huntington Beach, CA 92648

RECEIVED
MAY 15 2015
Dept. of Planning & Building

Subject: LeBard Park & Residential Project MND Comments

Dear Ms. Villasenor:

ASWH-1 I respectfully submit the following comments regarding the Le Bard Park Mitigated Negative Declaration (MND) Environmental Impacts Document. As a parent and resident of Meredith Gardens, the neighborhood adjacent to Le Bard Park, I have serious concerns about what appear to be blatant oversights and glaring omissions in the MND analysis and proposed mitigation measures regarding traffic, parking, construction, hydrology, noise, and recreation.

In particular my concerns are:

Traffic

ASWH-2 The traffic analysis used in the MND document is inadequate. **The stop controlled intersection of Crailet and Craimer was not included in the traffic analysis, nor was traffic speed on these streets considered.** I am concerned that the **additional traffic from the Project and from the lack of parking will exacerbate existing concerns** about speeding on Crailet and Craimer. I urge the City to revise the analysis, mitigate all traffic impacts to the full extent possible, and recirculate the MND. I respectfully request the updated analysis include provisions such as analyzing, identifying and implementing traffic calming measures on impacted streets in Meredith Gardens as specified in the City's General Plan (2013), Circulation Enhancements (CE) section 5: Neighborhood Circulation Improvements and section 17: Site Development Permit Process and California Environmental Quality Act (CEQA).

Parking

ASWH-3 The mitigation measures for parking are not sufficient. Specifically, The MND states that the proposed project would result in a total loss of 82 spaces, 79 off-street and 3 on-street parking spaces. **The MND states that this will cause spill-over parking impacts, but no mitigation is recommended.** The loss of parking for the park as a direct result of this project will more than likely cause significant adverse impacts to our neighborhood. The long-established **shared parking between the school district and Le Bard Park must be considered to be an existing condition, and removal of this parking should be mitigated.**

ASWH-4 The MND suggests that 24 new on-street parking spaces will be created in front of the proposed new homes. Not only will this create a problem for future homeowners, but it is also not an acceptable means for providing parking per the City's stated policies.

ASWH-5 Additionally, **the MND parking analysis does not acknowledge that during peak period of park use, the amount of utilized parking is significantly higher than the proper spaces identified.** It is often the case today that park users park on the asphalt when all proper parking has been used. The absence of this activity in the parking analysis means that analysis is inadequate.

ASWH-6 The Community Services Commission asked that an alternative to the parking lot intrusion into the park be developed. I support looking for alternatives.

Construction

ASWH-7 Construction impacts were not analyzed, presented, or mitigated in the MND other than to address Air Quality and Noise impacts. There is **no mention of the likely impacts of truck hauling routes or hours of operation that should be required to minimize construction traffic impacts to our neighborhood. The failure to analyze the significant impact of construction-related trips appears to be a fundamental flaw in the MND.**

ASWH-8 Additionally, the MND does not address how construction phasing and schedule will affect Le Bard Park field availability other than to state:

"Construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the little league "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedule changes during construction."

ASWH-9 **The MND does not analyze whether the need to potentially relocate current uses of the LeBard Park, even temporarily, create impacts in other areas of Huntington Beach.**

Hydrology/Water Quality

ASWH-10 Mitigation measures MM Hydro-1, and -2 do not address the vegetated and bioretention basin clean up requirements after storm run-off. If the retention basin properly serves to capture stormwater pollutants and prevent those pollutants from entering the watershed, it will mean that those **pollutants, which the state considers hazardous, are accumulating within the vegetation and soil of the park, where my children play.** If the retention basin is successful, there is the risk to children to come into regular contact with pollutants that State of California has determined must be prevented from entering the natural environment. If the retention basin is unsuccessful, the mitigation measure is inadequate.

ASWH-11 Moreover, the inclusion of open collecting basins in the park with no outlets may serve as an attraction for pests including mosquitoes which can be a problem in this area due to the park's proximity to the Santa Ana River bed. This is of particular concern as the area designated for these basins are in close proximity to the little league fields where children will be playing and family members watching, and to both existing and planned residences.

Noise

ASWH-12 **The discussion does not cover the noise that would be generated after 10 p.m. in the proposed new parking lot located in an isolated area of the park that extends to the SCE ROW** adjacent to single family residences. Unlawful activity can be expected in this dark isolated area after 10 p.m.

I support a mitigation measure such as a lockable barrier similar to the adjoining access road that prevents access to this unused area other than the 11 Saturdays a year it is needed or retaining the area as passive park land and finding other solutions to the Saturday parking problem that occurs 11 days a year.

Recreation

ASWH-13 The MND states there will be an increase in usable, passable area to offset the loss of passive area where the expanded parking lot is proposed. This is true only in theory. The usable increase in area is in a detention basin, 200 feet long and 40 feet wide, located between the new residences and the ball fields. It is not adjacent to the park. Use of this area other than during the three month long SVLL baseball season is problematic.

ASWH-14 **The existing open, passive area is where I have held my children's birthday parties, played freeze tag, and attended movie nights in the park. Loss of this area 365 days a year in order to park 17 cars 11 Saturdays a year is a significant impact.**

ASWH-15 I recommend the existing park open space remain as is. It cannot be compensated for by a detention basin needed to accommodate new residential development. The requirements to include residential stormwater mitigation measures should be borne by the future developer through a revised mitigation measure, not through the loss of park area and burden on the existing community. The City itself states one of its highest priorities is the retention of open space and that should apply here.

General Plan Consistency

ASWH-16 The MND is inconsistent with the City of Huntington Beach's own stated goals in its General Plan (2013). Specifically, traffic and parking do not meet the requirements of the following sections under Circulation Element: 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17. Unless the MND is revised to ensure consistency with these identified General Plan policies, the proposed project will have a significant, unmitigated impact on the Meredith Gardens community and my family. I strongly urge the City to revise and recirculate the MND to adequately address these issues to ensure the project meets the requirements of CEQA, or prepare an Environmental Impact Report and adopt a Statement of Overriding Considerations pursuant to CEQA.

ASWH-17 In closing, I acknowledge the City's efforts over the past several years to move the redevelopment of the school district site forward, but I have serious concerns about the proposed Project's potentially significant impacts to my neighborhood and my family's quality

ASWH-17 cont. of life. I look forward to working with you on project refinements in the months ahead including the consideration of alternative uses for the site.

Thank you,

Ashley White
10071 Crailet Dr.
Huntington Beach, CA
92646

Responses to Ashley White (ASWH), 5/12/2015

ASWH-1

This comment provides introductory comments, noting that they have concerns about the analysis in the Draft IS/MND and the proposed mitigation measures regarding traffic, parking, construction, hydrology, noise and recreation. Further, this comment introduces comments ASWH-2 through ASWH-15, which outlines the commenter's specific concerns regarding the issues mentioned above. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

ASWH-2

This comment states the traffic analysis in the Draft IS/MND is inadequate because the stop controlled intersection of Crailet Drive and Craimer Lane was not included in the traffic study nor was traffic speed considered on these streets. This comment also expresses the commenter's concerns that additional traffic from the project and decreased on-site parking spaces will exacerbate existing speeding issues on Crailet Drive and Craimer Lane. The commenter requests that the Draft IS/MND be revised to mitigate all traffic impacts and include provisions such as traffic calming measures and then be recirculated with the new analysis. Refer to Response MGHOA-3.

ASWH-3

This comment states that the parking analysis in the Draft IS/MND is inadequate as the parking analysis determines there will be spill-over parking impacts but does not incorporate mitigation for this impact. Further, this comment states that the loss of parking as a result of the project would likely result in a significant adverse impact to the surrounding neighborhood and urges that the shared parking between the School District and the City (for LeBard Park) be considered as the existing parking baseline, where mitigation should be incorporated for the loss of the School District parking spaces. Refer to Responses MGHOA-4 and MGHOA-5.

ATTACHMENT NO. 11.49

ASWH-4

This comment suggests that the 24 new on-street parking spaces that would be created in front of the proposed homes would not only create a problem for future homeowners but is also an unacceptable means for providing parking per City's stated policies. Refer to Response MGHOA-6.

ASWH-5

This comment states that the Draft IS/MND parking analysis is inadequate as it does not account for the significantly higher amount of parking utilized during peak periods of park use. Further, the commenter suggests that park users park on the asphalt once all proper parking spaces have been occupied. Refer to Response MGHOA-7.

ASWH-6

This comments supports the statement by the Community Services Commission that if an alternative to the proposed parking lot could be identified and constructed, the Commission would consider the alternative. Comment is noted. Refer to Response MGHOA-8.

ASWH-7

This comment states that the Draft IS/MND did not analyze the likely impacts from construction-related traffic and does not include required hours of operation in order to minimize construction traffic impacts on the surrounding neighborhood. Refer to Response MGHOA-9.

ASWH-8

This comment states that the Draft IS/MND does not address how construction phasing and schedule would affect LeBard Park field availability other than to state that "construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the Little League "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedules changes during construction." Refer to Response MGHOA-10.

ASWH-9

This comment states that the Draft IS/MND does not analyze the potential displacement of current uses of LeBard Park, even temporarily, to other areas of Huntington Beach, which the commenter suggests could result in impacts in other areas of the City. Refer to Response MGHOA-11.

ASWH-10

This comment suggests that mitigation measures MM Hydro-1 and MM Hydro-2 do not address the cleanup requirements of the vegetated swale and bioretention area after storm events. The commenter also suggests that the Draft IS/MND is inadequate as it does not analyze potential impacts if the proposed bioretention basin is unsuccessful or of an additional mitigation measure that would address accumulated pollutants within the bioretention basin or vegetated swale which are considered by the commenter to represent a risk to park users. Refer to Response MGHOA-12.

ASWH-11

This comment expresses concern that the inclusion of open basins with no outlets within the park, specifically located adjacent to the baseball fields, may attract pests, such as mosquitoes, which could be problematic to existing and future residents, especially since the project site is in close proximity to the Santa Ana riverbed. Refer to Responses MGHOA-12 and AMBO-11.

ASWH-12

This comment states that the noise analysis did not include the potential noise generated after 10:00 PM in the area of the parking lot expansion due to illicit activity that would occur in the isolated part of the park. Further, this comment recommends two options as a means for reducing nighttime noise in the proposed parking lot area: (1) incorporate mitigation to require that a lockable barrier be installed similar to the adjoining access road that would prevent access to this unused area other than the 11 Saturdays a year it is needed for Little League parking or (2) retain the existing passive park area and identify an alternative to the potential Saturday parking impact, which would only occur 11 days a year during peak Little League use. Refer to Response MGHOA-13.

ASWH-13

This comment states that the inclusion of the bioretention basin as the increased passive area to offset the passive area lost for the proposed parking lot is problematic as the detention basin is located between the new residences and the baseball fields, and is not located adjacent to the park. Refer to Response MGHOA-14.

ASWH-14

This comment states that existing passive area of the park is used for recreational sports, picnics, and other open space uses 365 days a year and should not be lost in order to "park 17 cars 11 Saturdays a year." Further, this comment states that the Southern California Edison (SCE) right-of-way, which the commenter suggests is included in the City's park inventory, was not analyzed as an alternative location for parking and requests that the City analyzes utilizing the SCE property for additional parking. Refer to Response MGHOA-15

ASWH-15

The commenter recommends that the existing passive area of LeBard Park remain as it is and states that the inclusion of residential stormwater mitigation measures should be borne by the future developer, not by the loss of existing parkland. This comment also states that future developers may be able to design innovative methods of stormwater control without impinging on existing park area, as the retention of open space is one of the City's highest priorities. Refer to Response MGHOA-16.

ASWH-16

This comment states that the Draft IS/MND is inconsistent with the goals for traffic and parking identified in the General Plan (GP) Circulation Element Sections 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17 and suggests that if the Draft IS/MND is not revised to ensure consistency with these goals, the proposed project would have a significant, unmitigated impact on the Meredith Gardens community. Further, this

ATTACHMENT NO. 11.51

comment recommends that the Draft IS/MND be revised and recirculated to ensure the project meets the requirements of CEQA or that an EIR is prepared with a Statement of Overriding Considerations (SOC) pursuant to CEQA. Refer to Response MGHOA-17.

ASWH-17

This comment provides conclusory remarks, stating that while the commenter does not oppose the proposed project, they have serious concerns about the potential for significant impacts to their neighborhood and the quality of life. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

ATTACHMENT NO. 11.52

Comments from Barry L. Williams (BAWI), 5/14/2015

BAWI

Subject: FW: Emailing - MGHALeBardMNDresidentsletter5-12-2015.pdf
Attachments: MGHALeBardMNDresidentsletter5-12-2015.pdf; ATT00001.htm

From: WMSB@aol.com [mailto:WMSB@aol.com]
Sent: Thursday, May 14, 2015 5:43 PM
To: Villasenor, Jennifer
Cc: Hess, Scott; erikpetersonhb@gmail.com; dsullivan@socal.rr.com
Subject: Emailing - MGHALeBardMNDresidentsletter5-12-2015.pdf

Jennifer

BAWI-1 Attached is the form letter proposed by the MGHA; I whole heartedly agree with it's content; there is no need at all for the parking under power lines for 11 events a year.

BAWI-2 The project behind Stater Bros Market was to be a compatible project to Meredith ; a drive by will tell you what a lie that was. Rolled curbs; no park ways; no room for 2 cars in front of each residence plus a garage set back that allows 2 cars in driveway.

We need to use practical experience not some developers biased visual of a project.

These are proposed million dollar plus homes; should not be jammed in like a condo complex.

Thank You

Barry L. Williams

cell 714-745-1499

In God We Trust

The IS team in Atkins has scanned this email and any attachments for viruses and other threats; however no technology can be guaranteed to detect all threats. Always exercise caution before acting on the content of an email and before opening attachments or following links contained within the email.

1

May 12, 2015

Jennifer Villasenor
Acting Planning Manager
City of Huntington Beach
Huntington Beach, CA 92648

Subject: LeBard Park & Residential Project MND Comments

Dear Ms. Villasenor:

BAWI-3 I respectfully submit the following comments regarding the Le Bard Park Mitigated Negative Declaration (MND) Environmental Impacts Document. As a parent and resident of Meredith Gardens, the neighborhood adjacent to Le Bard Park, I have serious concerns about what appear to be blatant oversights and glaring omissions in the MND analysis and proposed mitigation measures regarding traffic, parking, construction, hydrology, noise, and recreation.

In particular my concerns are:

Traffic

BAWI-4 The traffic analysis used in the MND document is inadequate. **The stop controlled intersection of Crailet and Craimer was not included in the traffic analysis, nor was traffic speed on these streets considered.** I am concerned that the **additional traffic from the Project and from the lack of parking will exacerbate existing concerns** about speeding on Crailet and Craimer. I urge the City to revise the analysis, mitigate all traffic impacts to the full extent possible, and recirculate the MND. I respectfully request the updated analysis include provisions such as analyzing, identifying and implementing traffic calming measures on impacted streets in Meredith Gardens as specified in the City's General Plan (2013), Circulation Enhancements (CE) section 5: Neighborhood Circulation Improvements and section 17: Site Development Permit Process and California Environmental Quality Act (CEQA).

Parking

BAWI-5 The mitigation measures for parking are not sufficient. Specifically, The MND states that the proposed project would result in a total loss of 82 spaces, 79 off-street and 3 on-street parking spaces. **The MND states that this will cause spill-over parking impacts, but no mitigation is recommended.** The loss of parking for the park as a direct result of this project will more than likely cause significant adverse impacts to our neighborhood. The long-established **shared parking between the school district and Le Bard Park must be considered to be an existing condition, and removal of this parking should be mitigated.**

BAWI-6 The MND suggests that 24 new on-street parking spaces will be created in front of the proposed new homes. Not only will this create a problem for future homeowners, but it is also not an acceptable means for providing parking per the City's stated policies.

BAWI-7 Additionally, **the MND parking analysis does not acknowledge that during peak period of park use, the amount of utilized parking is significantly higher than the proper spaces**

BAWI-7 cont.

identified. It is often the case today that park users park on the asphalt when all proper parking has been used. The absence of this activity in the parking analysis means that analysis is inadequate.

BAWI-8

The Community Services Commission asked that an alternative to the parking lot intrusion into the park be developed. I support looking for alternatives.

Construction

BAWI-9

Construction impacts were not analyzed, presented, or mitigated in the MND other than to address Air Quality and Noise impacts. There is **no mention of the likely impacts of truck hauling routes or hours of operation that should be required to minimize construction traffic impacts to our neighborhood. The failure to analyze the significant impact of construction-related trips appears to be a fundamental flaw in the MND.**

BAWI-10

Additionally, the MND does not address how construction phasing and schedule will affect Le Bard Park field availability other than to state:

"Construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the little league "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedule changes during construction."

BAWI-11

The MND does not analyze whether the need to potentially relocate current uses of the LeBard Park, even temporarily, create impacts in other areas of Huntington Beach.

Hydrology/Water Quality

BAWI-12

Mitigation measures MM Hydro-1, and -2 do not address the vegetated and bioretention basin clean up requirements after storm run-off. If the retention basin properly serves to capture stormwater pollutants and prevent those pollutants from entering the watershed, it will mean that those **pollutants, which the state considers hazardous, are accumulating within the vegetation and soil of the park, where my children play.** If the retention basin is successful, there is the risk to children to come into regular contact with pollutants that State of California has determined must be prevented from entering the natural environment. If the retention basin is unsuccessful, the mitigation measure is inadequate.

BAWI-13

Moreover, the inclusion of open collecting basins in the park with no outlets may serve as an attraction for pests including mosquitoes which can be a problem in this area due to the park's proximity to the Santa Ana River bed. This is of particular concern as the area designated for these basins are in close proximity to the little league fields where children will be playing and family members watching, and to both existing and planned residences.

Noise

BAWI-14

The discussion does not cover the noise that would be generated after 10 p.m. in the proposed new parking lot located in an isolated area of the park that extends to the SCE ROW adjacent to single family residences. Unlawful activity can be expected in this dark isolated area after 10 p.m.

BAWI-14 cont.

I support a mitigation measure such as a lockable barrier similar to the adjoining access road that prevents access to this unused area other than the 11 Saturdays a year it is needed or retaining the area as passive park land and finding other solutions to the Saturday parking problem that occurs 11 days a year.

Recreation

BAWI-15

The MND states there will be an increase in usable, passable area to offset the loss of passive area where the expanded parking lot is proposed. This is true only in theory. The usable increase in area is in a detention basin, 200 feet long and 40 feet wide, located between the new residences and the ball fields. It is not adjacent to the park. Use of this area other than during the three month long SVLL baseball season is problematic.

BAWI-16

The existing open, passive area is where I have held my children's birthday parties, played freeze tag, and attended movie nights in the park. Loss of this area 365 days a year in order to park 17 cars 11 Saturdays a year is a significant impact.

I recommend the existing park open space remain as is. It cannot be compensated for by a detention basin needed to accommodate new residential development. The requirements to include residential stormwater mitigation measures should be borne by the future developer through a revised mitigation measure, not through the loss of park area and burden on the existing community. The City itself states one of its highest priorities is the retention of open space and that should apply here.

General Plan Consistency

BAWI-17

The MND is inconsistent with the City of Huntington Beach's own stated goals in its General Plan (2013). Specifically, traffic and parking do not meet the requirements of the following sections under Circulation Element: 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17. Unless the MND is revised to ensure consistency with these identified General Plan policies, the proposed project will have a significant, unmitigated impact on the Meredith Gardens community and my family. I strongly urge the City to revise and recirculate the MND to adequately address these issues to ensure the project meets the requirements of CEQA, or prepare an Environmental Impact Report and adopt a Statement of Overriding Considerations pursuant to CEQA.

BAWI-18

In closing, I acknowledge the City's efforts over the past several years to move the redevelopment of the school district site forward, but I have serious concerns about the proposed Project's potentially significant impacts to my neighborhood and my family's quality of life. I look forward to working with you on project refinements in the months ahead including the consideration of alternative uses for the site.

Thank you,

Responses to Barry L. Williams (BAWI), 5/14/2015

BAWI-1

This comment provides introductory remarks noting that the commenter supports the response provided by Meredith Gardens Homeowners Association. This also introduces comments BAWI-3 through AMBO-17, which outlines the commenter's specific concerns with the Draft IS/MND and the proposed mitigation measures regarding traffic, parking, construction, hydrology, noise and recreation. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

BAWI-2

This comment references the project located behind the Stater Bros Market as evidence of incompatibility between what a developer originally proposed and the actual inconsistency with the Meredith Gardens community, where the project consists of rolled curbs, no parkways, inadequate space for two cars in front of residences, and a garage setback limit that allows two cars in the driveways. Further, this comment states that the City needs to use practical experience with the development of this project and not jam the residential units together like a condo complex. This comment does not address the adequacy or accuracy of the Draft IS/MND. However, it should be noted that the proposed residential subdivision would include a new public street designed to City street standards for width, parkways, sidewalks, and curb and gutter. Additionally, the project is proposing single-family lots averaging over 7,000 square feet and not small lot or condo development. No further response is required.

BAWI-3

This comment provides introductory comments, noting that they have concerns about the analysis in the Draft IS/MND and the proposed mitigation measures regarding traffic, parking, construction, hydrology, noise and recreation. Comment noted. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

BAWI-4

This comment states the traffic analysis in the Draft IS/MND is inadequate because the stop controlled intersection of Crailet Drive and Craimer Lane was not included in the traffic study nor was traffic speed considered on these streets. This comment also expresses the commenter's concerns that additional traffic from the project and decreased parking spaces will exacerbate existing speeding issues on Crailet Drive and Craimer Lane. The commenter requests that the Draft IS/MND be revised to mitigate all traffic impacts and include provisions, such as traffic calming measures, and then be recirculated with the new analysis. Refer to Response MGHOA-3.

BAWI-5

This comment states that the parking analysis in the Draft IS/MND is inadequate as the parking analysis determines there will be spill-over parking impacts but does not incorporate mitigation for this impact. Further, this comment states that the loss of parking as a result of the project would likely result in a significant adverse impact to the surrounding neighborhood and urges that the shared parking between

the School District and the City (for LeBard Park) be considered as the existing parking baseline, where mitigation should be incorporated for the loss of the School District parking spaces. Refer to Responses MGHOA-4 and MGHOA-5.

BAWI-6

This comment suggests that the 24 new on-street parking spaces that would be created in front of the proposed homes would not only create a problem for future homeowners but is also an unacceptable means for providing parking per City's stated policies. Refer to Response MGHOA-6.

BAWI-7

This comment states that the Draft IS/MND parking analysis is inadequate as it does not account for the significantly higher amount of parking utilized during peak periods of park use. Further, the commenter suggests that park users park on the asphalt once all proper parking spaces have been occupied. Refer to Response MGHOA-7.

BAWI-8

This comments supports the statement by the Community Services Commission that if an alternative to the proposed parking lot could be identified and constructed, the Commission would consider the alternative. Comment is noted. Refer to Response MGHOA-8.

BAWI-9

This comment states that the Draft IS/MND did not analyze the likely impacts from construction-related traffic and does not include required hours of operation in order to minimize construction traffic impacts on the surrounding neighborhood. Refer to Response MGHOA-9.

BAWI-10

This comment states that the Draft IS/MND does not address how construction phasing and schedule would affect LeBard Park field availability other than to state that "construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the Little League "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedules changes during construction." Refer to Response MGHOA-10.

BAWI-11

This comment states that the Draft IS/MND does not analyze the potential displacement of current uses of LeBard Park, even temporarily, to other areas of Huntington Beach, which the commenter suggests could result in impacts in other areas of the City. Refer to Response MGHOA-11.

BAWI-12

This comment suggests that mitigation measures MM Hydro-1 and MM Hydro-2 do not address the cleanup requirements of the vegetated swale and bioretention area after storm events. The commenter also suggests that the Draft IS/MND is inadequate as it does not analyze potential impacts if the

proposed bioretention basin is unsuccessful or of an additional mitigation measure that would address accumulated pollutants within the bioretention basin or vegetated swale which are considered by the commenter to represent a risk to park users. Refer to Response MGHOA-12.

BAWI-13

This comment expresses concern that the inclusion of open basins with no outlets within the park, specifically located adjacent to the baseball fields, may attract pests, such as mosquitoes, which could be problematic to existing and future residents, especially since the project site is in close proximity to the Santa Ana riverbed. Refer to Responses MGHOA-12 and AMBO-11.

BAWI-14

This comment states that the noise analysis did not include the potential noise generated after 10:00 PM in the area of the parking lot expansion due to illicit activity that would occur in the isolated part of the park. Further, this comment recommends two options as a means for reducing nighttime noise in the proposed parking lot area: (1) incorporate mitigation to require that a lockable barrier be installed similar to the adjoining access road that would prevent access to this unused area other than the 11 Saturdays a year it is needed for Little League parking or (2) retain the existing passive park area and identify an alternative to the potential Saturday parking impact, which would only occur 11 days a year during peak Little League use. Refer to Response MGHOA-13.

BAWI-15

This comment states that the inclusion of the bioretention basin as the increased passive area to offset the passive area lost for the proposed parking lot is problematic as the detention basin is located between the new residences and the baseball fields, and is not located adjacent to the park. Refer to Response MGHOA-14.

BAWI-16

This comment states that existing passive area of the park is used for recreational sports, picnics, and other open space uses 365 days a year and should not be lost in order to "park 17 cars 11 Saturdays a year." Further, this comment states that the Southern California Edison (SCE) right-of-way, which the commenter suggests is included in the City's park inventory, was not analyzed as an alternative location for parking and requests that the City analyzes utilizing the SCE property for additional parking. The commenter recommends that the existing passive area of LeBard Park remain as it is and states that the inclusion of residential stormwater mitigation measures should be borne by the future developer, not by the loss of existing parkland. This comment also states that future developers may be able to design innovative methods of stormwater control without impinging on existing park area, as the retention of open space is one of the City's highest priorities. Refer to Response MGHOA-15 and MGHOA-16.

BAWI-17

This comment states that the Draft IS/MND is inconsistent with the goals for traffic and parking identified in the General Plan (GP) Circulation Element Sections 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17 and suggests that if the Draft IS/MND is not revised to ensure consistency with these goals, the proposed project would have a significant, unmitigated impact on the Meredith Gardens community. Further, this

ATTACHMENT NO. 11.59

comment recommends that the Draft IS/MND be revised and recirculated to ensure the project meets the requirements of CEQA or that an EIR is prepared with a Statement of Overriding Considerations (SOC) pursuant to CEQA. Refer to Response MGHOA-17.

BAWI-18

This comment provides conclusory remarks, stating that while the commenter does not oppose the proposed project, they have serious concerns about the potential for significant impacts to their neighborhood and the quality of life. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

ATTACHMENT NO. 11.60

Comments from Cortney Keller (COKE), 5/12/2015

COKE

May 12, 2015

Jennifer Villasenor
Acting Planning Manager
City of Huntington Beach
Huntington Beach, CA 92648

Subject: LeBard Park & Residential Project MND Comments

Dear Ms. Villasenor:

COKE-1 I respectfully submit the following comments regarding the Le Bard Park Mitigated Negative Declaration (MND) Environmental Impacts Document. As a parent and resident of Meredith Gardens, the neighborhood adjacent to Le Bard Park, I have serious concerns about what appear to be blatant oversights and glaring omissions in the MND analysis and proposed mitigation measures regarding traffic, parking, construction, hydrology, noise, and recreation.

In particular my concerns are:

Traffic

COKE-2 The traffic analysis used in the MND document is inadequate. **The stop controlled intersection of Crailet and Craimer was not included in the traffic analysis, nor was traffic speed on these streets considered.** I am concerned that the **additional traffic from the Project and from the lack of parking will exacerbate existing concerns** about speeding on Crailet and Craimer. I urge the City to revise the analysis, mitigate all traffic impacts to the full extent possible, and recirculate the MND. I respectfully request the updated analysis include provisions such as analyzing, identifying and implementing traffic calming measures on impacted streets in Meredith Gardens as specified in the City's General Plan (2013), Circulation Enhancements (CE) section 5: Neighborhood Circulation Improvements and section 17: Site Development Permit Process and California Environmental Quality Act (CEQA).

Parking

COKE-3 The mitigation measures for parking are not sufficient. Specifically, The MND states that the proposed project would result in a total loss of 82 spaces, 79 off-street and 3 on-street parking spaces. **The MND states that this will cause spill-over parking impacts, but no mitigation is recommended.** The loss of parking for the park as a direct result of this project will more than likely cause significant adverse impacts to our neighborhood. The long-established **shared parking between the school district and Le Bard Park must be considered to be an existing condition, and removal of this parking should be mitigated.**

COKE-4 The MND suggests that 24 new on-street parking spaces will be created in front of the proposed new homes. Not only will this create a problem for future homeowners, but it is also not an acceptable means for providing parking per the City's stated policies.

COKE-5 Additionally, **the MND parking analysis does not acknowledge that during peak period of park use, the amount of utilized parking is significantly higher than the proper spaces**

COKE-5 cont.

identified. It is often the case today that park users park on the asphalt when all proper parking has been used. The absence of this activity in the parking analysis means that analysis is inadequate.

COKE-6

The Community Services Commission asked that an alternative to the parking lot intrusion into the park be developed. I support looking for alternatives.

Construction

COKE-7

Construction impacts were not analyzed, presented, or mitigated in the MND other than to address Air Quality and Noise impacts. There is **no mention of the likely impacts of truck hauling routes or hours of operation that should be required to minimize construction traffic impacts to our neighborhood. The failure to analyze the significant impact of construction-related trips appears to be a fundamental flaw in the MND.**

COKE-8

Additionally, the MND does not address how construction phasing and schedule will affect Le Bard Park field availability other than to state:

"Construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the little league "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedule changes during construction."

COKE-9

The MND does not analyze whether the need to potentially relocate current uses of the LeBard Park, even temporarily, create impacts in other areas of Huntington Beach.

Hydrology/Water Quality

COKE-10

Mitigation measures MM Hydro-1, and -2 do not address the vegetated and bioretention basin clean up requirements after storm run-off. If the retention basin properly serves to capture stormwater pollutants and prevent those pollutants from entering the watershed, it will mean that those **pollutants, which the state considers hazardous, are accumulating within the vegetation and soil of the park, where my children play.** If the retention basin is successful, there is the risk to children to come into regular contact with pollutants that State of California has determined must be prevented from entering the natural environment. If the retention basin is unsuccessful, the mitigation measure is inadequate.

COKE-11

Moreover, the inclusion of open collecting basins in the park with no outlets may serve as an attraction for pests including mosquitoes which can be a problem in this area due to the park's proximity to the Santa Ana River bed. This is of particular concern as the area designated for these basins are in close proximity to the little league fields where children will be playing and family members watching, and to both existing and planned residences.

Noise

COKE-12

The discussion does not cover the noise that would be generated after 10 p.m. in the proposed new parking lot located in an isolated area of the park that extends to the SCE ROW adjacent to single family residences. Unlawful activity can be expected in this dark isolated area after 10 p.m.

COKE-12 cont.

I support a mitigation measure such as a lockable barrier similar to the adjoining access road that prevents access to this unused area other than the 11 Saturdays a year it is needed or retaining the area as passive park land and finding other solutions to the Saturday parking problem that occurs 11 days a year.

Recreation

COKE-13

The MND states there will be an increase in usable, passable area to offset the loss of passive area where the expanded parking lot is proposed. This is true only in theory. The usable increase in area is in a detention basin, 200 feet long and 40 feet wide, located between the new residences and the ball fields. It is not adjacent to the park. Use of this area other than during the three month long SVLL baseball season is problematic.

COKE-14

The existing open, passive area is where I have held my children's birthday parties, played freeze tag, and attended movie nights in the park. Loss of this area 365 days a year in order to park 17 cars 11 Saturdays a year is a significant impact.

I recommend the existing park open space remain as is. It cannot be compensated for by a detention basin needed to accommodate new residential development. The requirements to include residential stormwater mitigation measures should be borne by the future developer through a revised mitigation measure, not through the loss of park area and burden on the existing community. The City itself states one of its highest priorities is the retention of open space and that should apply here.

General Plan Consistency

COKE-15

The MND is inconsistent with the City of Huntington Beach's own stated goals in its General Plan (2013). Specifically, traffic and parking do not meet the requirements of the following sections under Circulation Element: 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17. Unless the MND is revised to ensure consistency with these identified General Plan policies, the proposed project will have a significant, unmitigated impact on the Meredith Gardens community and my family. I strongly urge the City to revise and recirculate the MND to adequately address these issues to ensure the project meets the requirements of CEQA, or prepare an Environmental Impact Report and adopt a Statement of Overriding Considerations pursuant to CEQA.

COKE-16

In closing, I acknowledge the City's efforts over the past several years to move the redevelopment of the school district site forward, but I have serious concerns about the proposed Project's potentially significant impacts to my neighborhood and my family's quality of life. I look forward to working with you on project refinements in the months ahead including the consideration of alternative uses for the site.

Thank you,

Responses to Cortney Keller (COKE), 5/12/2015

COKE-1

This comment provides introductory comments, noting that they have concerns about the analysis in the Draft IS/MND and the proposed mitigation measures regarding traffic, parking, construction, hydrology, noise and recreation. Further, this comment introduces comments COKE-2 through COKE-15, which outlines the commenter's specific concerns regarding the issues mentioned above. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

COKE-2

This comment states the traffic analysis in the Draft IS/MND is inadequate because the stop controlled intersection of Crailet Drive and Craimer Lane was not included in the traffic study nor was traffic speed considered on these streets. This comment also expresses the commenter's concerns that additional traffic from the project and decreased on-site parking spaces will exacerbate existing speeding issues on Crailet Drive and Craimer Lane. The commenter requests that the Draft IS/MND be revised to mitigate all traffic impacts and include provisions such as traffic calming measures and then be recirculated with the new analysis. Refer to Response MGHOA-3.

COKE-3

This comment states that the parking analysis in the Draft IS/MND is inadequate as the parking analysis determines there will be spill-over parking impacts but does not incorporate mitigation for this impact. Further, this comment states that the loss of parking as a result of the project would likely result in a significant adverse impact to the surrounding neighborhood and urges that the shared parking between the School District and the City (for LeBard Park) be considered as the existing parking baseline, where mitigation should be incorporated for the loss of the School District parking spaces. Refer to Responses MGHOA-4 and MGHOA-5.

COKE-4

This comment suggests that the 24 new on-street parking spaces that would be created in front of the proposed homes would not only create a problem for future homeowners but is also an unacceptable means for providing parking per City's stated policies. Refer to Response MGHOA-6.

COKE-5

This comment states that the Draft IS/MND parking analysis is inadequate as it does not account for the significantly higher amount of parking utilized during peak periods of park use. Further, the commenter suggests that park users park on the asphalt once all proper parking spaces have been occupied. Refer to Response MGHOA-7.

COKE-6

This comments supports the statement by the Community Services Commission that if an alternative to the proposed parking lot could be identified and constructed, the Commission would consider the alternative. Comment is noted. Refer to Response MGHOA-8.

COKE-7

This comment states that the Draft IS/MND did not analyze the likely impacts from construction-related traffic and does not include required hours of operation in order to minimize construction traffic impacts on the surrounding neighborhood. Refer to Response MGHOA-9.

COKE-8

This comment states that the Draft IS/MND does not address how construction phasing and schedule would affect LeBard Park field availability other than to state that "construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the Little League "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedules changes during construction." Refer to Response MGHOA-10.

COKE-9

This comment states that the Draft IS/MND does not analyze the potential displacement of current uses of LeBard Park, even temporarily, to other areas of Huntington Beach, which the commenter suggests could result in impacts in other areas of the City. Refer to Response MGHOA-11.

COKE-10

This comment suggests that mitigation measures MM Hydro-1 and MM Hydro-2 do not address the cleanup requirements of the vegetated swale and bioretention area after storm events. The commenter also suggests that the Draft IS/MND is inadequate as it does not analyze potential impacts if the proposed bioretention basin is unsuccessful or of an additional mitigation measure that would address accumulated pollutants within the bioretention basin or vegetated swale which are considered by the commenter to represent a risk to park users. Refer to Response MGHOA-12.

COKE-11

This comment expresses concern that the inclusion of open basins with no outlets within the park, specifically located adjacent to the baseball fields, may attract pests, such as mosquitoes, which could be problematic to existing and future residents, especially since the project site is in close proximity to the Santa Ana riverbed. Refer to Responses MGHOA-12 and AMBO-11.

COKE-12

This comment states that the noise analysis did not include the potential noise generated after 10:00 PM in the area of the parking lot expansion due to illicit activity that would occur in the isolated part of the park. Further, this comment recommends two options as a means for reducing nighttime noise in the proposed parking lot area: (1) incorporate mitigation to require that a lockable barrier be installed similar to the adjoining access road that would prevent access to this unused area other than the 11 Saturdays a year it is needed for Little League parking or (2) retain the existing passive park area and identify an alternative to the potential Saturday parking impact, which would only occur 11 days a year during peak Little League use. Refer to Response MGHOA-13.

COKE-13

This comment states that the inclusion of the bioretention basin as the increased passive area to offset the passive area lost for the proposed parking lot is problematic as the detention basin is located between the new residences and the baseball fields, and is not located adjacent to the park. Refer to Response MGHOA-14.

COKE-14

This comment states that existing passive area of the park is used for recreational sports, picnics, and other open space uses 365 days a year and should not be lost in order to "park 17 cars 11 Saturdays a year." Further, this comment states that the Southern California Edison (SCE) right-of-way, which the commenter suggests is included in the City's park inventory, was not analyzed as an alternative location for parking and requests that the City analyzes utilizing the SCE property for additional parking. The commenter recommends that the existing passive area of LeBard Park remain as it is and states that the inclusion of residential stormwater mitigation measures should be borne by the future developer, not by the loss of existing parkland. This comment also states that future developers may be able to design innovative methods of stormwater control without impinging on existing park area, as the retention of open space is one of the City's highest priorities. Refer to Response MGHOA-15 and MGHOA-16.

COKE-15

This comment states that the Draft IS/MND is inconsistent with the goals for traffic and parking identified in the General Plan (GP) Circulation Element Sections 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17 and suggests that if the Draft IS/MND is not revised to ensure consistency with these goals, the proposed project would have a significant, unmitigated impact on the Meredith Gardens community. Further, this comment recommends that the Draft IS/MND be revised and recirculated to ensure the project meets the requirements of CEQA or that an EIR is prepared with a Statement of Overriding Considerations (SOC) pursuant to CEQA. Refer to Response MGHOA-17.

COKE-16

This comment provides conclusory remarks, stating that while the commenter does not oppose the proposed project, they have serious concerns about the potential for significant impacts to their neighborhood and the quality of life. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

Comments from Dawn L. Bear (DABE), 5/14/2015

DABE

May 14, 2015

Jennifer Villasenor
Acting Planning Manager
City of Huntington Beach
Huntington Beach, CA 92648

Subject: LeBard Park & Residential Project MND Comments

Dear Ms. Villasenor:

DABE-1 I respectfully submit the following comments regarding the Le Bard Park Mitigated Negative Declaration (MND) Environmental Impacts Document. As a parent and resident of Meredith Gardens, the neighborhood adjacent to Le Bard Park, I have serious concerns about what appear to be blatant oversights and glaring omissions in the MND analysis and proposed mitigation measures regarding traffic, parking, construction, hydrology, noise, and recreation.

In particular my concerns are:

Traffic

DABE-2 The traffic analysis used in the MND document is inadequate. **The stop controlled intersection of Crailet and Craimer was not included in the traffic analysis, nor was traffic speed on these streets considered.** I am concerned that the **additional traffic from the Project and from the lack of parking will exacerbate existing concerns** about speeding on Crailet and Craimer. I urge the City to revise the analysis, mitigate all traffic impacts to the full extent possible, and recirculate the MND. I respectfully request the updated analysis include provisions such as analyzing, identifying and implementing traffic calming measures on impacted streets in Meredith Gardens as specified in the City's General Plan (2013), Circulation Enhancements (CE) section 5: Neighborhood Circulation Improvements and section 17: Site Development Permit Process and California Environmental Quality Act (CEQA).

Parking

DABE-3 The mitigation measures for parking are not sufficient. Specifically, The MND states that the proposed project would result in a total loss of 82 spaces, 79 off-street and 3 on-street parking spaces. **The MND states that this will cause spill-over parking impacts, but no mitigation is recommended.** The loss of parking for the park as a direct result of this project will more than likely cause significant adverse impacts to our neighborhood. The long-established **shared parking between the school district and Le Bard Park must be considered to be an existing condition, and removal of this parking should be mitigated.**

DABE-4 The MND suggests that 24 new on-street parking spaces will be created in front of the proposed new homes. Not only will this create a problem for future homeowners, but it is also not an acceptable means for providing parking per the City's stated policies.

DABE-5

Additionally, **the MND parking analysis does not acknowledge that during peak period of park use, the amount of utilized parking is significantly higher than the proper spaces identified.** It is often the case today that park users park on the asphalt when all proper parking has been used. The absence of this activity in the parking analysis means that analysis is inadequate.

DABE-6

The Community Services Commission asked that an alternative to the parking lot intrusion into the park be developed. I support looking for alternatives.

Construction

DABE-7

Construction impacts were not analyzed, presented, or mitigated in the MND other than to address Air Quality and Noise impacts. There is **no mention of the likely impacts of truck hauling routes or hours of operation that should be required to minimize construction traffic impacts to our neighborhood. The failure to analyze the significant impact of construction-related trips appears to be a fundamental flaw in the MND.**

DABE-8

Additionally, the MND does not address how construction phasing and schedule will affect Le Bard Park field availability other than to state:

"Construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the little league "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedule changes during construction."

DABE-9

The MND does not analyze whether the need to potentially relocate current uses of the LeBard Park, even temporarily, create impacts in other areas of Huntington Beach.

Hydrology/Water Quality

DABE-10

Mitigation measures MM Hydro-1, and -2 do not address the vegetated and bioretention basin clean up requirements after storm run-off. If the retention basin properly serves to capture stormwater pollutants and prevent those pollutants from entering the watershed, it will mean that those **pollutants, which the state considers hazardous, are accumulating within the vegetation and soil of the park, where my children play.** If the retention basin is successful, there is the risk to children to come into regular contact with pollutants that State of California has determined must be prevented from entering the natural environment. If the retention basin is unsuccessful, the mitigation measure is inadequate.

DABE-11

Moreover, the inclusion of open collecting basins in the park with no outlets may serve as an attraction for pests including mosquitoes which can be a problem in this area due to the park's proximity to the Santa Ana River bed. This is of particular concern as the area designated for these basins are in close proximity to the little league fields where children will be playing and family members watching, and to both existing and planned residences.

DABE-12

Noise

The discussion does not cover the noise that would be generated after 10 p.m. in the proposed new parking lot located in an isolated area of the park that extends to the SCE ROW adjacent to single family residences. Unlawful activity can be expected in this dark isolated area after 10 p.m.

I support a mitigation measure such as a lockable barrier similar to the adjoining access road that prevents access to this unused area other than the 11 Saturdays a year it is needed or retaining the area as passive park land and finding other solutions to the Saturday parking problem that occurs 11 days a year.

DABE-13

Recreation

The MND states there will be an increase in usable, passable area to offset the loss of passive area where the expanded parking lot is proposed. This is true only in theory. The usable increase in area is in a detention basin, 200 feet long and 40 feet wide, located between the new residences and the ball fields. It is not adjacent to the park. Use of this area other than during the three month long SVLL baseball season is problematic.

DABE-14

The existing open, passive area is where I have held my children's birthday parties, played freeze tag, and attended movie nights in the park. Loss of this area 365 days a year in order to park 17 cars 11 Saturdays a year is a significant impact.

I recommend the existing park open space remain as is. It cannot be compensated for by a detention basin needed to accommodate new residential development. The requirements to include residential stormwater mitigation measures should be borne by the future developer through a revised mitigation measure, not through the loss of park area and burden on the existing community. The City itself states one of its highest priorities is the retention of open space and that should apply here.

DABE-15

General Plan Consistency

The MND is inconsistent with the City of Huntington Beach's own stated goals in its General Plan (2013). Specifically, traffic and parking do not meet the requirements of the following sections under Circulation Element: 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17. Unless the MND is revised to ensure consistency with these identified General Plan policies, the proposed project will have a significant, unmitigated impact on the Meredith Gardens community and my family. I strongly urge the City to revise and recirculate the MND to adequately address these issues to ensure the project meets the requirements of CEQA, or prepare an Environmental Impact Report and adopt a Statement of Overriding Considerations pursuant to CEQA.

DABE-16

In closing, I acknowledge the City's efforts over the past several years to move the redevelopment of the school district site forward, but I have serious concerns about the proposed Project's potentially significant impacts to my neighborhood and my family's quality

ATTACHMENT NO. 11.69

DABE-16 cont. of life. I look forward to working with you on project refinements in the months ahead including the consideration of alternative uses for the site.

Thank you,

Dawn Bear

Dawn L Bear

Responses to Dawn L. Bear (DABE), 5/14/2015

DABE-1

This comment provides introductory comments, noting that they have concerns about the analysis in the Draft IS/MND and the proposed mitigation measures regarding traffic, parking, construction, hydrology, noise and recreation. Further, this comment introduces comments DABE-2 through DABE-15, which outlines the commenter's specific concerns regarding the issues mentioned above. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

DABE-2

This comment states the traffic analysis in the Draft IS/MND is inadequate because the stop controlled intersection of Crailet Drive and Craimer Lane was not included in the traffic study nor was traffic speed considered on these streets. This comment also expresses the commenter's concerns that additional traffic from the project and decreased parking spaces will exacerbate existing speeding issues on Crailet Drive and Craimer Lane. The commenter requests that the Draft IS/MND be revised to mitigate all traffic impacts and include provisions, such as traffic calming measures, and then be recirculated with the new analysis. Refer to Response MGHOA-3.

DABE-3

This comment states that the parking analysis in the Draft IS/MND is inadequate as the parking analysis determines there will be spill-over parking impacts but does not incorporate mitigation for this impact. Further, this comment states that the loss of parking as a result of the project would likely result in a significant adverse impact to the surrounding neighborhood and urges that the shared parking between the School District and the City (for LeBard Park) be considered as the existing parking baseline, where mitigation should be incorporated for the loss of the School District parking spaces. Refer to Responses MGHOA-4 and MGHOA-5.

DABE-4

This comment suggests that the 24 new on-street parking spaces that would be created in front of the proposed homes would not only create a problem for future homeowners but is also an unacceptable means for providing parking per City's stated policies. Refer to Response MGHOA-6.

DABE-5

This comment states that the Draft IS/MND parking analysis is inadequate as it does not account for the significantly higher amount of parking utilized during peak periods of park use. Further, the commenter suggests that park users park on the asphalt once all proper parking spaces have been occupied. Refer to Response MGHOA-7.

DABE-6

This comments supports the statement by the Community Services Commission that if an alternative to the proposed parking lot could be identified and constructed, the Commission would consider the alternative. Comment is noted. Refer to Response MGHOA-8.

DABE-7

This comment states that the Draft IS/MND did not analyze the likely impacts from construction-related traffic and does not include required hours of operation in order to minimize construction traffic impacts on the surrounding neighborhood. Refer to Response MGHOA-9.

DABE-8

This comment states that the Draft IS/MND does not address how construction phasing and schedule would affect LeBard Park field availability other than to state that "construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the Little League "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedules changes during construction." Response MGHOA-10.

DABE-9

This comment states that the Draft IS/MND does not analyze the potential displacement of current uses of LeBard Park, even temporarily, to other areas of Huntington Beach, which the commenter suggests could result in impacts in other areas of the City. Refer to Response MGHOA-11.

DABE-10

This comment suggests that mitigation measures MM Hydro-1 and MM Hydro-2 do not address the cleanup requirements of the vegetated swale and bioretention area after storm events. The commenter also suggests that the Draft IS/MND is inadequate as it does not analyze potential impacts if the proposed bioretention basin is unsuccessful or of an additional mitigation measure that would address accumulated pollutants within the bioretention basin or vegetated swale which are considered by the commenter to represent a risk to park users. Refer to Response MGHOA-12.

DABE-11

This comment expresses concern that the inclusion of open basins with no outlets within the park, specifically located adjacent to the baseball fields, may attract pests, such as mosquitoes, which could be problematic to existing and future residents, especially since the project site is in close proximity to the Santa Ana riverbed. Refer to Response MGHOA-12. In addition, the California Department of Health

ATTACHMENT NO. 11.71

and the Mosquitos and Vector Control Association of California[5] has established design guidelines to reduce sources for mosquito breeding, which have been incorporated into the design of the BMPs which are incorporated into the WQMPs prepared for the proposed project. Therefore, the identified BMPs within the Draft IS/MND would be consistent with these design guidelines and would not result in an increased pest or mosquito impact. No changes to the Draft IS/MND are required in response to this comment.

DABE-12

This comment states that the noise analysis did not include the potential noise generated after 10:00 PM in the area of the parking lot expansion due to illicit activity that would occur in the isolated part of the park. Further, this comment recommends two options as a means for reducing nighttime noise in the proposed parking lot area: (1) incorporate mitigation to require that a lockable barrier be installed similar to the adjoining access road that would prevent access to this unused area other than the 11 Saturdays a year it is needed for Little League parking or (2) retain the existing passive park area and identify an alternative to the potential Saturday parking impact, which would only occur 11 days a year during peak Little League use. Refer to Response MGHOA-13.

DABE-13

This comment states that the inclusion of the bioretention basin as the increased passive area to offset the passive area lost for the proposed parking lot is problematic as the detention basin is located between the new residences and the baseball fields, and is not located adjacent to the park. Refer to Response MGHOA-14.

DABE-14

This comment states that existing passive area of the park is used for recreational sports, picnics, and other open space uses 365 days a year and should not be lost in order to "park 17 cars 11 Saturdays a year." Further, this comment states that the Southern California Edison (SCE) right-of-way, which the commenter suggests is included in the City's park inventory, was not analyzed as an alternative location for parking and requests that the City analyzes utilizing the SCE property for additional parking. The commenter recommends that the existing passive area of LeBard Park remain as it is and states that the inclusion of residential stormwater mitigation measures should be borne by the future developer, not by the loss of existing parkland. This comment also states that future developers may be able to design innovative methods of stormwater control without impinging on existing park area, as the retention of open space is one of the City's highest priorities. Refer to Response MGHOA-15 and MGHOA-16.

DABE-15

This comment states that the Draft IS/MND is inconsistent with the goals for traffic and parking identified in the General Plan (GP) Circulation Element Sections 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17 and suggests that if the Draft IS/MND is not revised to ensure consistency with these goals, the proposed

[5] California Department of Health and the Mosquitos and Vector Control Association of California. *Best Management Practices for Mosquito Control in California* (July 2012).

project would have a significant, unmitigated impact on the Meredith Gardens community. Further, this comment recommends that the Draft IS/MND be revised and recirculated to ensure the project meets the requirements of CEQA or that an EIR is prepared with a Statement of Overriding Considerations (SOC) pursuant to CEQA. Refer to Response MGHOA-17.

DABE-16

This comment provides conclusory remarks, stating that while the commenter does not oppose the proposed project, they have serious concerns about the potential for significant impacts to their neighborhood and the quality of life. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

ATTACHMENT NO. 11.73

Comments from George and Margot Wilfert (GEWI), 5/12/2015

GEWI

May 12, 2015

Jennifer Villasenor
Acting Planning Manager
City of Huntington Beach
Huntington Beach, CA 92648

RECEIVED
MAY 19 2015
Dept. of Planning & Building

Subject: LeBard Park & Residential Project MND Comments

Dear Ms. Villasenor:

GEWI-1 I respectfully submit the following comments regarding the Le Bard Park Mitigated Negative Declaration (MND) Environmental Impacts Document. As a parent and resident of Meredith Gardens, the neighborhood adjacent to Le Bard Park, I have serious concerns about what appear to be blatant oversights and glaring omissions in the MND analysis and proposed mitigation measures regarding traffic, parking, construction, hydrology, noise, and recreation.

In particular my concerns are:

Traffic

GEWI-2 The traffic analysis used in the MND document is inadequate. **The stop controlled intersection of Crailet and Craimer was not included in the traffic analysis, nor was traffic speed on these streets considered.** I am concerned that the **additional traffic from the Project and from the lack of parking will exacerbate existing concerns** about speeding on Crailet and Craimer. I urge the City to revise the analysis, mitigate all traffic impacts to the full extent possible, and recirculate the MND. I respectfully request the updated analysis include provisions such as analyzing, identifying and implementing traffic calming measures on impacted streets in Meredith Gardens as specified in the City's General Plan (2013), Circulation Enhancements (CE) section 5: Neighborhood Circulation Improvements and section 17: Site Development Permit Process and California Environmental Quality Act (CEQA).

Parking

GEWI-3 The mitigation measures for parking are not sufficient. Specifically, The MND states that the proposed project would result in a total loss of 82 spaces, 79 off-street and 3 on-street parking spaces. **The MND states that this will cause spill-over parking impacts, but no mitigation is recommended.** The loss of parking for the park as a direct result of this project will more than likely cause significant adverse impacts to our neighborhood. The long-established **shared parking between the school district and Le Bard Park must be considered to be an existing condition, and removal of this parking should be mitigated.**

GEWI-4 The MND suggests that 24 new on-street parking spaces will be created in front of the proposed new homes. Not only will this create a problem for future homeowners, but it is also not an acceptable means for providing parking per the City's stated policies.

GEWI-5 Additionally, **the MND parking analysis does not acknowledge that during peak period of park use, the amount of utilized parking is significantly higher than the proper spaces**

GEWI-5 cont. **identified.** It is often the case today that park users park on the asphalt when all proper parking has been used. The absence of this activity in the parking analysis means that analysis is inadequate.

GEWI-6 The Community Services Commission asked that an alternative to the parking lot intrusion into the park be developed. I support looking for alternatives.

Construction

GEWI-7 Construction impacts were not analyzed, presented, or mitigated in the MND other than to address Air Quality and Noise impacts. There is **no mention of the likely impacts of truck hauling routes or hours of operation that should be required to minimize construction traffic impacts to our neighborhood. The failure to analyze the significant impact of construction-related trips appears to be a fundamental flaw in the MND.**

GEWI-8 Additionally, the MND does not address how construction phasing and schedule will affect Le Bard Park field availability other than to state:

"Construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the little league "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedule changes during construction."

GEWI-9 **The MND does not analyze whether the need to potentially relocate current uses of the LeBard Park, even temporarily, create impacts in other areas of Huntington Beach.**

Hydrology/Water Quality

GEWI-10 Mitigation measures MM Hydro-1, and -2 do not address the vegetated and bioretention basin clean up requirements after storm run-off. If the retention basin properly serves to capture stormwater pollutants and prevent those pollutants from entering the watershed, it will mean that those **pollutants, which the state considers hazardous, are accumulating within the vegetation and soil of the park, where my children play.** If the retention basin is successful, there is the risk to children to come into regular contact with pollutants that State of California has determined must be prevented from entering the natural environment. If the retention basin is unsuccessful, the mitigation measure is inadequate.

GEWI-11 Moreover, the inclusion of open collecting basins in the park with no outlets may serve as an attraction for pests including mosquitoes which can be a problem in this area due to the park's proximity to the Santa Ana River bed. This is of particular concern as the area designated for these basins are in close proximity to the little league fields where children will be playing and family members watching, and to both existing and planned residences.

Noise

GEWI-12 **The discussion does not cover the noise that would be generated after 10 p.m. in the proposed new parking lot located in an isolated area of the park that extends to the SCE ROW** adjacent to single family residences. Unlawful activity can be expected in this dark isolated area after 10 p.m.

GEWI-12 cont.

I support a mitigation measure such as a lockable barrier similar to the adjoining access road that prevents access to this unused area other than the 11 Saturdays a year it is needed or retaining the area as passive park land and finding other solutions to the Saturday parking problem that occurs 11 days a year.

Recreation

GEWI-13

The MND states there will be an increase in usable, passable area to offset the loss of passive area where the expanded parking lot is proposed. This is true only in theory. The usable increase in area is in a detention basin, 200 feet long and 40 feet wide, located between the new residences and the ball fields. It is not adjacent to the park. Use of this area other than during the three month long SVLL baseball season is problematic.

GEWI-14

The existing open, passive area is where I have held my children's birthday parties, played freeze tag, and attended movie nights in the park. Loss of this area 365 days a year in order to park 17 cars 11 Saturdays a year is a significant impact.

I recommend the existing park open space remain as is. It cannot be compensated for by a detention basin needed to accommodate new residential development. The requirements to include residential stormwater mitigation measures should be borne by the future developer through a revised mitigation measure, not through the loss of park area and burden on the existing community. The City itself states one of its highest priorities is the retention of open space and that should apply here.

General Plan Consistency

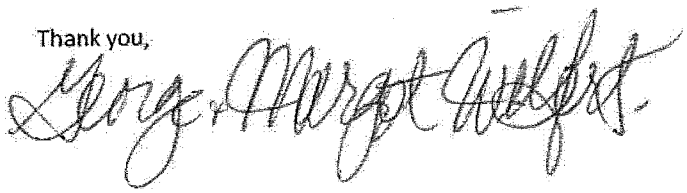
GEWI-15

The MND is inconsistent with the City of Huntington Beach's own stated goals in its General Plan (2013). Specifically, traffic and parking do not meet the requirements of the following sections under Circulation Element: 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17. Unless the MND is revised to ensure consistency with these identified General Plan policies, the proposed project will have a significant, unmitigated impact on the Meredith Gardens community and my family. I strongly urge the City to revise and recirculate the MND to adequately address these issues to ensure the project meets the requirements of CEQA, or prepare an Environmental Impact Report and adopt a Statement of Overriding Considerations pursuant to CEQA.

GEWI-16

In closing, I acknowledge the City's efforts over the past several years to move the redevelopment of the school district site forward, but I have serious concerns about the proposed Project's potentially significant impacts to my neighborhood and my family's quality of life. I look forward to working with you on project refinements in the months ahead including the consideration of alternative uses for the site.

Thank you,



Responses to George and Margot Wilfert (GEWI), 5/12/2015

GEWI-1

This comment provides introductory comments, noting that they have concerns about the analysis in the Draft IS/MND and the proposed mitigation measures regarding traffic, parking, construction, hydrology, noise and recreation. Further, this comment introduces comments GEWI-2 through GEWI-15, which outlines the commenter's specific concerns regarding the issues mentioned above. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

GEWI-2

This comment states the traffic analysis in the Draft IS/MND is inadequate because the stop controlled intersection of Crailet Drive and Craimer Lane was not included in the traffic study nor was traffic speed considered on these streets. This comment also expresses the commenter's concerns that additional traffic from the project and decreased parking spaces will exacerbate existing speeding issues on Crailet Drive and Craimer Lane. The commenter requests that the Draft IS/MND be revised to mitigate all traffic impacts and include provisions, such as traffic calming measures, and then be recirculated with the new analysis. Refer to Response MGHOA-3.

GEWI-3

This comment states that the parking analysis in the Draft IS/MND is inadequate as the parking analysis determines there will be spill-over parking impacts but does not incorporate mitigation for this impact. Further, this comment states that the loss of parking as a result of the project would likely result in a significant adverse impact to the surrounding neighborhood and urges that the shared parking between the School District and the City (for LeBard Park) be considered as the existing parking baseline, where mitigation should be incorporated for the loss of the School District parking spaces. Refer to Responses MGHOA-4 and MGHOA-5.

GEWI-4

This comment suggests that the 24 new on-street parking spaces that would be created in front of the proposed homes would not only create a problem for future homeowners but is also an unacceptable means for providing parking per City's stated policies. Refer to Response MGHOA-6.

GEWI-5

This comment states that the Draft IS/MND parking analysis is inadequate as it does not account for the significantly higher amount of parking utilized during peak periods of park use. Further, the commenter suggests that park users park on the asphalt once all proper parking spaces have been occupied. Refer to Response MGHOA-7.

GEWI-6

This comments supports the statement by the Community Services Commission that if an alternative to the proposed parking lot could be identified and constructed, the Commission would consider the alternative. Comment is noted. Refer to Response MGHOA-8.

GEWI-7

This comment states that the Draft IS/MND did not analyze the likely impacts from construction-related traffic and does not include required hours of operation in order to minimize construction traffic impacts on the surrounding neighborhood. Refer to Response MGHOA-9.

GEWI-8

This comment states that the Draft IS/MND does not address how construction phasing and schedule would affect LeBard Park field availability other than to state that "construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the Little League "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedules changes during construction." Refer to Response MGHOA-10.

GEWI-9

This comment states that the Draft IS/MND does not analyze the potential displacement of current uses of LeBard Park, even temporarily, to other areas of Huntington Beach, which the commenter suggests could result in impacts in other areas of the City. Refer to Response MGHOA-11.

GEWI-10

This comment suggests that mitigation measures MM Hydro-1 and MM Hydro-2 do not address the cleanup requirements of the vegetated swale and bioretention area after storm events. The commenter also suggests that the Draft IS/MND is inadequate as it does not analyze potential impacts if the proposed bioretention basin is unsuccessful or of an additional mitigation measure that would address accumulated pollutants within the bioretention basin or vegetated swale which are considered by the commenter to represent a risk to park users. Refer to Response MGHOA-12.

GEWI-11

This comment expresses concern that the inclusion of open basins with no outlets within the park, specifically located adjacent to the baseball fields, may attract pests, such as mosquitoes, which could be problematic to existing and future residents, especially since the project site is in close proximity to the Santa Ana riverbed. Refer to Response MGHOA-12. In addition, the California Department of Health and the Mosquitos and Vector Control Association of California[6] has established design guidelines to reduce sources for mosquito breeding, which have been incorporated into the design of the BMPs which are incorporated into the WQMPs prepared for the proposed project. Therefore, the identified BMPs within the Draft IS/MND would be consistent with these design guidelines and would not result in an increased pest or mosquito impact. No changes to the Draft IS/MND are required in response to this comment.

---

[6] California Department of Health and the Mosquitos and Vector Control Association of California. *Best Management Practices for Mosquito Control in California* (July 2012).

GEWI-12

This comment states that the noise analysis did not include the potential noise generated after 10:00 PM in the area of the parking lot expansion due to illicit activity that would occur in the isolated part of the park. Further, this comment recommends two options as a means for reducing nighttime noise in the proposed parking lot area: (1) incorporate mitigation to require that a lockable barrier be installed similar to the adjoining access road that would prevent access to this unused area other than the 11 Saturdays a year it is needed for Little League parking or (2) retain the existing passive park area and identify an alternative to the potential Saturday parking impact, which would only occur 11 days a year during peak Little League use. Refer to Response MGHOA-13.

GEWI-13

This comment states that the inclusion of the bioretention basin as the increased passive area to offset the passive area lost for the proposed parking lot is problematic as the detention basin is located between the new residences and the baseball fields, and is not located adjacent to the park. Refer to Response MGHOA-14.

GEWI-14

This comment states that existing passive area of the park is used for recreational sports, picnics, and other open space uses 365 days a year and should not be lost in order to "park 17 cars 11 Saturdays a year." Further, this comment states that the Southern California Edison (SCE) right-of-way, which the commenter suggests is included in the City's park inventory, was not analyzed as an alternative location for parking and requests that the City analyzes utilizing the SCE property for additional parking. The commenter recommends that the existing passive area of LeBard Park remain as it is and states that the inclusion of residential stormwater mitigation measures should be borne by the future developer, not by the loss of existing parkland. This comment also states that future developers may be able to design innovative methods of stormwater control without impinging on existing park area, as the retention of open space is one of the City's highest priorities. Refer to Response MGHOA-15 and MGHOA-16.

GEWI-15

This comment states that the Draft IS/MND is inconsistent with the goals for traffic and parking identified in the General Plan (GP) Circulation Element Sections 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17 and suggests that if the Draft IS/MND is not revised to ensure consistency with these goals, the proposed project would have a significant, unmitigated impact on the Meredith Gardens community. Further, this comment recommends that the Draft IS/MND be revised and recirculated to ensure the project meets the requirements of CEQA or that an EIR is prepared with a Statement of Overriding Considerations (SOC) pursuant to CEQA. Refer to Response MGHOA-17.

GEWI-16

This comment provides conclusory remarks, stating that while the commenter does not oppose the proposed project, they have serious concerns about the potential for significant impacts to their neighborhood and the quality of life. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

ATTACHMENT NO. 11.79

Comments from Iliana Velazquez (ILVE), 5/12/2015

ILVE

May 12, 2015

Jennifer Villasenor
Acting Planning Manager
City of Huntington Beach
Huntington Beach, CA 92648

Subject: LeBard Park & Residential Project MND Comments

Dear Ms. Villasenor:

ILVE-1 I respectfully submit the following comments regarding the Le Bard Park Mitigated Negative Declaration (MND) Environmental Impacts Document. As a parent and resident of Meredith Gardens, the neighborhood adjacent to Le Bard Park, I have serious concerns about what appear to be blatant oversights and glaring omissions in the MND analysis and proposed mitigation measures regarding traffic, parking, construction, hydrology, noise, and recreation.

In particular my concerns are:

Traffic

ILVE-2 The traffic analysis used in the MND document is inadequate. **The stop controlled intersection of Crailet and Craimer was not included in the traffic analysis, nor was traffic speed on these streets considered.** I am concerned that the **additional traffic from the Project and from the lack of parking will exacerbate existing concerns** about speeding on Crailet and Craimer. I urge the City to revise the analysis, mitigate all traffic impacts to the full extent possible, and recirculate the MND. I respectfully request the updated analysis include provisions such as analyzing, identifying and implementing traffic calming measures on impacted streets in Meredith Gardens as specified in the City's General Plan (2013), Circulation Enhancements (CE) section 5: Neighborhood Circulation Improvements and section 17: Site Development Permit Process and California Environmental Quality Act (CEQA).

Parking

ILVE-3 The mitigation measures for parking are not sufficient. Specifically, The MND states that the proposed project would result in a total loss of 82 spaces, 79 off-street and 3 on-street parking spaces. **The MND states that this will cause spill-over parking impacts, but no mitigation is recommended.** The loss of parking for the park as a direct result of this project will more than likely cause significant adverse impacts to our neighborhood. The long-established **shared parking between the school district and Le Bard Park must be considered to be an existing condition, and removal of this parking should be mitigated.**

ILVE-4 The MND suggests that 24 new on-street parking spaces will be created in front of the proposed new homes. Not only will this create a problem for future homeowners, but it is also not an acceptable means for providing parking per the City's stated policies.

ILVE-5 Additionally, **the MND parking analysis does not acknowledge that during peak period of park use, the amount of utilized parking is significantly higher than the proper spaces**

ILVE-5 cont.

identified. It is often the case today that park users park on the asphalt when all proper parking has been used. The absence of this activity in the parking analysis means that analysis is inadequate.

ILVE-6

The Community Services Commission asked that an alternative to the parking lot intrusion into the park be developed. I support looking for alternatives.

Construction

ILVE-7

Construction impacts were not analyzed, presented, or mitigated in the MND other than to address Air Quality and Noise impacts. There is **no mention of the likely impacts of truck hauling routes or hours of operation that should be required to minimize construction traffic impacts to our neighborhood. The failure to analyze the significant impact of construction-related trips appears to be a fundamental flaw in the MND.**

ILVE-8

Additionally, the MND does not address how construction phasing and schedule will affect Le Bard Park field availability other than to state:

"Construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the little league "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedule changes during construction."

ILVE-9

The MND does not analyze whether the need to potentially relocate current uses of the LeBard Park, even temporarily, create impacts in other areas of Huntington Beach.

Hydrology/Water Quality

ILVE-10

Mitigation measures MM Hydro-1, and -2 do not address the vegetated and bioretention basin clean up requirements after storm run-off. If the retention basin properly serves to capture stormwater pollutants and prevent those pollutants from entering the watershed, it will mean that those **pollutants, which the state considers hazardous, are accumulating within the vegetation and soil of the park, where my children play.** If the retention basin is successful, there is the risk to children to come into regular contact with pollutants that State of California has determined must be prevented from entering the natural environment. If the retention basin is unsuccessful, the mitigation measure is inadequate.

ILVE-11

Moreover, the inclusion of open collecting basins in the park with no outlets may serve as an attraction for pests including mosquitoes which can be a problem in this area due to the park's proximity to the Santa Ana River bed. This is of particular concern as the area designated for these basins are in close proximity to the little league fields where children will be playing and family members watching, and to both existing and planned residences.

Noise

ILVE-12

The discussion does not cover the noise that would be generated after 10 p.m. in the proposed new parking lot located in an isolated area of the park that extends to the SCE ROW adjacent to single family residences. Unlawful activity can be expected in this dark isolated area after 10 p.m.

ILVE-12 cont.

I support a mitigation measure such as a lockable barrier similar to the adjoining access road that prevents access to this unused area other than the 11 Saturdays a year it is needed or retaining the area as passive park land and finding other solutions to the Saturday parking problem that occurs 11 days a year.

Recreation

ILVE-13

The MND states there will be an increase in usable, passable area to offset the loss of passive area where the expanded parking lot is proposed. This is true only in theory. The usable increase in area is in a detention basin, 200 feet long and 40 feet wide, located between the new residences and the ball fields. It is not adjacent to the park. Use of this area other than during the three month long SVLL baseball season is problematic.

ILVE-14

The existing open, passive area is where I have held my children's birthday parties, played freeze tag, and attended movie nights in the park. Loss of this area 365 days a year in order to park 17 cars 11 Saturdays a year is a significant impact.

I recommend the existing park open space remain as is. It cannot be compensated for by a detention basin needed to accommodate new residential development. The requirements to include residential stormwater mitigation measures should be borne by the future developer through a revised mitigation measure, not through the loss of park area and burden on the existing community. The City itself states one of its highest priorities is the retention of open space and that should apply here.

General Plan Consistency

ILVE-15

The MND is inconsistent with the City of Huntington Beach's own stated goals in its General Plan (2013). Specifically, traffic and parking do not meet the requirements of the following sections under Circulation Element: 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17. Unless the MND is revised to ensure consistency with these identified General Plan policies, the proposed project will have a significant, unmitigated impact on the Meredith Gardens community and my family. I strongly urge the City to revise and recirculate the MND to adequately address these issues to ensure the project meets the requirements of CEQA, or prepare an Environmental Impact Report and adopt a Statement of Overriding Considerations pursuant to CEQA.

ILVE-16

In closing, I acknowledge the City's efforts over the past several years to move the redevelopment of the school district site forward, but I have serious concerns about the proposed Project's potentially significant impacts to my neighborhood and my family's quality of life. I look forward to working with you on project refinements in the months ahead including the consideration of alternative uses for the site.

Thank you,

Responses to Iliana Velazquez (ILVE), 5/12/2015

ILVE-1

This comment provides introductory comments, noting that they have concerns about the analysis in the Draft IS/MND and the proposed mitigation measures regarding traffic, parking, construction, hydrology, noise and recreation. Further, this comment introduces comments ILVE-2 through ILVE-15, which outlines the commenter's specific concerns regarding the issues mentioned above. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

ILVE-2

This comment states the traffic analysis in the Draft IS/MND is inadequate because the stop controlled intersection of Crailet Drive and Craimer Lane was not included in the traffic study nor was traffic speed considered on these streets. This comment also expresses the commenter's concerns that additional traffic from the project and decreased parking spaces will exacerbate existing speeding issues on Crailet Drive and Craimer Lane. The commenter requests that the Draft IS/MND be revised to mitigate all traffic impacts and include provisions, such as traffic calming measures, and then be recirculated with the new analysis. Refer to Response MGHOA-3.

ILVE-3

This comment states that the parking analysis in the Draft IS/MND is inadequate as the parking analysis determines there will be spill-over parking impacts but does not incorporate mitigation for this impact. Further, this comment states that the loss of parking as a result of the project would likely result in a significant adverse impact to the surrounding neighborhood and urges that the shared parking between the School District and the City (for LeBard Park) be considered as the existing parking baseline, where mitigation should be incorporated for the loss of the School District parking spaces. Refer to Responses MGHOA-4 and MGHOA-5.

ILVE-4

This comment suggests that the 24 new on-street parking spaces that would be created in front of the proposed homes would not only create a problem for future homeowners but is also an unacceptable means for providing parking per City's stated policies. Refer to Response MGHOA-6.

ILVE-5

This comment states that the Draft IS/MND parking analysis is inadequate as it does not account for the significantly higher amount of parking utilized during peak periods of park use. Further, the commenter suggests that park users park on the asphalt once all proper parking spaces have been occupied. Refer to Response MGHOA-7.

ILVE-6

This comments supports the statement by the Community Services Commission that if an alternative to the proposed parking lot could be identified and constructed, the Commission would consider the alternative. Comment is noted. Refer to Response MGHOA-8.

ILVE-7

This comment states that the Draft IS/MND did not analyze the likely impacts from construction-related traffic and does not include required hours of operation in order to minimize construction traffic impacts on the surrounding neighborhood. Refer to Response MGHOA-9.

ILVE-8

This comment states that the Draft IS/MND does not address how construction phasing and schedule would affect LeBard Park field availability other than to state that "construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the Little League "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedules changes during construction." Refer to Response MGHOA-10.

ILVE-9

This comment states that the Draft IS/MND does not analyze the potential displacement of current uses of LeBard Park, even temporarily, to other areas of Huntington Beach, which the commenter suggests could result in impacts in other areas of the City. Refer to Response MGHOA-11.

ILVE-10

This comment suggests that mitigation measures MM Hydro-1 and MM Hydro-2 do not address the cleanup requirements of the vegetated swale and bioretention area after storm events. The commenter also suggests that the Draft IS/MND is inadequate as it does not analyze potential impacts if the proposed bioretention basin is unsuccessful or of an additional mitigation measure that would address accumulated pollutants within the bioretention basin or vegetated swale which are considered by the commenter to represent a risk to park users. Refer to Response MGHOA-12.

ILVE-11

This comment expresses concern that the inclusion of open basins with no outlets within the park, specifically located adjacent to the baseball fields, may attract pests, such as mosquitoes, which could be problematic to existing and future residents, especially since the project site is in close proximity to the Santa Ana riverbed. Refer to Response MGHOA-12. In addition, the California Department of Health and the Mosquitos and Vector Control Association of California[7] has established design guidelines to reduce sources for mosquito breeding, which have been incorporated into the design of the BMPs which are incorporated into the WQMPs prepared for the proposed project. Therefore, the identified BMPs within the Draft IS/MND would be consistent with these design guidelines and would not result in an increased pest or mosquito impact. No changes to the Draft IS/MND are required in response to this comment.

---

[7] California Department of Health and the Mosquitos and Vector Control Association of California. *Best Management Practices for Mosquito Control in California* (July 2012).

ILVE-12

This comment states that the noise analysis did not include the potential noise generated after 10:00 PM in the area of the parking lot expansion due to illicit activity that would occur in the isolated part of the park. Further, this comment recommends two options as a means for reducing nighttime noise in the proposed parking lot area: (1) incorporate mitigation to require that a lockable barrier be installed similar to the adjoining access road that would prevent access to this unused area other than the 11 Saturdays a year it is needed for Little League parking or (2) retain the existing passive park area and identify an alternative to the potential Saturday parking impact, which would only occur 11 days a year during peak Little League use. Refer to Response MGHOA-13.

ILVE-13

This comment states that the inclusion of the bioretention basin as the increased passive area to offset the passive area lost for the proposed parking lot is problematic as the detention basin is located between the new residences and the baseball fields, and is not located adjacent to the park. Refer to Response MGHOA-14.

ILVE-14

This comment states that existing passive area of the park is used for recreational sports, picnics, and other open space uses 365 days a year and should not be lost in order to "park 17 cars 11 Saturdays a year." Further, this comment states that the Southern California Edison (SCE) right-of-way, which the commenter suggests is included in the City's park inventory, was not analyzed as an alternative location for parking and requests that the City analyzes utilizing the SCE property for additional parking. The commenter recommends that the existing passive area of LeBard Park remain as it is and states that the inclusion of residential stormwater mitigation measures should be borne by the future developer, not by the loss of existing parkland. This comment also states that future developers may be able to design innovative methods of stormwater control without impinging on existing park area, as the retention of open space is one of the City's highest priorities. Refer to Response MGHOA-15 and MGHOA-16.

ILVE-15

This comment states that the Draft IS/MND is inconsistent with the goals for traffic and parking identified in the General Plan (GP) Circulation Element Sections 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17 and suggests that if the Draft IS/MND is not revised to ensure consistency with these goals, the proposed project would have a significant, unmitigated impact on the Meredith Gardens community. Further, this comment recommends that the Draft IS/MND be revised and recirculated to ensure the project meets the requirements of CEQA or that an EIR is prepared with a Statement of Overriding Considerations (SOC) pursuant to CEQA. Refer to Response MGHOA-17.

ILVE-16

This comment provides conclusory remarks, stating that while the commenter does not oppose the proposed project, they have serious concerns about the potential for significant impacts to their neighborhood and the quality of life. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

ATTACHMENT NO. 11.85

Comments from Jason Vertican (JAVE), 5/14/2015

JAVE

May 14, 2015

Jennifer Villasenor
Acting Planning Manager
City of Huntington Beach
Huntington Beach, CA 92648

Subject: LeBard Park & Residential Project MND Comments

Dear Ms. Villasenor:

JAVE-1 I respectfully submit the following comments regarding the Le Bard Park Mitigated Negative Declaration (MND) Environmental Impacts Document. As a parent and resident of Meredith Gardens, the neighborhood adjacent to Le Bard Park, I have serious concerns about what appear to be blatant oversights and glaring omissions in the MND analysis and proposed mitigation measures regarding traffic, parking, construction, hydrology, noise, and recreation.

In particular my concerns are:

Traffic

JAVE-2 The traffic analysis used in the MND document is inadequate. **The stop controlled intersection of Crailet and Craimer was not included in the traffic analysis, nor was traffic speed on these streets considered.** I am concerned that the **additional traffic from the Project and from the lack of parking will exacerbate existing concerns** about speeding on Crailet and Craimer. I urge the City to revise the analysis, mitigate all traffic impacts to the full extent possible, and recirculate the MND. I respectfully request the updated analysis include provisions such as analyzing, identifying and implementing traffic calming measures on impacted streets in Meredith Gardens as specified in the City's General Plan (2013), Circulation Enhancements (CE) section 5: Neighborhood Circulation Improvements and section 17: Site Development Permit Process and California Environmental Quality Act (CEQA).

Parking

JAVE-3 The mitigation measures for parking are not sufficient. Specifically, The MND states that the proposed project would result in a total loss of 82 spaces, 79 off-street and 3 on-street parking spaces. **The MND states that this will cause spill-over parking impacts, but no mitigation is recommended.** The loss of parking for the park as a direct result of this project will more than likely cause significant adverse impacts to our neighborhood. The long-established **shared parking between the school district and Le Bard Park must be considered to be an existing condition, and removal of this parking should be mitigated.**

JAVE-4 The MND suggests that 24 new on-street parking spaces will be created in front of the proposed new homes. Not only will this create a problem for future homeowners, but it is also not an acceptable means for providing parking per the City's stated policies.

JAVE-5

Additionally, **the MND parking analysis does not acknowledge that during peak period of park use, the amount of utilized parking is significantly higher than the proper spaces identified**. It is often the case today that park users park on the asphalt when all proper parking has been used. The absence of this activity in the parking analysis means that analysis is inadequate.

JAVE-6

The Community Services Commission asked that an alternative to the parking lot intrusion into the park be developed. I support looking for alternatives.

Construction

JAVE-7

Construction impacts were not analyzed, presented, or mitigated in the MND other than to address Air Quality and Noise impacts. There is **no mention of the likely impacts of truck hauling routes or hours of operation that should be required to minimize construction traffic impacts to our neighborhood. The failure to analyze the significant impact of construction-related trips appears to be a fundamental flaw in the MND.**

JAVE-8

Additionally, the MND does not address how construction phasing and schedule will affect Le Bard Park field availability other than to state:

"Construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the little league "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedule changes during construction."

JAVE-9

The MND does not analyze whether the need to potentially relocate current uses of the LeBard Park, even temporarily, create impacts in other areas of Huntington Beach.

Hydrology/Water Quality

JAVE-10

Mitigation measures MM Hydro-1, and -2 do not address the vegetated and bioretention basin clean up requirements after storm run-off. If the retention basin properly serves to capture stormwater pollutants and prevent those pollutants from entering the watershed, it will mean that those **pollutants, which the state considers hazardous, are accumulating within the vegetation and soil of the park, where my children play.** If the retention basin is successful, there is the risk to children to come into regular contact with pollutants that State of California has determined must be prevented from entering the natural environment. If the retention basin is unsuccessful, the mitigation measure is inadequate.

JAVE-11

Moreover, the inclusion of open collecting basins in the park with no outlets may serve as an attraction for pests including mosquitoes which can be a problem in this area due to the park's proximity to the Santa Ana River bed. This is of particular concern as the area designated for these basins are in close proximity to the little league fields where children will be playing and family members watching, and to both existing and planned residences.

JAVE-12

Noise

The discussion does not cover the noise that would be generated after 10 p.m. in the proposed new parking lot located in an isolated area of the park that extends to the SCE ROW adjacent to single family residences. Unlawful activity can be expected in this dark isolated area after 10 p.m.

I support a mitigation measure such as a lockable barrier similar to the adjoining access road that prevents access to this unused area other than the 11 Saturdays a year it is needed or retaining the area as passive park land and finding other solutions to the Saturday parking problem that occurs 11 days a year.

JAVE-13

Recreation

The MND states there will be an increase in usable, passable area to offset the loss of passive area where the expanded parking lot is proposed. This is true only in theory. The usable increase in area is in a detention basin, 200 feet long and 40 feet wide, located between the new residences and the ball fields. It is not adjacent to the park. Use of this area other than during the three month long SVLL baseball season is problematic.

JAVE-14

The existing open, passive area is where I have held my children's birthday parties, played freeze tag, and attended movie nights in the park. Loss of this area 365 days a year in order to park 17 cars 11 Saturdays a year is a significant impact.

I recommend the existing park open space remain as is. It cannot be compensated for by a detention basin needed to accommodate new residential development. The requirements to include residential stormwater mitigation measures should be borne by the future developer through a revised mitigation measure, not through the loss of park area and burden on the existing community. The City itself states one of its highest priorities is the retention of open space and that should apply here.

JAVE-15

General Plan Consistency

The MND is inconsistent with the City of Huntington Beach's own stated goals in its General Plan (2013). Specifically, traffic and parking do not meet the requirements of the following sections under Circulation Element: 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17. Unless the MND is revised to ensure consistency with these identified General Plan policies, the proposed project will have a significant, unmitigated impact on the Meredith Gardens community and my family. I strongly urge the City to revise and recirculate the MND to adequately address these issues to ensure the project meets the requirements of CEQA, or prepare an Environmental Impact Report and adopt a Statement of Overriding Considerations pursuant to CEQA.

JAVE-16

In closing, I acknowledge the City's efforts over the past several years to move the redevelopment of the school district site forward, but I have serious concerns about the proposed Project's potentially significant impacts to my neighborhood and my family's quality

JAVE-16 cont.

of life. I look forward to working with you on project refinements in the months ahead including the consideration of alternative uses for the site.

Thank you,

Jason Vertican

20022 Beaumont Cir

Huntington Beach, CA 92646

Responses to Jason Vertican (JAVE), 5/14/2015

JAVE-1

This comment provides introductory comments, noting that they have concerns about the analysis in the Draft IS/MND and the proposed mitigation measures regarding traffic, parking, construction, hydrology, noise and recreation. Further, this comment introduces comments JAVE-2 through JAVE-15, which outlines the commenter's specific concerns regarding the issues mentioned above. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

JAVE-2

This comment states the traffic analysis in the Draft IS/MND is inadequate because the stop controlled intersection of Crailet Drive and Craimer Lane was not included in the traffic study nor was traffic speed considered on these streets. This comment also expresses the commenter's concerns that additional traffic from the project and decreased parking spaces will exacerbate existing speeding issues on Crailet Drive and Craimer Lane. The commenter requests that the Draft IS/MND be revised to mitigate all traffic impacts and include provisions, such as traffic calming measures, and then be recirculated with the new analysis. Refer to Response MGHOA-3.

JAVE-3

This comment states that the parking analysis in the Draft IS/MND is inadequate as the parking analysis determines there will be spill-over parking impacts but does not incorporate mitigation for this impact. Further, this comment states that the loss of parking as a result of the project would likely result in a significant adverse impact to the surrounding neighborhood and urges that the shared parking between the School District and the City (for LeBard Park) be considered as the existing parking baseline, where mitigation should be incorporated for the loss of the School District parking spaces. Refer to Responses MGHOA-4 and MGHOA-5.

JAVE-4

This comment suggests that the 24 new on-street parking spaces that would be created in front of the proposed homes would not only create a problem for future homeowners but is also an unacceptable means for providing parking per City's stated policies. Refer to Response MGHOA-6.

JAVE-5

This comment states that the Draft IS/MND parking analysis is inadequate as it does not account for the significantly higher amount of parking utilized during peak periods of park use. Further, the commenter suggests that park users park on the asphalt once all proper parking spaces have been occupied. Refer to Response MGHOA-7.

JAVE-6

This comments supports the statement by the Community Services Commission that if an alternative to the proposed parking lot could be identified and constructed, the Commission would consider the alternative. Comment is noted. Refer to Response MGHOA-8.

JAVE-7

This comment states that the Draft IS/MND did not analyze the likely impacts from construction-related traffic and does not include required hours of operation in order to minimize construction traffic impacts on the surrounding neighborhood. Refer to Response MGHOA-9.

JAVE-8

This comment states that the Draft IS/MND does not address how construction phasing and schedule would affect LeBard Park field availability other than to state that "construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the Little League "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedules changes during construction." Refer to Response MGHOA-10.

JAVE-9

This comment states that the Draft IS/MND does not analyze the potential displacement of current uses of LeBard Park, even temporarily, to other areas of Huntington Beach, which the commenter suggests could result in impacts in other areas of the City. Refer to Response MGHOA-11.

JAVE-10

This comment suggests that mitigation measures MM Hydro-1 and MM Hydro-2 do not address the cleanup requirements of the vegetated swale and bioretention area after storm events. The commenter also suggests that the Draft IS/MND is inadequate as it does not analyze potential impacts if the proposed bioretention basin is unsuccessful or of an additional mitigation measure that would address accumulated pollutants within the bioretention basin or vegetated swale which are considered by the commenter to represent a risk to park users. Refer to Response MGHOA-12.

JAVE-11

This comment expresses concern that the inclusion of open basins with no outlets within the park, specifically located adjacent to the baseball fields, may attract pests, such as mosquitoes, which could be problematic to existing and future residents, especially since the project site is in close proximity to the Santa Ana riverbed. Refer to Response MGHOA-12. In addition, the California Department of Health

and the Mosquitos and Vector Control Association of California[8] has established design guidelines to reduce sources for mosquito breeding, which have been incorporated into the design of the BMPs which are incorporated into the WQMPs prepared for the proposed project. Therefore, the identified BMPs within the Draft IS/MND would be consistent with these design guidelines and would not result in an increased pest or mosquito impact. No changes to the Draft IS/MND are required in response to this comment.

JAVE-12

This comment states that the noise analysis did not include the potential noise generated after 10:00 PM in the area of the parking lot expansion due to illicit activity that would occur in the isolated part of the park. Further, this comment recommends two options as a means for reducing nighttime noise in the proposed parking lot area: (1) incorporate mitigation to require that a lockable barrier be installed similar to the adjoining access road that would prevent access to this unused area other than the 11 Saturdays a year it is needed for Little League parking or (2) retain the existing passive park area and identify an alternative to the potential Saturday parking impact, which would only occur 11 days a year during peak Little League use. Refer to Response MGHOA-13.

JAVE-13

This comment states that the inclusion of the bioretention basin as the increased passive area to offset the passive area lost for the proposed parking lot is problematic as the detention basin is located between the new residences and the baseball fields, and is not located adjacent to the park. Refer to Response MGHOA-14.

JAVE-14

This comment states that existing passive area of the park is used for recreational sports, picnics, and other open space uses 365 days a year and should not be lost in order to "park 17 cars 11 Saturdays a year." Further, this comment states that the Southern California Edison (SCE) right-of-way, which the commenter suggests is included in the City's park inventory, was not analyzed as an alternative location for parking and requests that the City analyzes utilizing the SCE property for additional parking. The commenter recommends that the existing passive area of LeBard Park remain as it is and states that the inclusion of residential stormwater mitigation measures should be borne by the future developer, not by the loss of existing parkland. This comment also states that future developers may be able to design innovative methods of stormwater control without impinging on existing park area, as the retention of open space is one of the City's highest priorities. Refer to Response MGHOA-15 and MGHOA-16.

JAVE-15

This comment states that the Draft IS/MND is inconsistent with the goals for traffic and parking identified in the General Plan (GP) Circulation Element Sections 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17 and suggests that if the Draft IS/MND is not revised to ensure consistency with these goals, the proposed

[8] California Department of Health and the Mosquitos and Vector Control Association of California. *Best Management Practices for Mosquito Control in California* (July 2012).

project would have a significant, unmitigated impact on the Meredith Gardens community. Further, this comment recommends that the Draft IS/MND be revised and recirculated to ensure the project meets the requirements of CEQA or that an EIR is prepared with a Statement of Overriding Considerations (SOC) pursuant to CEQA. Refer to Response MGHOA-17.

JAVE-16

This comment provides conclusory remarks, stating that while the commenter does not oppose the proposed project, they have serious concerns about the potential for significant impacts to their neighborhood and the quality of life. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

ATTACHMENT NO. 11.92

Comments from Jennifer Vertican (JEVE), 5/15/2015

JEVE

May 15, 2015

Jennifer Villasenor
Acting Planning Manager
City of Huntington Beach
Huntington Beach, CA 92648

Subject: LeBard Park & Residential Project MND Comments

Dear Ms. Villasenor:

JEVE-1 I respectfully submit the following comments regarding the Le Bard Park Mitigated Negative Declaration (MND) Environmental Impacts Document. As a parent and resident of Meredith Gardens, the neighborhood adjacent to Le Bard Park, I have serious concerns about what appear to be blatant oversights and glaring omissions in the MND analysis and proposed mitigation measures regarding traffic, parking, construction, hydrology, noise, and recreation.

In particular my concerns are:

Traffic

JEVE-2 The traffic analysis used in the MND document is inadequate. **The stop controlled intersection of Crailet and Craimer was not included in the traffic analysis, nor was traffic speed on these streets considered.** I am concerned that the **additional traffic from the Project and from the lack of parking will exacerbate existing concerns** about speeding on Crailet and Craimer. I urge the City to revise the analysis, mitigate all traffic impacts to the full extent possible, and recirculate the MND. I respectfully request the updated analysis include provisions such as analyzing, identifying and implementing traffic calming measures on impacted streets in Meredith Gardens as specified in the City's General Plan (2013), Circulation Enhancements (CE) section 5: Neighborhood Circulation Improvements and section 17: Site Development Permit Process and California Environmental Quality Act (CEQA).

Parking

JEVE-3 The mitigation measures for parking are not sufficient. Specifically, The MND states that the proposed project would result in a total loss of 82 spaces, 79 off-street and 3 on-street parking spaces. **The MND states that this will cause spill-over parking impacts, but no mitigation is recommended.** The loss of parking for the park as a direct result of this project will more than likely cause significant adverse impacts to our neighborhood. The long-established **shared parking between the school district and Le Bard Park must be considered to be an existing condition, and removal of this parking should be mitigated.**

JEVE-4 The MND suggests that 24 new on-street parking spaces will be created in front of the proposed new homes. Not only will this create a problem for future homeowners, but it is also not an acceptable means for providing parking per the City's stated policies.

JEVE-5

Additionally, **the MND parking analysis does not acknowledge that during peak period of park use, the amount of utilized parking is significantly higher than the proper spaces identified.** It is often the case today that park users park on the asphalt when all proper parking has been used. The absence of this activity in the parking analysis means that analysis is inadequate.

JEVE-6

The Community Services Commission asked that an alternative to the parking lot intrusion into the park be developed. I support looking for alternatives.

JEVE-7

Construction

Construction impacts were not analyzed, presented, or mitigated in the MND other than to address Air Quality and Noise impacts. There is **no mention of the likely impacts of truck hauling routes or hours of operation that should be required to minimize construction traffic impacts to our neighborhood. The failure to analyze the significant impact of construction-related trips appears to be a fundamental flaw in the MND.**

JEVE-8

Additionally, the MND does not address how construction phasing and schedule will affect Le Bard Park field availability other than to state:

"Construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the little league "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedule changes during construction."

JEVE-9

The MND does not analyze whether the need to potentially relocate current uses of the LeBard Park, even temporarily, create impacts in other areas of Huntington Beach.

Hydrology/Water Quality

JEVE-10

Mitigation measures MM Hydro-1, and -2 do not address the vegetated and bioretention basin clean up requirements after storm run-off. If the retention basin properly serves to capture stormwater pollutants and prevent those pollutants from entering the watershed, it will mean that those **pollutants, which the state considers hazardous, are accumulating within the vegetation and soil of the park, where my children play.** If the retention basin is successful, there is the risk to children to come into regular contact with pollutants that State of California has determined must be prevented from entering the natural environment. If the retention basin is unsuccessful, the mitigation measure is inadequate.

JEVE-11

Moreover, the inclusion of open collecting basins in the park with no outlets may serve as an attraction for pests including mosquitoes which can be a problem in this area due to the park's proximity to the Santa Ana River bed. This is of particular concern as the area designated for these basins are in close proximity to the little league fields where children will be playing and family members watching, and to both existing and planned residences.

Noise

JEVE-12

The discussion does not cover the noise that would be generated after 10 p.m. in the proposed new parking lot located in an isolated area of the park that extends to the SCE ROW adjacent to single family residences. Unlawful activity can be expected in this dark isolated area after 10 p.m.

I support a mitigation measure such as a lockable barrier similar to the adjoining access road that prevents access to this unused area other than the 11 Saturdays a year it is needed or retaining the area as passive park land and finding other solutions to the Saturday parking problem that occurs 11 days a year.

Recreation

JEVE-13

The MND states there will be an increase in usable, passable area to offset the loss of passive area where the expanded parking lot is proposed. This is true only in theory. The usable increase in area is in a detention basin, 200 feet long and 40 feet wide, located between the new residences and the ball fields. It is not adjacent to the park. Use of this area other than during the three month long SVLL baseball season is problematic.

JEVE-14

The existing open, passive area is where I have held my children's birthday parties, played freeze tag, and attended movie nights in the park. Loss of this area 365 days a year in order to park 17 cars 11 Saturdays a year is a significant impact.

I recommend the existing park open space remain as is. It cannot be compensated for by a detention basin needed to accommodate new residential development. The requirements to include residential stormwater mitigation measures should be borne by the future developer through a revised mitigation measure, not through the loss of park area and burden on the existing community. The City itself states one of its highest priorities is the retention of open space and that should apply here.

General Plan Consistency

JEVE-15

The MND is inconsistent with the City of Huntington Beach's own stated goals in its General Plan (2013). Specifically, traffic and parking do not meet the requirements of the following sections under Circulation Element: 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17. Unless the MND is revised to ensure consistency with these identified General Plan policies, the proposed project will have a significant, unmitigated impact on the Meredith Gardens community and my family. I strongly urge the City to revise and recirculate the MND to adequately address these issues to ensure the project meets the requirements of CEQA, or prepare an Environmental Impact Report and adopt a Statement of Overriding Considerations pursuant to CEQA.

JEVE-16

In closing, I acknowledge the City's efforts over the past several years to move the redevelopment of the school district site forward, but I have serious concerns about the proposed Project's potentially significant impacts to my neighborhood and my family's quality

JEVE-16 cont.

of life. I look forward to working with you on project refinements in the months ahead including the consideration of alternative uses for the site.

Thank you,

Jennifer Vertican

20022 Beaumont Cir

Responses to Jennifer Vertican (JEVE), 5/15/2015

JEVE-1

This comment provides introductory comments, noting that they have concerns about the analysis in the Draft IS/MND and the proposed mitigation measures regarding traffic, parking, construction, hydrology, noise and recreation. Further, this comment introduces comments JEVE-2 through JEVE-15, which outlines the commenter's specific concerns regarding the issues mentioned above. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

JEVE-2

This comment states the traffic analysis in the Draft IS/MND is inadequate because the stop controlled intersection of Crailet Drive and Craimer Lane was not included in the traffic study nor was traffic speed considered on these streets. This comment also expresses the commenter's concerns that additional traffic from the project and decreased on-site parking spaces will exacerbate existing speeding issues on Crailet Drive and Craimer Lane. The commenter requests that the Draft IS/MND be revised to mitigate all traffic impacts and include provisions such as traffic calming measures and then be recirculated with the new analysis. Refer to Response MGHOA-3.

JEVE-3

This comment states that the parking analysis in the Draft IS/MND is inadequate as the parking analysis determines there will be spill-over parking impacts but does not incorporate mitigation for this impact. Further, this comment states that the loss of parking as a result of the project would likely result in a significant adverse impact to the surrounding neighborhood and urges that the shared parking between the School District and the City (for LeBard Park) be considered as the existing parking baseline, where mitigation should be incorporated for the loss of the School District parking spaces. Refer to Responses MGHOA-4 and MGHOA-5.

JEVE-4

This comment suggests that the 24 new on-street parking spaces that would be created in front of the proposed homes would not only create a problem for future homeowners but is also an unacceptable means for providing parking per City's stated policies. Refer to Response MGHOA-6.

JEVE-5

This comment states that the Draft IS/MND parking analysis is inadequate as it does not account for the significantly higher amount of parking utilized during peak periods of park use. Further, the commenter suggests that park users park on the asphalt once all proper parking spaces have been occupied. Refer to Response MGHOA-7.

JEVE-6

This comments supports the statement by the Community Services Commission that if an alternative to the proposed parking lot could be identified and constructed, the Commission would consider the alternative. Comment is noted. Refer to Response MGHOA-8.

JEVE-7

This comment states that the Draft IS/MND did not analyze the likely impacts from construction-related traffic and does not include required hours of operation in order to minimize construction traffic impacts on the surrounding neighborhood. Refer to Response MGHOA-9.

JEVE-8

This comment states that the Draft IS/MND does not address how construction phasing and schedule would affect LeBard Park field availability other than to state that "construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the Little League "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedules changes during construction." Refer to Response MGHOA-10.

JEVE-9

This comment states that the Draft IS/MND does not analyze the potential displacement of current uses of LeBard Park, even temporarily, to other areas of Huntington Beach, which the commenter suggests could result in impacts in other areas of the City. Refer to Response MGHOA-11.

JEVE-10

This comment suggests that mitigation measures MM Hydro-1 and MM Hydro-2 do not address the cleanup requirements of the vegetated swale and bioretention area after storm events. The commenter also suggests that the Draft IS/MND is inadequate as it does not analyze potential impacts if the proposed bioretention basin is unsuccessful or of an additional mitigation measure that would address accumulated pollutants within the bioretention basin or vegetated swale which are considered by the commenter to represent a risk to park users. Refer to Response MGHOA-12.

JEVE-11

This comment expresses concern that the inclusion of open basins with no outlets within the park, specifically located adjacent to the baseball fields, may attract pests, such as mosquitoes, which could be problematic to existing and future residents, especially since the project site is in close proximity to the Santa Ana riverbed. Refer to Response MGHOA-12. In addition, the California Department of Health

ATTACHMENT NO. 11.97

and the Mosquitos and Vector Control Association of California[9] has established design guidelines to reduce sources for mosquito breeding, which have been incorporated into the design of the BMPs which are incorporated into the WQMPs prepared for the proposed project. Therefore, the identified BMPs within the Draft IS/MND would be consistent with these design guidelines and would not result in an increased pest or mosquito impact. No changes to the Draft IS/MND are required in response to this comment.

JEVE-12

This comment states that the noise analysis did not include the potential noise generated after 10:00 PM in the area of the parking lot expansion due to illicit activity that would occur in the isolated part of the park. Further, this comment recommends two options as a means for reducing nighttime noise in the proposed parking lot area: (1) incorporate mitigation to require that a lockable barrier be installed similar to the adjoining access road that would prevent access to this unused area other than the 11 Saturdays a year it is needed for Little League parking or (2) retain the existing passive park area and identify an alternative to the potential Saturday parking impact, which would only occur 11 days a year during peak Little League use. Refer to Response MGHOA-13.

JEVE-13

This comment states that the inclusion of the bioretention basin as the increased passive area to offset the passive area lost for the proposed parking lot is problematic as the detention basin is located between the new residences and the baseball fields, and is not located adjacent to the park. Refer to Response MGHOA-14.

JEVE-14

This comment states that existing passive area of the park is used for recreational sports, picnics, and other open space uses 365 days a year and should not be lost in order to "park 17 cars 11 Saturdays a year." Further, this comment states that the Southern California Edison (SCE) right-of-way, which the commenter suggests is included in the City's park inventory, was not analyzed as an alternative location for parking and requests that the City analyzes utilizing the SCE property for additional parking. The commenter recommends that the existing passive area of LeBard Park remain as it is and states that the inclusion of residential stormwater mitigation measures should be borne by the future developer, not by the loss of existing parkland. This comment also states that future developers may be able to design innovative methods of stormwater control without impinging on existing park area, as the retention of open space is one of the City's highest priorities. Refer to Response MGHOA-15 and MGHOA-16.

JEVE-15

This comment states that the Draft IS/MND is inconsistent with the goals for traffic and parking identified in the General Plan (GP) Circulation Element Sections 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17 and suggests that if the Draft IS/MND is not revised to ensure consistency with these goals, the proposed

---

[9] California Department of Health and the Mosquitos and Vector Control Association of California. *Best Management Practices for Mosquito Control in California* (July 2012).

project would have a significant, unmitigated impact on the Meredith Gardens community. Further, this comment recommends that the Draft IS/MND be revised and recirculated to ensure the project meets the requirements of CEQA or that an EIR is prepared with a Statement of Overriding Considerations (SOC) pursuant to CEQA. Refer to Response MGHOA-17.

JEVE-16

This comment provides conclusory remarks, stating that while the commenter does not oppose the proposed project, they have serious concerns about the potential for significant impacts to their neighborhood and the quality of life. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

ATTACHMENT NO. 11.99

Comments from Jozann Borenstein (JOBO), 5/13/2015

JOBO

Subject: FW: Building Plans for Le Bard Park!

From: JOZANN BORENSTEIN [mailto:jozann18@gmail.com]
Sent: Thursday, May 14, 2015 9:24 AM
To: Villasenor, Jennifer
Subject: Building Plans for Le Bard Park!

May 13, 2015

Jennifer Villasenor
Acting Planning Manager
City of Huntington Beach
Huntington Beach, CA 92648

Subject: LeBard Park & Residential Project MND Comments

Dear Ms. Villasenor:

JOBO-1 I respectfully submit the following comments regarding the Le Bard Park Mitigated Negative Declaration (MND) Environmental Impacts Document. As a parent and resident of Meredith Gardens, the neighborhood adjacent to Le Bard Park, I have serious concerns about what appear to be blatant oversights and glaring omissions in the MND analysis and proposed mitigation measures regarding traffic, parking, construction, hydrology, noise, and recreation.

In particular my concerns are:

Traffic

JOBO-2 The traffic analysis used in the MND document is inadequate. **The stop controlled intersection of Crailet and Craimer was not included in the traffic analysis, nor was traffic speed on these streets considered.** I am concerned that the **additional traffic from the Project and from the lack of parking will exacerbate existing concerns** about speeding on Crailet and Craimer. I urge the City to revise the analysis, mitigate all traffic impacts to the full extent possible, and recirculate the MND. I respectfully request the updated analysis include provisions such as analyzing, identifying and implementing traffic calming measures on impacted streets in Meredith Gardens as specified in the City's General Plan (2013), Circulation Enhancements (CE) section 5: Neighborhood Circulation Improvements and section 17: Site Development Permit Process and California Environmental Quality Act (CEQA).

Parking

JOBO-3 The mitigation measures for parking are not sufficient. Specifically, The MND states that the proposed project would result in a total loss of 82 spaces, 79 off-street and 3 on-street parking spaces. **The MND states that this will cause spill-over parking impacts, but no mitigation is recommended.** The loss of parking for the park as a direct result of this project will more than likely cause significant adverse impacts to our neighborhood. The long-established **shared parking between the school district and Le Bard Park must be considered to be an existing condition, and removal of this parking should be mitigated.**

1

ATTACHMENT NO. 11.100

JOBO-4 The MND suggests that 24 new on-street parking spaces will be created in front of the proposed new homes. Not only will this create a problem for future homeowners, but it is also not an acceptable means for providing parking per the City's stated policies.

JOBO-5 Additionally, **the MND parking analysis does not acknowledge that during peak period of park use, the amount of utilized parking is significantly higher than the proper spaces identified.** It is often the case today that park users park on the asphalt when all proper parking has been used. The absence of this activity in the parking analysis means that analysis is inadequate.

JOBO-6 The Community Services Commission asked that an alternative to the parking lot intrusion into the park be developed. I support looking for alternatives.

Construction

JOBO-7 Construction impacts were not analyzed, presented, or mitigated in the MND other than to address Air Quality and Noise impacts. There is **no mention of the likely impacts of truck hauling routes or hours of operation that should be required to minimize construction traffic impacts to our neighborhood. The failure to analyze the significant impact of construction-related trips appears to be a fundamental flaw in the MND.**

JOBO-8 Additionally, the MND does not address how construction phasing and schedule will affect Le Bard Park field availability other than to state:

"Construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the little league "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedule changes during construction."

JOBO-9 **The MND does not analyze whether the need to potentially relocate current uses of the LeBard Park, even temporarily, create impacts in other areas of Huntington Beach.**

Hydrology/Water Quality

JOBO-10 Mitigation measures MM Hydro-1, and -2 do not address the vegetated and bioretention basin clean up requirements after storm run-off. If the retention basin properly serves to capture stormwater pollutants and prevent those pollutants from entering the watershed, it will mean that those **pollutants, which the state considers hazardous, are accumulating within the vegetation and soil of the park, where my children play.** If the retention basin is successful, there is the risk to children to come into regular contact with pollutants that State of California has determined must be prevented from entering the natural environment. If the retention basin is unsuccessful, the mitigation measure is inadequate.

JOBO-11 Moreover, the inclusion of open collecting basins in the park with no outlets may serve as an attraction for pests including mosquitoes which can be a problem in this area due to the park's proximity to the Santa Ana River bed. This is of particular concern as the area designated for these basins are in close proximity to the little league fields where children will be playing and family members watching, and to both existing and planned residences.

Noise

2

JOBO-12

The discussion does not cover the noise that would be generated after 10 p.m. in the proposed new parking lot located in an isolated area of the park that extends to the SCE ROW adjacent to single family residences. Unlawful activity can be expected in this dark isolated area after 10 p.m.

I support a mitigation measure such as a lockable barrier similar to the adjoining access road that prevents access to this unused area other than the 11 Saturdays a year it is needed or retaining the area as passive park land and finding other solutions to the Saturday parking problem that occurs 11 days a year.

Recreation

JOBO-13

The MND states there will be an increase in usable, passable area to offset the loss of passive area where the expanded parking lot is proposed. This is true only in theory. The usable increase in area is in a detention basin, 200 feet long and 40 feet wide, located between the new residences and the ball fields. It is not adjacent to the park. Use of this area other than during the three month long SVLL baseball season is problematic.

JOBO-14

The existing open, passive area is where I have held my children's birthday parties, played freeze tag, and attended movie nights in the park. Loss of this area 365 days a year in order to park 17 cars 11 Saturdays a year is a significant impact.

I recommend the existing park open space remain as is. It cannot be compensated for by a detention basin needed to accommodate new residential development. The requirements to include residential stormwater mitigation measures should be borne by the future developer through a revised mitigation measure, not through the loss of park area and burden on the existing community. The City itself states one of its highest priorities is the retention of open space and that should apply here.

General Plan Consistency

JOBO-15

The MND is inconsistent with the City of Huntington Beach's own stated goals in its General Plan (2013). Specifically, traffic and parking do not meet the requirements of the following sections under Circulation Element: 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17. Unless the MND is revised to ensure consistency with these identified General Plan policies, the proposed project will have a significant, unmitigated impact on the Meredith Gardens community and my family. I strongly urge the City to revise and recirculate the MND to adequately address these issues to ensure the project meets the requirements of CEQA, or prepare an Environmental Impact Report and adopt a Statement of Overriding Considerations pursuant to CEQA.

JOBO-16

In closing, I acknowledge the City's efforts over the past several years to move the redevelopment of the school district site forward, but I have serious concerns about the proposed Project's potentially significant impacts to my neighborhood and my family's quality of life. I look forward to working with you on project refinements in the months ahead including the consideration of alternative uses for the site.

Thank you, Jozann Borenstein

The IS team in Atkins has scanned this email and any attachments for viruses and other threats; however no technology can be guaranteed to detect all threats. Always exercise caution before acting on the content of an email and before opening attachments or following links contained within the email.

Responses to Jozann Borenstein (JOBO), 5/13/2015

JOBO-1

This comment provides introductory comments, noting that they have concerns about the analysis in the Draft IS/MND and the proposed mitigation measures regarding traffic, parking, construction, hydrology, noise and recreation. Further, this comment introduces comments JOBO-2 through JOBO-15, which outlines the commenter's specific concerns regarding the issues mentioned above. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

JOBO-2

This comment states the traffic analysis in the Draft IS/MND is inadequate because the stop controlled intersection of Crailet Drive and Craimer Lane was not included in the traffic study nor was traffic speed considered on these streets. This comment also expresses the commenter's concerns that additional traffic from the project and decreased on-site parking spaces will exacerbate existing speeding issues on Crailet Drive and Craimer Lane. The commenter requests that the Draft IS/MND be revised to mitigate all traffic impacts and include provisions such as traffic calming measures and then be recirculated with the new analysis. Refer to Response MGHOA-3.

JOBO-3

This comment states that the parking analysis in the Draft IS/MND is inadequate as the parking analysis determines there will be spill-over parking impacts but does not incorporate mitigation for this impact. Further, this comment states that the loss of parking as a result of the project would likely result in a significant adverse impact to the surrounding neighborhood and urges that the shared parking between the School District and the City (for LeBard Park) be considered as the existing parking baseline, where mitigation should be incorporated for the loss of the School District parking spaces. Refer to Responses MGHOA-4 and MGHOA-5.

JOBO-4

This comment suggests that the 24 new on-street parking spaces that would be created in front of the proposed homes would not only create a problem for future homeowners but is also an unacceptable means for providing parking per City's stated policies. Refer to Response MGHOA-6.

JOBO-5

This comment states that the Draft IS/MND parking analysis is inadequate as it does not account for the significantly higher amount of parking utilized during peak periods of park use. Further, the commenter suggests that park users park on the asphalt once all proper parking spaces have been occupied. Refer to Response MGHOA-7.

JOBO-6

This comments supports the statement by the Community Services Commission that if an alternative to the proposed parking lot could be identified and constructed, the Commission would consider the alternative. Comment is noted. Refer to Response MGHOA-8.

JOBO-7

This comment states that the Draft IS/MND did not analyze the likely impacts from construction-related traffic and does not include required hours of operation in order to minimize construction traffic impacts on the surrounding neighborhood. Refer to Response MGHOA-9.

JOBO-8

This comment states that the Draft IS/MND does not address how construction phasing and schedule would affect LeBard Park field availability other than to state that "construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the Little League "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedules changes during construction." Refer to Response MGHOA-10.

JOBO-9

This comment states that the Draft IS/MND does not analyze the potential displacement of current uses of LeBard Park, even temporarily, to other areas of Huntington Beach, which the commenter suggests could result in impacts in other areas of the City. Refer to Response MGHOA-11.

JOBO-10

This comment suggests that mitigation measures MM Hydro-1 and MM Hydro-2 do not address the cleanup requirements of the vegetated swale and bioretention area after storm events. The commenter also suggests that the Draft IS/MND is inadequate as it does not analyze potential impacts if the proposed bioretention basin is unsuccessful or of an additional mitigation measure that would address accumulated pollutants within the bioretention basin or vegetated swale which are considered by the commenter to represent a risk to park users. Refer to Response MGHOA-12.

JOBO-11

This comment expresses concern that the inclusion of open basins with no outlets within the park, specifically located adjacent to the baseball fields, may attract pests, such as mosquitoes, which could be problematic to existing and future residents, especially since the project site is in close proximity to the Santa Ana riverbed. Refer to Response MGHOA-12. In addition, the California Department of Health and the Mosquitos and Vector Control Association of California[10] has established design guidelines to reduce sources for mosquito breeding, which have been incorporated into the design of the BMPs which are incorporated into the WQMPs prepared for the proposed project. Therefore, the identified BMPs within the Draft IS/MND would be consistent with these design guidelines and would not result in an increased pest or mosquito impact. No changes to the Draft IS/MND are required in response to this comment.

---

[10] California Department of Health and the Mosquitos and Vector Control Association of California. *Best Management Practices for Mosquito Control in California* (July 2012).

ATTACHMENT NO. 11.104

JOBO-12

This comment states that the noise analysis did not include the potential noise generated after 10:00 PM in the area of the parking lot expansion due to illicit activity that would occur in the isolated part of the park. Further, this comment recommends two options as a means for reducing nighttime noise in the proposed parking lot area: (1) incorporate mitigation to require that a lockable barrier be installed similar to the adjoining access road that would prevent access to this unused area other than the 11 Saturdays a year it is needed for Little League parking or (2) retain the existing passive park area and identify an alternative to the potential Saturday parking impact, which would only occur 11 days a year during peak Little League use. Refer to Response MGHOA-13.

JOBO-13

This comment states that the inclusion of the bioretention basin as the increased passive area to offset the passive area lost for the proposed parking lot is problematic as the detention basin is located between the new residences and the baseball fields, and is not located adjacent to the park. Refer to Response MGHOA-14.

JOBO-14

This comment states that existing passive area of the park is used for recreational sports, picnics, and other open space uses 365 days a year and should not be lost in order to "park 17 cars 11 Saturdays a year." Further, this comment states that the Southern California Edison (SCE) right-of-way, which the commenter suggests is included in the City's park inventory, was not analyzed as an alternative location for parking and requests that the City analyzes utilizing the SCE property for additional parking. The commenter recommends that the existing passive area of LeBard Park remain as it is and states that the inclusion of residential stormwater mitigation measures should be borne by the future developer, not by the loss of existing parkland. This comment also states that future developers may be able to design innovative methods of stormwater control without impinging on existing park area, as the retention of open space is one of the City's highest priorities. Refer to Response MGHOA-15 and MGHOA-16.

JOBO-15

This comment states that the Draft IS/MND is inconsistent with the goals for traffic and parking identified in the General Plan (GP) Circulation Element Sections 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17 and suggests that if the Draft IS/MND is not revised to ensure consistency with these goals, the proposed project would have a significant, unmitigated impact on the Meredith Gardens community. Further, this comment recommends that the Draft IS/MND be revised and recirculated to ensure the project meets the requirements of CEQA or that an EIR is prepared with a Statement of Overriding Considerations (SOC) pursuant to CEQA. Refer to Response MGHOA-17.

JOBO-16

This comment provides conclusory remarks, stating that while the commenter does not oppose the proposed project, they have serious concerns about the potential for significant impacts to their neighborhood and the quality of life. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

Comments from Julian Ball (JUBA), 5/12/2015

JUBA

Subject: FW: LaBard Park Destruction
Attachments: MGHA LeBard MND residents letter 5-12-2015.pdf

From: hbuclaman@aol.com [mailto:hbuclaman@aol.com]
Sent: Thursday, May 14, 2015 4:12 PM
To: Villasenor, Jennifer
Subject: LaBard Park Destruction

JUBA-1 I, like most other Meredith Gardens residents am very upset with the LeBard Park MND. Please add my name to the list of very concerned Meredith Garden homeowners.

Julian Ball
20082 Colgate Circle,
Huntington Beach, CA 92646

The IS team in Atkins has scanned this email and any attachments for viruses and other threats; however no technology can be guaranteed to detect all threats. Always exercise caution before acting on the content of an email and before opening attachments or following links contained within the email.

1

May 12, 2015

Jennifer Villasenor
Acting Planning Manager
City of Huntington Beach
Huntington Beach, CA 92648

Subject: LeBard Park & Residential Project MND Comments

Dear Ms. Villasenor:

JUBA-2 I respectfully submit the following comments regarding the Le Bard Park Mitigated Negative Declaration (MND) Environmental Impacts Document. As a parent and resident of Meredith Gardens, the neighborhood adjacent to Le Bard Park, I have serious concerns about what appear to be blatant oversights and glaring omissions in the MND analysis and proposed mitigation measures regarding traffic, parking, construction, hydrology, noise, and recreation.

In particular my concerns are:

Traffic

JUBA-3 The traffic analysis used in the MND document is inadequate. **The stop controlled intersection of Crailet and Craimer was not included in the traffic analysis, nor was traffic speed on these streets considered.** I am concerned that the **additional traffic from the Project and from the lack of parking will exacerbate existing concerns** about speeding on Crailet and Craimer. I urge the City to revise the analysis, mitigate all traffic impacts to the full extent possible, and recirculate the MND. I respectfully request the updated analysis include provisions such as analyzing, identifying and implementing traffic calming measures on impacted streets in Meredith Gardens as specified in the City's General Plan (2013), Circulation Enhancements (CE) section 5: Neighborhood Circulation Improvements and section 17: Site Development Permit Process and California Environmental Quality Act (CEQA).

Parking

JUBA-4 The mitigation measures for parking are not sufficient. Specifically, The MND states that the proposed project would result in a total loss of 82 spaces, 79 off-street and 3 on-street parking spaces. **The MND states that this will cause spill-over parking impacts, but no mitigation is recommended.** The loss of parking for the park as a direct result of this project will more than likely cause significant adverse impacts to our neighborhood. The long-established **shared parking between the school district and Le Bard Park must be considered to be an existing condition, and removal of this parking should be mitigated.**

JUBA-5 The MND suggests that 24 new on-street parking spaces will be created in front of the proposed new homes. Not only will this create a problem for future homeowners, but it is also not an acceptable means for providing parking per the City's stated policies.

JUBA-6 Additionally, **the MND parking analysis does not acknowledge that during peak period of park use, the amount of utilized parking is significantly higher than the proper spaces**

ATTACHMENT NO. 11.107

JUBA-6 cont.

identified. It is often the case today that park users park on the asphalt when all proper parking has been used. The absence of this activity in the parking analysis means that analysis is inadequate.

JUBA-7

The Community Services Commission asked that an alternative to the parking lot intrusion into the park be developed. I support looking for alternatives.

JUBA-8

Construction

Construction impacts were not analyzed, presented, or mitigated in the MND other than to address Air Quality and Noise impacts. There is **no mention of the likely impacts of truck hauling routes or hours of operation that should be required to minimize construction traffic impacts to our neighborhood. The failure to analyze the significant impact of construction-related trips appears to be a fundamental flaw in the MND.**

JUBA-9

Additionally, the MND does not address how construction phasing and schedule will affect Le Bard Park field availability other than to state:

"Construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the little league "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedule changes during construction."

JUBA-10

The MND does not analyze whether the need to potentially relocate current uses of the LeBard Park, even temporarily, create impacts in other areas of Huntington Beach.

JUBA-11

Hydrology/Water Quality

Mitigation measures MM Hydro-1, and -2 do not address the vegetated and bioretention basin clean up requirements after storm run-off. If the retention basin properly serves to capture stormwater pollutants and prevent those pollutants from entering the watershed, it will mean that those **pollutants, which the state considers hazardous, are accumulating within the vegetation and soil of the park, where my children play**. If the retention basin is successful, there is the risk to children to come into regular contact with pollutants that State of California has determined must be prevented from entering the natural environment. If the retention basin is unsuccessful, the mitigation measure is inadequate.

JUBA-12

Moreover, the inclusion of open collecting basins in the park with no outlets may serve as an attraction for pests including mosquitoes which can be a problem in this area due to the park's proximity to the Santa Ana River bed. This is of particular concern as the area designated for these basins are in close proximity to the little league fields where children will be playing and family members watching, and to both existing and planned residences.

JUBA-13

Noise

The discussion does not cover the noise that would be generated after 10 p.m. in the proposed new parking lot located in an isolated area of the park that extends to the SCE ROW adjacent to single family residences. Unlawful activity can be expected in this dark isolated area after 10 p.m.

JUBA-13 cont.

I support a mitigation measure such as a lockable barrier similar to the adjoining access road that prevents access to this unused area other than the 11 Saturdays a year it is needed or retaining the area as passive park land and finding other solutions to the Saturday parking problem that occurs 11 days a year.

Recreation

JUBA-14

The MND states there will be an increase in usable, passable area to offset the loss of passive area where the expanded parking lot is proposed. This is true only in theory. The usable increase in area is in a detention basin, 200 feet long and 40 feet wide, located between the new residences and the ball fields. It is not adjacent to the park. Use of this area other than during the three month long SVLL baseball season is problematic.

JUBA-15

The existing open, passive area is where I have held my children's birthday parties, played freeze tag, and attended movie nights in the park. Loss of this area 365 days a year in order to park 17 cars 11 Saturdays a year is a significant impact.

I recommend the existing park open space remain as is. It cannot be compensated for by a detention basin needed to accommodate new residential development. The requirements to include residential stormwater mitigation measures should be borne by the future developer through a revised mitigation measure, not through the loss of park area and burden on the existing community. The City itself states one of its highest priorities is the retention of open space and that should apply here.

General Plan Consistency

JUBA-16

The MND is inconsistent with the City of Huntington Beach's own stated goals in its General Plan (2013). Specifically, traffic and parking do not meet the requirements of the following sections under Circulation Element: 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17. Unless the MND is revised to ensure consistency with these identified General Plan policies, the proposed project will have a significant, unmitigated impact on the Meredith Gardens community and my family. I strongly urge the City to revise and recirculate the MND to adequately address these issues to ensure the project meets the requirements of CEQA, or prepare an Environmental Impact Report and adopt a Statement of Overriding Considerations pursuant to CEQA.

JUBA-17

In closing, I acknowledge the City's efforts over the past several years to move the redevelopment of the school district site forward, but I have serious concerns about the proposed Project's potentially significant impacts to my neighborhood and my family's quality of life. I look forward to working with you on project refinements in the months ahead including the consideration of alternative uses for the site.

Thank you,

Julian Ball
20082 Colgate Circle
Huntington Beach. CA 92646

Responses to Julian Ball (JUBA), 5/12/2015

JUBA-1

This comment provides introductory comments from a resident of Meredith Gardens and expresses concern about the Draft IS/MND. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

JUBA-2

This comment provides introductory comments, noting that they have concerns about the analysis in the Draft IS/MND and the proposed mitigation measures regarding traffic, parking, construction, hydrology, noise and recreation. Further, this comment introduces comments JUBA-2 through JUBA-15, which outlines the commenter's specific concerns regarding the issues mentioned above. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

JUBA-3

This comment states the traffic analysis in the Draft IS/MND is inadequate because the stop controlled intersection of Crailet Drive and Craimer Lane was not included in the traffic study nor was traffic speed considered on these streets. This comment also expresses the commenter's concerns that additional traffic from the project and decreased parking spaces will exacerbate existing speeding issues on Crailet Drive and Craimer Lane. The commenter requests that the Draft IS/MND be revised to mitigate all traffic impacts and include provisions, such as traffic calming measures, and then be recirculated with the new analysis. Refer to Response MGHOA-3.

JUBA-4

This comment states that the parking analysis in the Draft IS/MND is inadequate as the parking analysis determines there will be spill-over parking impacts but does not incorporate mitigation for this impact. Further, this comment states that the loss of parking as a result of the project would likely result in a significant adverse impact to the surrounding neighborhood and urges that the shared parking between the School District and the City (for LeBard Park) be considered as the existing parking baseline, where mitigation should be incorporated for the loss of the School District parking spaces. Refer to Responses MGHOA-4 and MGHOA-5.

JUBA-5

This comment suggests that the 24 new on-street parking spaces that would be created in front of the proposed homes would not only create a problem for future homeowners but is also an unacceptable means for providing parking per City's stated policies. Refer to Response MGHOA-6.

JUBA-6

This comment states that the Draft IS/MND parking analysis is inadequate as it does not account for the significantly higher amount of parking utilized during peak periods of park use. Further, the commenter suggests that park users park on the asphalt once all proper parking spaces have been occupied. Refer to Response MGHOA-7.

JUBA-7

This comments supports the statement by the Community Services Commission that if an alternative to the proposed parking lot could be identified and constructed, the Commission would consider the alternative. Comment is noted. Refer to Response MGHOA-8.

JUBA-8

This comment states that the Draft IS/MND did not analyze the likely impacts from construction-related traffic and does not include required hours of operation in order to minimize construction traffic impacts on the surrounding neighborhood. Refer to Response MGHOA-9.

JUBA-9

This comment states that the Draft IS/MND does not address how construction phasing and schedule would affect LeBard Park field availability other than to state that "construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the Little League "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedules changes during construction." Refer to Response MGHOA-10.

JUBA-10

This comment states that the Draft IS/MND does not analyze the potential displacement of current uses of LeBard Park, even temporarily, to other areas of Huntington Beach, which the commenter suggests could result in impacts in other areas of the City. Refer to Response MGHOA-11.

JUBA-11

This comment suggests that mitigation measures MM Hydro-1 and MM Hydro-2 do not address the cleanup requirements of the vegetated swale and bioretention area after storm events. The commenter also suggests that the Draft IS/MND is inadequate as it does not analyze potential impacts if the proposed bioretention basin is unsuccessful or of an additional mitigation measure that would address accumulated pollutants within the bioretention basin or vegetated swale which are considered by the commenter to represent a risk to park users. Refer to Response MGHOA-12.

JUBA-12

This comment expresses concern that the inclusion of open basins with no outlets within the park, specifically located adjacent to the baseball fields, may attract pests, such as mosquitoes, which could be problematic to existing and future residents, especially since the project site is in close proximity to the Santa Ana riverbed. Refer to Response MGHOA-12. In addition, the California Department of Health and the Mosquitos and Vector Control Association of California[11] has established design guidelines to reduce sources for mosquito breeding, which have been incorporated into the design of the BMPs which are incorporated into the WQMPs prepared for the proposed project. Therefore, the identified BMPs

[11] California Department of Health and the Mosquitos and Vector Control Association of California. *Best Management Practices for Mosquito Control in California* (July 2012).

within the Draft IS/MND would be consistent with these design guidelines and would not result in an increased pest or mosquito impact. No changes to the Draft IS/MND are required in response to this comment.

JUBA-13

This comment states that the noise analysis did not include the potential noise generated after 10:00 PM in the area of the parking lot expansion due to illicit activity that would occur in the isolated part of the park. Further, this comment recommends two options as a means for reducing nighttime noise in the proposed parking lot area: (1) incorporate mitigation to require that a lockable barrier be installed similar to the adjoining access road that would prevent access to this unused area other than the 11 Saturdays a year it is needed for Little League parking or (2) retain the existing passive park area and identify an alternative to the potential Saturday parking impact, which would only occur 11 days a year during peak Little League use. Refer to Response MGHOA-13.

JUBA-14

This comment states that the inclusion of the bioretention basin as the increased passive area to offset the passive area lost for the proposed parking lot is problematic as the detention basin is located between the new residences and the baseball fields, and is not located adjacent to the park. Refer to Response MGHOA-14.

JUBA-15

This comment states that existing passive area of the park is used for recreational sports, picnics, and other open space uses 365 days a year and should not be lost in order to "park 17 cars 11 Saturdays a year." Further, this comment states that the Southern California Edison (SCE) right-of-way, which the commenter suggests is included in the City's park inventory, was not analyzed as an alternative location for parking and requests that the City analyzes utilizing the SCE property for additional parking. The commenter recommends that the existing passive area of LeBard Park remain as it is and states that the inclusion of residential stormwater mitigation measures should be borne by the future developer, not by the loss of existing parkland. This comment also states that future developers may be able to design innovative methods of stormwater control without impinging on existing park area, as the retention of open space is one of the City's highest priorities. Refer to Response MGHOA-15 and MGHOA-16.

JUBA-16

This comment states that the Draft IS/MND is inconsistent with the goals for traffic and parking identified in the General Plan (GP) Circulation Element Sections 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17 and suggests that if the Draft IS/MND is not revised to ensure consistency with these goals, the proposed project would have a significant, unmitigated impact on the Meredith Gardens community. Further, this comment recommends that the Draft IS/MND be revised and recirculated to ensure the project meets the requirements of CEQA or that an EIR is prepared with a Statement of Overriding Considerations (SOC) pursuant to CEQA. Refer to Response MGHOA-17.

JUBA-17

This comment provides conclusory remarks, stating that while the commenter does not oppose the proposed project, they have serious concerns about the potential for significant impacts to their neighborhood and the quality of life. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

ATTACHMENT NO. 11.113

Comments from Kathy Grunwald (KAGR), 5/14/2015

KAGR

May 14, 2015

Jennifer Villasenor
Acting Planning Manager
City of Huntington Beach
Huntington Beach, CA 92648

Subject: LeBard Park & Residential Project MND Comments

Dear Ms. Villasenor:

KAGR-1 I respectfully submit the following comments regarding the Le Bard Park Mitigated Negative Declaration (MND) Environmental Impacts Document. As a parent and resident of Meredith Gardens, the neighborhood adjacent to Le Bard Park, I have serious concerns about what appear to be blatant oversights and glaring omissions in the MND analysis and proposed mitigation measures regarding traffic, parking, construction, hydrology, noise, and recreation.

In particular my concerns are:

Traffic

KAGR-2 The traffic analysis used in the MND document is inadequate. **The stop controlled intersection of Crailet and Craimer was not included in the traffic analysis, nor was traffic speed on these streets considered.** I am concerned that the **additional traffic from the Project and from the lack of parking will exacerbate existing concerns** about speeding on Crailet and Craimer. I urge the City to revise the analysis, mitigate all traffic impacts to the full extent possible, and recirculate the MND. I respectfully request the updated analysis include provisions such as analyzing, identifying and implementing traffic calming measures on impacted streets in Meredith Gardens as specified in the City's General Plan (2013), Circulation Enhancements (CE) section 5: Neighborhood Circulation Improvements and section 17: Site Development Permit Process and California Environmental Quality Act (CEQA).

Parking

KAGR-3 The mitigation measures for parking are not sufficient. Specifically, The MND states that the proposed project would result in a total loss of 82 spaces, 79 off-street and 3 on-street parking spaces. **The MND states that this will cause spill-over parking impacts, but no mitigation is recommended.** The loss of parking for the park as a direct result of this project will more than likely cause significant adverse impacts to our neighborhood. The long-established **shared parking between the school district and Le Bard Park must be considered to be an existing condition, and removal of this parking should be mitigated.**

KAGR-4 The MND suggests that 24 new on-street parking spaces will be created in front of the proposed new homes. Not only will this create a problem for future homeowners, but it is also not an acceptable means for providing parking per the City's stated policies.

KAGR-5 Additionally, **the MND parking analysis does not acknowledge that during peak period of park use, the amount of utilized parking is significantly higher than the proper spaces identified.** It is often the case today that park users park on the asphalt when all proper parking has been used. The absence of this activity in the parking analysis means that analysis is inadequate.

KAGR-6 The Community Services Commission asked that an alternative to the parking lot intrusion into the park be developed. I support looking for alternatives.

Construction

KAGR-7 Construction impacts were not analyzed, presented, or mitigated in the MND other than to address Air Quality and Noise impacts. There is **no mention of the likely impacts of truck hauling routes or hours of operation that should be required to minimize construction traffic impacts to our neighborhood. The failure to analyze the significant impact of construction-related trips appears to be a fundamental flaw in the MND.**

KAGR-8 Additionally, the MND does not address how construction phasing and schedule will affect Le Bard Park field availability other than to state:
"Construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the little league "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedule changes during construction."

KAGR-9 **The MND does not analyze whether the need to potentially relocate current uses of the LeBard Park, even temporarily, create impacts in other areas of Huntington Beach.**

Hydrology/Water Quality

KAGR-10 Mitigation measures MM Hydro-1, and -2 do not address the vegetated and bioretention basin clean up requirements after storm run-off. If the retention basin properly serves to capture stormwater pollutants and prevent those pollutants from entering the watershed, it will mean that those **pollutants, which the state considers hazardous, are accumulating within the vegetation and soil of the park, where my children play.** If the retention basin is successful, there is the risk to children to come into regular contact with pollutants that State of California has determined must be prevented from entering the natural environment. If the retention basin is unsuccessful, the mitigation measure is inadequate. Moreover, the

KAGR-11 inclusion of open collecting basins in the park with no outlets may serve as an attraction for pests including mosquitoes which can be a problem in this area due to the park's proximity to the Santa Ana River bed. This is of particular concern as the area designated for these basins are in close proximity to the little league fields where children will be playing and family members watching, and to both existing and planned residences.

Noise

KAGR-12 **The discussion does not cover the noise that would be generated after 10 p.m. in the proposed new parking lot located in an isolated area of the park that extends to the SCE ROW** adjacent to single family residences. Unlawful activity can be expected in this dark isolated area after 10 p.m. I support a mitigation measure such as a lockable barrier similar to the adjoining access road that prevents access to this unused area other than the 11 Saturdays a year it is needed or retaining the area as passive park land and finding other solutions to the Saturday parking problem that occurs 11 days a year.

Recreation

KAGR-13 The MND states there will be an increase in usable, passable area to offset the loss of passive area where the expanded parking lot is proposed. This is true only in theory. The usable increase in area is in a detention basin, 200 feet long and 40 feet wide, located between the new residences and the ball fields. It is not adjacent to the park. Use of this area other than during the three month long SVLL baseball season is problematic.

KAGR-14 **The existing open, passive area is where I have held my childrens' birthday parties, played frisbee, had picnics, and attended movie nights in the park. Loss of this area 365 days a year in order to park 17 cars 11 Saturdays a year is a significant impact.**
I recommend the existing park open space remain as is. It cannot be compensated for by a detention basin needed to accommodate new residential development. The requirements to include residential stormwater mitigation measures should be borne by the future developer through a revised mitigation measure, not through the loss of park area and burden on the existing community. The City itself states one of its highest priorities is the retention of open space and that should apply here.

General Plan Consistency

KAGR-15 The MND is inconsistent with the City of Huntington Beach's own stated goals in its General Plan (2013). Specifically, traffic and parking do not meet the requirements of the following sections under Circulation Element: 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17. Unless the MND is revised to ensure consistency with these identified General Plan policies, the proposed project will have a significant,

KAGR-15 cont. unmitigated impact on the Meredith Gardens community and my family. I strongly urge the City to revise and recirculate the MND to adequately address these issues to ensure the project meets the requirements of CEQA, or prepare an Environmental Impact Report and adopt a Statement of Overriding Considerations pursuant to CEQA.

KAGR-16 In closing, I acknowledge the City's efforts over the past several years to move the redevelopment of the school district site forward, but I have serious concerns about the proposed Project's potentially significant impacts to my neighborhood and my family's quality of life. I look forward to working with you on project refinements in the months ahead including the consideration of alternative uses for the site.

Thank you,

Kathy Grunwald

Responses to Kathy Grunwald (KAGR), 5/14/2015

KAGR-1

This comment provides introductory comments, noting that they have concerns about the analysis in the Draft IS/MND and the proposed mitigation measures regarding traffic, parking, construction, hydrology, noise and recreation. Further, this comment introduces comments KAGR-2 through KAGR-15, which outlines the commenter's specific concerns regarding the issues mentioned above. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

KAGR-2

This comment states the traffic analysis in the Draft IS/MND is inadequate because the stop controlled intersection of Crailet Drive and Craimer Lane was not included in the traffic study nor was traffic speed considered on these streets. This comment also expresses the commenter's concerns that additional traffic from the project and decreased parking spaces will exacerbate existing speeding issues on Crailet Drive and Craimer Lane. The commenter requests that the Draft IS/MND be revised to mitigate all traffic impacts and include provisions, such as traffic calming measures, and then be recirculated with the new analysis. Refer to Response MGHOA-3.

KAGR-3

This comment states that the parking analysis in the Draft IS/MND is inadequate as the parking analysis determines there will be spill-over parking impacts but does not incorporate mitigation for this impact. Further, this comment states that the loss of parking as a result of the project would likely result in a significant adverse impact to the surrounding neighborhood and urges that the shared parking between the School District and the City (for LeBard Park) be considered as the existing parking baseline, where mitigation should be incorporated for the loss of the School District parking spaces. Refer to Responses MGHOA-4 and MGHOA-5.

KAGR-4

This comment suggests that the 24 new on-street parking spaces that would be created in front of the proposed homes would not only create a problem for future homeowners but is also an unacceptable means for providing parking per City's stated policies. Refer to Response MGHOA-6.

KAGR-5

This comment states that the Draft IS/MND parking analysis is inadequate as it does not account for the significantly higher amount of parking utilized during peak periods of park use. Further, the commenter suggests that park users park on the asphalt once all proper parking spaces have been occupied. Refer to Response MGHOA-7.

KAGR-6

This comments supports the statement by the Community Services Commission that if an alternative to the proposed parking lot could be identified and constructed, the Commission would consider the alternative. Comment is noted. Refer to Response MGHOA-8.

KAGR-7

This comment states that the Draft IS/MND did not analyze the likely impacts from construction-related traffic and does not include required hours of operation in order to minimize construction traffic impacts on the surrounding neighborhood. Refer to Response MGHOA-9.

KAGR-8

This comment states that the Draft IS/MND does not address how construction phasing and schedule would affect LeBard Park field availability other than to state that "construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the Little League "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedules changes during construction." Refer to Response MGHOA-10.

KAGR-9

This comment states that the Draft IS/MND does not analyze the potential displacement of current uses of LeBard Park, even temporarily, to other areas of Huntington Beach, which the commenter suggests could result in impacts in other areas of the City. Refer to Response MGHOA-11.

KAGR-10

This comment suggests that mitigation measures MM Hydro-1 and MM Hydro-2 do not address the cleanup requirements of the vegetated swale and bioretention area after storm events. The commenter also suggests that the Draft IS/MND is inadequate as it does not analyze potential impacts if the proposed bioretention basin is unsuccessful or of an additional mitigation measure that would address accumulated pollutants within the bioretention basin or vegetated swale which are considered by the commenter to represent a risk to park users. Refer to Response MGHOA-12.

KAGR-11

This comment expresses concern that the inclusion of open basins with no outlets within the park, specifically located adjacent to the baseball fields, may attract pests, such as mosquitoes, which could be problematic to existing and future residents, especially since the project site is in close proximity to the Santa Ana riverbed. Refer to Response MGHOA-12. In addition, the California Department of Health and the Mosquitos and Vector Control Association of California[12] has established design guidelines to reduce sources for mosquito breeding, which have been incorporated into the design of the BMPs which are incorporated into the WQMPs prepared for the proposed project. Therefore, the identified BMPs within the Draft IS/MND would be consistent with these design guidelines and would not result in an increased pest or mosquito impact. No changes to the Draft IS/MND are required in response to this comment.

KAGR-12

This comment states that the noise analysis did not include the potential noise generated after 10:00 PM in the area of the parking lot expansion due to illicit activity that would occur in the isolated part of the park. Further, this comment recommends two options as a means for reducing nighttime noise in the proposed parking lot area: (1) incorporate mitigation to require that a lockable barrier be installed similar to the adjoining access road that would prevent access to this unused area other than the 11 Saturdays a year it is needed for Little League parking or (2) retain the existing passive park area and identify an alternative to the potential Saturday parking impact, which would only occur 11 days a year during peak Little League use. Refer to Response MGHOA-13.

KAGR-13

This comment states that the inclusion of the bioretention basin as the increased passive area to offset the passive area lost for the proposed parking lot is problematic as the detention basin is located between the new residences and the baseball fields, and is not located adjacent to the park. Refer to Response MGHOA-14.

KAGR-14

This comment states that existing passive area of the park is used for recreational sports, picnics, and other open space uses 365 days a year and should not be lost in order to "park 17 cars 11 Saturdays a year." Further, this comment states that the Southern California Edison (SCE) right-of-way, which the commenter suggests is included in the City's park inventory, was not analyzed as an alternative location for parking and requests that the City analyzes utilizing the SCE property for additional parking. The commenter recommends that the existing passive area of LeBard Park remain as it is and states that the inclusion of residential stormwater mitigation measures should be borne by the future developer, not by the loss of existing parkland. This comment also states that future developers may be able to design innovative methods of stormwater control without impinging on existing park area, as the retention of open space is one of the City's highest priorities. Refer to Response MGHOA-15 and MGHOA-16.

---

[12] California Department of Health and the Mosquitos and Vector Control Association of California. *Best Management Practices for Mosquito Control in California* (July 2012).

KAGR-15

This comment states that the Draft IS/MND is inconsistent with the goals for traffic and parking identified in the General Plan (GP) Circulation Element Sections 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17 and suggests that if the Draft IS/MND is not revised to ensure consistency with these goals, the proposed project would have a significant, unmitigated impact on the Meredith Gardens community. Further, this comment recommends that the Draft IS/MND be revised and recirculated to ensure the project meets the requirements of CEQA or that an EIR is prepared with a Statement of Overriding Considerations (SOC) pursuant to CEQA. Refer to Response MGHOA-17.

KAGR-16

This comment provides conclusory remarks, stating that while the commenter does not oppose the proposed project, they have serious concerns about the potential for significant impacts to their neighborhood and the quality of life. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

ATTACHMENT NO. 11.119

Comments from Kelly Ramsey (KERA), 5/12/2015

KERA

May 12, 2015

Jennifer Villasenor
Acting Planning Manager
City of Huntington Beach
Huntington Beach, CA 92648

RECEIVED
MAY 18 2015
Dept. of Planning & Building

Subject: LeBard Park & Residential Project MND Comments

Dear Ms. Villasenor:

KERA-1 I respectfully submit the following comments regarding the Le Bard Park Mitigated Negative Declaration (MND) Environmental Impacts Document. As a parent and resident of Meredith Gardens, the neighborhood adjacent to Le Bard Park, I have serious concerns about what appear to be blatant oversights and glaring omissions in the MND analysis and proposed mitigation measures regarding traffic, parking, construction, hydrology, noise, and recreation.

In particular my concerns are:

Traffic

KERA-2 The traffic analysis used in the MND document is inadequate. **The stop controlled intersection of Crailet and Craimer was not included in the traffic analysis, nor was traffic speed on these streets considered.** I am concerned that the **additional traffic from the Project and from the lack of parking will exacerbate existing concerns** about speeding on Crailet and Craimer. I urge the City to revise the analysis, mitigate all traffic impacts to the full extent possible, and recirculate the MND. I respectfully request the updated analysis include provisions such as analyzing, identifying and implementing traffic calming measures on impacted streets in Meredith Gardens as specified in the City's General Plan (2013), Circulation Enhancements (CE) section 5: Neighborhood Circulation Improvements and section 17: Site Development Permit Process and California Environmental Quality Act (CEQA).

Parking

KERA-3 The mitigation measures for parking are not sufficient. Specifically, The MND states that the proposed project would result in a total loss of 82 spaces, 79 off-street and 3 on-street parking spaces. **The MND states that this will cause spill-over parking impacts, but no mitigation is recommended.** The loss of parking for the park as a direct result of this project will more than likely cause significant adverse impacts to our neighborhood. The long-established **shared parking between the school district and Le Bard Park must be considered to be an existing condition, and removal of this parking should be mitigated.**

KERA-4 The MND suggests that 24 new on-street parking spaces will be created in front of the proposed new homes. Not only will this create a problem for future homeowners, but it is also not an acceptable means for providing parking per the City's stated policies.

KERA-5

Additionally, **the MND parking analysis does not acknowledge that during peak period of park use, the amount of utilized parking is significantly higher than the proper spaces identified.** It is often the case today that park users park on the asphalt when all proper parking has been used. The absence of this activity in the parking analysis means that analysis is inadequate.

KERA-6

The Community Services Commission asked that an alternative to the parking lot intrusion into the park be developed. I support looking for alternatives.

Construction

KERA-7

Construction impacts were not analyzed, presented, or mitigated in the MND other than to address Air Quality and Noise impacts. There is **no mention of the likely impacts of truck hauling routes or hours of operation that should be required to minimize construction traffic impacts to our neighborhood. The failure to analyze the significant impact of construction-related trips appears to be a fundamental flaw in the MND.**

KERA-8

Additionally, the MND does not address how construction phasing and schedule will affect Le Bard Park field availability other than to state:

"Construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the little league "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedule changes during construction."

KERA-9

The MND does not analyze whether the need to potentially relocate current uses of the LeBard Park, even temporarily, create impacts in other areas of Huntington Beach.

Hydrology/Water Quality

KERA-10

Mitigation measures MM Hydro-1, and -2 do not address the vegetated and bioretention basin clean up requirements after storm run-off. If the retention basin properly serves to capture stormwater pollutants and prevent those pollutants from entering the watershed, it will mean that those **pollutants, which the state considers hazardous, are accumulating within the vegetation and soil of the park, where my children play.** If the retention basin is successful, there is the risk to children to come into regular contact with pollutants that State of California has determined must be prevented from entering the natural environment. If the retention basin is unsuccessful, the mitigation measure is inadequate.

KERA-11

Moreover, the inclusion of open collecting basins in the park with no outlets may serve as an attraction for pests including mosquitoes which can be a problem in this area due to the park's proximity to the Santa Ana River bed. This is of particular concern as the area designated for these basins are in close proximity to the little league fields where children will be playing and family members watching, and to both existing and planned residences.

KERA-12

Noise

The discussion does not cover the noise that would be generated after 10 p.m. in the proposed new parking lot located in an isolated area of the park that extends to the SCE ROW adjacent to single family residences. Unlawful activity can be expected in this dark isolated area after 10 p.m.

I support a mitigation measure such as a lockable barrier similar to the adjoining access road that prevents access to this unused area other than the 11 Saturdays a year it is needed or retaining the area as passive park land and finding other solutions to the Saturday parking problem that occurs 11 days a year.

KERA-13

Recreation

The MND states there will be an increase in usable, passable area to offset the loss of passive area where the expanded parking lot is proposed. This is true only in theory. The usable increase in area is in a detention basin, 200 feet long and 40 feet wide, located between the new residences and the ball fields. It is not adjacent to the park. Use of this area other than during the three month long SVLL baseball season is problematic.

KERA-14

The existing open, passive area is where I have held my children's birthday parties, played freeze tag, and attended movie nights in the park. Loss of this area 365 days a year in order to park 17 cars 11 Saturdays a year is a significant impact.

I recommend the existing park open space remain as is. It cannot be compensated for by a detention basin needed to accommodate new residential development. The requirements to include residential stormwater mitigation measures should be borne by the future developer through a revised mitigation measure, not through the loss of park area and burden on the existing community. The City itself states one of its highest priorities is the retention of open space and that should apply here.

KERA-15

General Plan Consistency

The MND is inconsistent with the City of Huntington Beach's own stated goals in its General Plan (2013). Specifically, traffic and parking do not meet the requirements of the following sections under Circulation Element: 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17. Unless the MND is revised to ensure consistency with these identified General Plan policies, the proposed project will have a significant, unmitigated impact on the Meredith Gardens community and my family. I strongly urge the City to revise and recirculate the MND to adequately address these issues to ensure the project meets the requirements of CEQA, or prepare an Environmental Impact Report and adopt a Statement of Overriding Considerations pursuant to CEQA.

KERA-16

In closing, I acknowledge the City's efforts over the past several years to move the redevelopment of the school district site forward, but I have serious concerns about the proposed Project's potentially significant impacts to my neighborhood and my family's quality

KERA-16 cont. of life. I look forward to working with you on project refinements in the months ahead including the consideration of alternative uses for the site.

Thank you,

Kelly C. Ramsey

KELLY C. RAMSEY
10052 STONYBROOK DRIVE
MEREDITH GARDENS
HUNTINGTON BEACH, CA
92646
(949) 533-0427 cell

Responses to Kelly Ramsey (KERA), 5/12/2015

KERA-1

This comment provides introductory comments, noting that they have concerns about the analysis in the Draft IS/MND and the proposed mitigation measures regarding traffic, parking, construction, hydrology, noise and recreation. Further, this comment introduces comments KERA-2 through KERA-15, which outlines the commenter's specific concerns regarding the issues mentioned above. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

KERA-2

This comment states the traffic analysis in the Draft IS/MND is inadequate because the stop controlled intersection of Crailet Drive and Craimer Lane was not included in the traffic study nor was traffic speed considered on these streets. This comment also expresses the commenter's concerns that additional traffic from the project and decreased on-site parking spaces will exacerbate existing speeding issues on Crailet Drive and Craimer Lane. The commenter requests that the Draft IS/MND be revised to mitigate all traffic impacts and include provisions such as traffic calming measures and then be recirculated with the new analysis. Refer to Response MGHOA-3.

KERA-3

This comment states that the parking analysis in the Draft IS/MND is inadequate as the parking analysis determines there will be spill-over parking impacts but does not incorporate mitigation for this impact.

Further, this comment states that the loss of parking as a result of the project would likely result in a significant adverse impact to the surrounding neighborhood and urges that the shared parking between the School District and the City (for LeBard Park) be considered as the existing parking baseline, where mitigation should be incorporated for the loss of the School District parking spaces. Refer to Responses MGHOA-4 and MGHOA-5.

KERA-4

This comment suggests that the 24 new on-street parking spaces that would be created in front of the proposed homes would not only create a problem for future homeowners but is also an unacceptable means for providing parking per City's stated policies. Refer to Response MGHOA-6.

KERA-5

This comment states that the Draft IS/MND parking analysis is inadequate as it does not account for the significantly higher amount of parking utilized during peak periods of park use. Further, the commenter suggests that park users park on the asphalt once all proper parking spaces have been occupied. Refer to Response MGHOA-7.

KERA-6

This comments supports the statement by the Community Services Commission that if an alternative to the proposed parking lot could be identified and constructed, the Commission would consider the alternative. Comment is noted. Refer to Response MGHOA-8.

KERA-7

This comment states that the Draft IS/MND did not analyze the likely impacts from construction-related traffic and does not include required hours of operation in order to minimize construction traffic impacts on the surrounding neighborhood. Refer to Response MGHOA-9.

KERA-8

This comment states that the Draft IS/MND does not address how construction phasing and schedule would affect LeBard Park field availability other than to state that "construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the Little League "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedules changes during construction." Refer to Response MGHOA-10.

KERA-9

This comment states that the Draft IS/MND does not analyze the potential displacement of current uses of LeBard Park, even temporarily, to other areas of Huntington Beach, which the commenter suggests could result in impacts in other areas of the City. Refer to Response MGHOA-11.

KERA-10

This comment suggests that mitigation measures MM Hydro-1 and MM Hydro-2 do not address the cleanup requirements of the vegetated swale and bioretention area after storm events. The commenter also suggests that the Draft IS/MND is inadequate as it does not analyze potential impacts if the proposed bioretention basin is unsuccessful or of an additional mitigation measure that would address accumulated pollutants within the bioretention basin or vegetated swale which are considered by the commenter to represent a risk to park users. Refer to Response MGHOA-12.

KERA-11

This comment expresses concern that the inclusion of open basins with no outlets within the park, specifically located adjacent to the baseball fields, may attract pests, such as mosquitoes, which could be problematic to existing and future residents, especially since the project site is in close proximity to the Santa Ana riverbed. Refer to Response MGHOA-12. In addition, the California Department of Health and the Mosquitos and Vector Control Association of California[13] has established design guidelines to reduce sources for mosquito breeding, which have been incorporated into the design of the BMPs which are incorporated into the WQMPs prepared for the proposed project. Therefore, the identified BMPs within the Draft IS/MND would be consistent with these design guidelines and would not result in an increased pest or mosquito impact. No changes to the Draft IS/MND are required in response to this comment.

KERA-12

This comment states that the noise analysis did not include the potential noise generated after 10:00 PM in the area of the parking lot expansion due to illicit activity that would occur in the isolated part of the park. Further, this comment recommends two options as a means for reducing nighttime noise in the proposed parking lot area: (1) incorporate mitigation to require that a lockable barrier be installed similar to the adjoining access road that would prevent access to this unused area other than the 11 Saturdays a year it is needed for Little League parking or (2) retain the existing passive park area and identify an alternative to the potential Saturday parking impact, which would only occur 11 days a year during peak Little League use. Refer to Response MGHOA-13.

KERA-13

This comment states that the inclusion of the bioretention basin as the increased passive area to offset the passive area lost for the proposed parking lot is problematic as the detention basin is located between the new residences and the baseball fields, and is not located adjacent to the park. Refer to Response MGHOA-14.

KERA-14

This comment states that existing passive area of the park is used for recreational sports, picnics, and other open space uses 365 days a year and should not be lost in order to "park 17 cars 11 Saturdays a

[13] California Department of Health and the Mosquitos and Vector Control Association of California. *Best Management Practices for Mosquito Control in California* (July 2012).

year." Further, this comment states that the Southern California Edison (SCE) right-of-way, which the commenter suggests is included in the City's park inventory, was not analyzed as an alternative location for parking and requests that the City analyzes utilizing the SCE property for additional parking. The commenter recommends that the existing passive area of LeBard Park remain as it is and states that the inclusion of residential stormwater mitigation measures should be borne by the future developer, not by the loss of existing parkland. This comment also states that future developers may be able to design innovative methods of stormwater control without impinging on existing park area, as the retention of open space is one of the City's highest priorities. Refer to Response MGHOA-15 and MGHOA-16.

KERA-15

This comment states that the Draft IS/MND is inconsistent with the goals for traffic and parking identified in the General Plan (GP) Circulation Element Sections 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17 and suggests that if the Draft IS/MND is not revised to ensure consistency with these goals, the proposed project would have a significant, unmitigated impact on the Meredith Gardens community. Further, this comment recommends that the Draft IS/MND be revised and recirculated to ensure the project meets the requirements of CEQA or that an EIR is prepared with a Statement of Overriding Considerations (SOC) pursuant to CEQA. Refer to Response MGHOA-17.

KERA-16

This comment provides conclusory remarks, stating that while the commenter does not oppose the proposed project, they have serious concerns about the potential for significant impacts to their neighborhood and the quality of life. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

Comments from Kevin Smith (KESM), 5/15/2015

KESM

From: Kevin Smith
To: Villasenor, Jennifer
Subject: LeBard Park Development
Date: Friday, May 15, 2015 1:47:31 PM

Hello,

KESM-1 I have reviewed the Parking Study (Appendix J) of the LeBard Park Environmental Document. As a parent and resident of Merideth Gardens, I have a concern about the lack of parking spaces proposed in the plan.

KESM-2 The mitigation measures for parking are insufficient. The MND states the current parking condition to be 147 striped parking spaces and 53 on-street and that the proposed project would result in 68 stripped parking spaces and 50 on-street resulting in the loss of 79 stripped parking spaces and 3 on-street parking spaces. The overall loss of 82 parking spaces with no mitigation is unacceptable. Table 5 on Page 12 of the Parking Study clearly shows that weekend demand for parking with Little League Events far exceeds the proposed number of spaces in the current plan. Allowing this overflow to spill into the surrounding neighborhood is not an acceptable solution. More work needs to be done on this. The City would not allow new construction to be deficient in adequate parking and should not allow this project to cause adverse impacts to our neighborhood.

KESM-3 I feel the best solution would be to have the city work with Southern California Edison to utilize the empty space under the power lines to the East of the park. The space would be used on weekends during the Sea View Little League season. The entrance to this overflow parking could be in the form of a locked gate at the East end of the proposed parking lot extension. Keys to the gate could be given to all the Little League team managers. The first ones to the fields in the morning would be responsible for unlocking the overflow parking gate.

KESM-4 Thank you for the opportunity to voice my concerns. I look forward to the meetings with the Planning Commission and City Council.

Regards,

Kevin Smith
20352 Ravenwood Lane
Huntington Beach, CA 92646
714-746-9856

Responses to Kevin Smith (KESM), 5/15/2015

KESM-1

This comment states that the commenter is a resident of the Meredith Gardens neighborhood and, after reviewing the Draft IS/MND and associated parking study, has concerns about the lack of parking

ATTACHMENT NO. 11.127

proposed for the project. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

KESM-2

This comment states that the parking analysis in the Draft IS/MND is inadequate as the parking analysis determines there will be spill-over parking impacts but does not incorporate mitigation to address this impact. Further, this comment states that the loss of parking as a result of the project would likely result in a significant adverse impact to the surrounding neighborhood and states that the City would not allow new construction to be deficient in parking and should not allow this project to either. Refer to Responses MGHOA-4 and MGHOA-5.

KESM-3

This comment provides the commenters favored solution to the parking issue which includes the City working with SCE to utilize the space within their right-of-way as an overflow parking lot during the Little League season. This comment also suggests installing a lockable gate and giving keys to Little League team managers to unlock in the morning of games. Refer to Response MGHOA-15.

KESM-4

This comment expresses appreciation for the opportunity to comment on the Draft IS/MND and states that the commenter looks forward to working with the City on refining the proposed project in the upcoming months. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

ATTACHMENT NO. 11.128

Comments from Kirsten Beecher (KIBE), 5/14/2015

KIBE

Kirsten & Gavin Beecher
20272 Ravenwood Lane
Huntington Beach, CA 92646
kirsten.beecher@yahoo.com

May 14, 2015

Jennifer Villasenor
Acting Planning Manager
City of Huntington Beach
Huntington Beach, CA 92648

Subject: LeBard Park & Residential Project MND Comments

Dear Ms. Villasenor:

KIBE-1 I respectfully submit the following comments regarding the Le Bard Park Mitigated Negative Declaration (MND) Environmental Impacts Document. As a parent and resident of Meredith Gardens, the neighborhood adjacent to Le Bard Park, I have serious concerns about what appear to be glaring omissions in the MND analysis and proposed mitigation measures regarding traffic, parking, construction, hydrology, noise, and recreation. In particular, the area for proposed parking is very close to my home and given the activity that already occurs in the parking area within plain site from the main street, I am very concerned about what else would occur.

In particular my concerns are:

Traffic

KIBE-2 The traffic analysis used in the MND document is inadequate. **The stop controlled intersection of Crailet and Craimer was not included in the traffic analysis, nor was traffic speed on these streets considered.** I am concerned that the **additional traffic from the Project and from the lack of parking will exacerbate existing concerns** about speeding on Crailet and Craimer. I urge the City to revise the analysis, mitigate all traffic impacts to the full extent possible, and recirculate the MND. I respectfully request the updated analysis include provisions such as analyzing, identifying and implementing traffic calming measures on impacted streets in Meredith Gardens as specified in the City's General Plan (2013), Circulation Enhancements (CE) section 5: Neighborhood Circulation Improvements and section 17: Site Development Permit Process and California Environmental Quality Act (CEQA).

Parking

KIBE-3 The mitigation measures for parking are not sufficient. Specifically, The MND states that the proposed project would result in a total loss of 82 spaces, 79 off-street and 3 on-street parking spaces. **The MND states that this will cause spill-over parking impacts, but no mitigation is recommended.** The loss of parking for the park as a direct result of this project will more than likely cause significant adverse impacts to our neighborhood. The long-established **shared parking between the school district and Le Bard Park must be considered to be an existing condition, and removal of this parking should be mitigated.**

KIBE-4 The MND suggests that 24 new on-street parking spaces will be created in front of the proposed new homes. Not only will this create a problem for future homeowners, but it is also not an acceptable means for providing parking per the City's stated policies.

KIBE-5 Additionally, **the MND parking analysis does not acknowledge that during peak period of park use, the amount of utilized parking is significantly higher than the proper spaces identified.** It is often

ATTACHMENT NO. 11.129

Kirsten & Gavin Beecher
20272 Ravenwood Lane
Huntington Beach, CA 92646
kirsten.beecher@yahoo.com

KIBE-5 cont.

the case today that park users park on the asphalt when all proper parking has been used. The absence of this activity in the parking analysis means that analysis is inadequate.

KIBE-6

The Community Services Commission asked that an alternative to the parking lot intrusion into the park be developed. I support looking for alternatives.

Construction

KIBE-7

Construction impacts were not analyzed, presented, or mitigated in the MND other than to address Air Quality and Noise impacts. There is **no mention of the likely impacts of truck hauling routes or hours of operation that should be required to minimize construction traffic impacts to our neighborhood. The failure to analyze the significant impact of construction-related trips appears to be a fundamental flaw in the MND.**

KIBE-8

Additionally, the MND does not address how construction phasing and schedule will affect Le Bard Park field availability other than to state:

> "Construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the little league "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedule changes during construction."

KIBE-9

The MND does not analyze whether the need to potentially relocate current uses of the LeBard Park, even temporarily, create impacts in other areas of Huntington Beach.

Hydrology/Water Quality

KIBE-10

Mitigation measures MM Hydro-1, and -2 do not address the vegetated and bioretention basin clean up requirements after storm run-off. If the retention basin properly serves to capture stormwater pollutants and prevent those pollutants from entering the watershed, it will mean that those **pollutants, which the state considers hazardous, are accumulating within the vegetation and soil of the park, where my children play.** If the retention basin is successful, there is the risk to children to come into regular contact with pollutants that State of California has determined must be prevented from entering the natural environment. If the retention basin is unsuccessful, the mitigation measure is inadequate.

KIBE-11

Moreover, the inclusion of open collecting basins in the park with no outlets may serve as an attraction for pests including mosquitoes which can be a problem in this area due to the park's proximity to the Santa Ana River bed. This is of particular concern as the area designated for these basins are in close proximity to the little league fields where children will be playing and family members watching, and to both existing and planned residences.

Noise

KIBE-12

The discussion does not cover the noise that would be generated after 10 p.m. in the proposed new parking lot located in an isolated area of the park that extends to the SCE ROW adjacent to single family residences. Unlawful activity can be expected in this dark isolated area after 10 p.m.

Kirsten & Gavin Beecher
20272 Ravenwood Lane
Huntington Beach, CA 92646
kirsten.beecher@yahoo.com

KIBE-12 cont.

I support a mitigation measure such as a lockable barrier similar to the adjoining access road that prevents access to this unused area other than the 11 Saturdays a year it is needed or retaining the area as passive park land and finding other solutions to the Saturday parking problem that occurs 11 days a year.

Recreation

KIBE-13

The MND states there will be an increase in usable, passable area to offset the loss of passive area where the expanded parking lot is proposed. This is true only in theory. The usable increase in area is in a detention basin, 200 feet long and 40 feet wide, located between the new residences and the ball fields. It is not adjacent to the park. Use of this area other than during the three month long SVLL baseball season is problematic.

The existing open, passive area is where my family has attended movie nights in the park and other community events. Loss of this area 365 days a year in order to park 17 cars 11 Saturdays a year is a significant impact.

KIBE-14

I recommend the existing park open space remain as is. It cannot be compensated for by a detention basin needed to accommodate new residential development. The requirements to include residential stormwater mitigation measures should be borne by the future developer through a revised mitigation measure, not through the loss of park area and burden on the existing community. The City itself states one of its highest priorities is the retention of open space and that should apply here.

General Plan Consistency

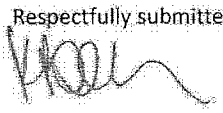
KIBE-15

The MND is inconsistent with the City of Huntington Beach's own stated goals in its General Plan (2013). Specifically, traffic and parking do not meet the requirements of the following sections under Circulation Element: 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17. Unless the MND is revised to ensure consistency with these identified General Plan policies, the proposed project will have a significant, unmitigated impact on the Meredith Gardens community and my family. I strongly urge the City to revise and recirculate the MND to adequately address these issues to ensure the project meets the requirements of CEQA, or prepare an Environmental Impact Report and adopt a Statement of Overriding Considerations pursuant to CEQA.

KIBE-16

In closing, I acknowledge the City's efforts over the past several years to move the redevelopment of the school district site forward, but I have serious concerns about the proposed Project's potentially significant impacts to my neighborhood and my family's quality of life. I look forward to working with you on project refinements in the months ahead including the consideration of alternative uses for the site.

Respectfully submitted,



Kirsten Beecher

Responses to Kirsten Beecher (KIBE), 5/14/2015

KIBE-1

This comment provides introductory comments, noting that they have concerns about the analysis in the Draft IS/MND and the proposed mitigation measures regarding traffic, parking, construction, hydrology, noise and recreation. Further, this comment introduces comments KIBE-2 through KIBE-15, which outlines the commenter's specific concerns regarding the issues mentioned above. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

KIBE-2

This comment states the traffic analysis in the Draft IS/MND is inadequate because the stop controlled intersection of Crailet Drive and Craimer Lane was not included in the traffic study nor was traffic speed considered on these streets. This comment also expresses the commenter's concerns that additional traffic from the project and decreased on-site parking spaces will exacerbate existing speeding issues on Crailet Drive and Craimer Lane. The commenter requests that the Draft IS/MND be revised to mitigate all traffic impacts and include provisions, such as traffic calming measures, and then be recirculated with the new analysis. Refer to Response MGHOA-3.

KIBE-3

This comment states that the parking analysis in the Draft IS/MND is inadequate as the parking analysis determines there will be spill-over parking impacts but does not incorporate mitigation for this impact. Further, this comment states that the loss of parking as a result of the project would likely result in a significant adverse impact to the surrounding neighborhood and urges that the shared parking between the School District and the City (for LeBard Park) be considered as the existing parking baseline, where mitigation should be incorporated for the loss of the School District parking spaces. Refer to Responses MGHOA-4 and MGHOA-5.

KIBE-4

This comment suggests that the 24 new on-street parking spaces that would be created in front of the proposed homes would not only create a problem for future homeowners but is also an unacceptable means for providing parking per City's stated policies. Refer to Response MGHOA-6.

KIBE-5

This comment states that the Draft IS/MND parking analysis is inadequate as it does not account for the significantly higher amount of parking utilized during peak periods of park use. Further, the commenter suggests that park users park on the asphalt once all proper parking spaces have been occupied. Refer to Response MGHOA-7.

KIBE-6

This comments supports the statement by the Community Services Commission that if an alternative to the proposed parking lot could be identified and constructed, the Commission would consider the alternative. Comment is noted. Refer to Response MGHOA-8.

KIBE-7

This comment states that the Draft IS/MND did not analyze the likely impacts from construction-related traffic and does not include required hours of operation in order to minimize construction traffic impacts on the surrounding neighborhood. Refer to Response MGHOA-9.

KIBE-8

This comment states that the Draft IS/MND does not address how construction phasing and schedule would affect LeBard Park field availability other than to state that "construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the Little League "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedules changes during construction." Refer to Response MGHOA-10.

KIBE-9

This comment states that the Draft IS/MND does not analyze the potential displacement of current uses of LeBard Park, even temporarily, to other areas of Huntington Beach, which the commenter suggests could result in impacts in other areas of the City. Refer to Response MGHOA-11.

KIBE-10

This comment suggests that mitigation measures MM Hydro-1 and MM Hydro-2 do not address the cleanup requirements of the vegetated swale and bioretention area after storm events. The commenter also suggests that the Draft IS/MND is inadequate as it does not analyze potential impacts if the proposed bioretention basin is unsuccessful or of an additional mitigation measure that would address accumulated pollutants within the bioretention basin or vegetated swale which are considered by the commenter to represent a risk to park users. Refer to Response MGHOA-12.

KIBE-11

This comment expresses concern that the inclusion of open basins with no outlets within the park, specifically located adjacent to the baseball fields, may attract pests, such as mosquitoes, which could be problematic to existing and future residents, especially since the project site is in close proximity to the Santa Ana riverbed. Refer to Response MGHOA-12. In addition, the California Department of Health and the Mosquitos and Vector Control Association of California[14] has established design guidelines to reduce sources for mosquito breeding, which have been incorporated into the design of the BMPs which are incorporated into the WQMPs prepared for the proposed project. Therefore, the identified BMPs within the Draft IS/MND would be consistent with these design guidelines and would not result in an increased pest or mosquito impact. No changes to the Draft IS/MND are required in response to this comment.

[14] California Department of Health and the Mosquitos and Vector Control Association of California. *Best Management Practices for Mosquito Control in California* (July 2012).

KIBE-12

This comment states that the noise analysis did not include the potential noise generated after 10:00 PM in the area of the parking lot expansion due to illicit activity that would occur in the isolated part of the park. Further, this comment recommends two options as a means for reducing nighttime noise in the proposed parking lot area: (1) incorporate mitigation to require that a lockable barrier be installed similar to the adjoining access road that would prevent access to this unused area other than the 11 Saturdays a year it is needed for Little League parking or (2) retain the existing passive park area and identify an alternative to the potential Saturday parking impact, which would only occur 11 days a year during peak Little League use. Refer to Response MGHOA-13.

KIBE-13

This comment states that the inclusion of the bioretention basin as the increased passive area to offset the passive area lost for the proposed parking lot is problematic as the detention basin is located between the new residences and the baseball fields, and is not located adjacent to the park. Refer to Response MGHOA-14.

KIBE-14

This comment states that existing passive area of the park is used for recreational sports, picnics, and other open space uses 365 days a year and should not be lost in order to "park 17 cars 11 Saturdays a year." Further, this comment states that the Southern California Edison (SCE) right-of-way, which the commenter suggests is included in the City's park inventory, was not analyzed as an alternative location for parking and requests that the City analyzes utilizing the SCE property for additional parking. The commenter recommends that the existing passive area of LeBard Park remain as it is and states that the inclusion of residential stormwater mitigation measures should be borne by the future developer, not by the loss of existing parkland. This comment also states that future developers may be able to design innovative methods of stormwater control without impinging on existing park area, as the retention of open space is one of the City's highest priorities. Refer to Response MGHOA-15 and MGHOA-16.

KIBE-15

This comment states that the Draft IS/MND is inconsistent with the goals for traffic and parking identified in the General Plan (GP) Circulation Element Sections 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17 and suggests that if the Draft IS/MND is not revised to ensure consistency with these goals, the proposed project would have a significant, unmitigated impact on the Meredith Gardens community. Further, this comment recommends that the Draft IS/MND be revised and recirculated to ensure the project meets the requirements of CEQA or that an EIR is prepared with a Statement of Overriding Considerations (SOC) pursuant to CEQA. Refer to Response MGHOA-17.

KIBE-16

This comment provides conclusory remarks, stating that while the commenter does not oppose the proposed project, they have serious concerns about the potential for significant impacts to their neighborhood and the quality of life. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

Comments from Marianne Homer (MAHO), 5/12/2015

MAHO

May 12, 2015

Jennifer Villasenor
Acting Planning Manager
City of Huntington Beach
Huntington Beach, CA 92648

Subject: LeBard Park & Residential Project MND Comments

Dear Ms. Villasenor:

MAHO-1 I respectfully submit the following comments regarding the Le Bard Park Mitigated Negative Declaration (MND) Environmental Impacts Document. As a parent and resident of Meredith Gardens, the neighborhood adjacent to Le Bard Park, I have serious concerns about what appear to be blatant oversights and glaring omissions in the MND analysis and proposed mitigation measures regarding traffic, parking, construction, hydrology, noise, and recreation.

In particular my concerns are:

Traffic

MAHO-2 The traffic analysis used in the MND document is inadequate. **The stop controlled intersection of Crailet and Craimer was not included in the traffic analysis, nor was traffic speed on these streets considered.** I am concerned that the **additional traffic from the Project and from the lack of parking will exacerbate existing concerns** about speeding on Crailet and Craimer. I urge the City to revise the analysis, mitigate all traffic impacts to the full extent possible, and recirculate the MND. I respectfully request the updated analysis include provisions such as analyzing, identifying and implementing traffic calming measures on impacted streets in Meredith Gardens as specified in the City's General Plan (2013), Circulation Enhancements (CE) section 5: Neighborhood Circulation Improvements and section 17: Site Development Permit Process and California Environmental Quality Act (CEQA).

Parking

MAHO-3 The mitigation measures for parking are not sufficient. Specifically, The MND states that the proposed project would result in a total loss of 82 spaces, 79 off-street and 3 on-street parking spaces. **The MND states that this will cause spill-over parking impacts, but no mitigation is recommended.** The loss of parking for the park as a direct result of this project will more than likely cause significant adverse impacts to our neighborhood. The long-established **shared parking between the school district and Le Bard Park must be considered to be an existing condition, and removal of this parking should be mitigated.**

MAHO-4 The MND suggests that 24 new on-street parking spaces will be created in front of the proposed new homes. Not only will this create a problem for future homeowners, but it is also not an acceptable means for providing parking per the City's stated policies.

MAHO-5

Additionally, **the MND parking analysis does not acknowledge that during peak period of park use, the amount of utilized parking is significantly higher than the proper spaces identified.** It is often the case today that park users park on the asphalt when all proper parking has been used. The absence of this activity in the parking analysis means that analysis is inadequate.

MAHO-6

The Community Services Commission asked that an alternative to the parking lot intrusion into the park be developed. I support looking for alternatives.

Construction

MAHO-7

Construction impacts were not analyzed, presented, or mitigated in the MND other than to address Air Quality and Noise impacts. There is **no mention of the likely impacts of truck hauling routes or hours of operation that should be required to minimize construction traffic impacts to our neighborhood. The failure to analyze the significant impact of construction-related trips appears to be a fundamental flaw in the MND.**

MAHO-8

Additionally, the MND does not address how construction phasing and schedule will affect Le Bard Park field availability other than to state:

"Construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the little league "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedule changes during construction."

MAHO-9

The MND does not analyze whether the need to potentially relocate current uses of the LeBard Park, even temporarily, create impacts in other areas of Huntington Beach.

Hydrology/Water Quality

MAHO-10

Mitigation measures MM Hydro-1, and -2 do not address the vegetated and bioretention basin clean up requirements after storm run-off. If the retention basin properly serves to capture stormwater pollutants and prevent those pollutants from entering the watershed, it will mean that those **pollutants, which the state considers hazardous, are accumulating within the vegetation and soil of the park, where my children play.** If the retention basin is successful, there is the risk to children to come into regular contact with pollutants that State of California has determined must be prevented from entering the natural environment. If the retention basin is unsuccessful, the mitigation measure is inadequate.

MAHO-11

Moreover, the inclusion of open collecting basins in the park with no outlets may serve as an attraction for pests including mosquitoes which can be a problem in this area due to the park's proximity to the Santa Ana River bed. This is of particular concern as the area designated for these basins are in close proximity to the little league fields where children will be playing and family members watching, and to both existing and planned residences.

Noise

MAHO-12

The discussion does not cover the noise that would be generated after 10 p.m. in the proposed new parking lot located in an isolated area of the park that extends to the SCE ROW adjacent to single family residences. Unlawful activity can be expected in this dark isolated area after 10 p.m.

I support a mitigation measure such as a lockable barrier similar to the adjoining access road that prevents access to this unused area other than the 11 Saturdays a year it is needed or retaining the area as passive park land and finding other solutions to the Saturday parking problem that occurs 11 days a year.

Recreation

MAHO-13

The MND states there will be an increase in usable, passable area to offset the loss of passive area where the expanded parking lot is proposed. This is true only in theory. The usable increase in area is in a detention basin, 200 feet long and 40 feet wide, located between the new residences and the ball fields. It is not adjacent to the park. Use of this area other than during the three month long SVLL baseball season is problematic.

MAHO-14

The existing open, passive area is where I have held my children's birthday parties, played freeze tag, and attended movie nights in the park. Loss of this area 365 days a year in order to park 17 cars 11 Saturdays a year is a significant impact.

I recommend the existing park open space remain as is. It cannot be compensated for by a detention basin needed to accommodate new residential development. The requirements to include residential stormwater mitigation measures should be borne by the future developer through a revised mitigation measure, not through the loss of park area and burden on the existing community. The City itself states one of its highest priorities is the retention of open space and that should apply here.

General Plan Consistency

MAHO-15

The MND is inconsistent with the City of Huntington Beach's own stated goals in its General Plan (2013). Specifically, traffic and parking do not meet the requirements of the following sections under Circulation Element: 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17. Unless the MND is revised to ensure consistency with these identified General Plan policies, the proposed project will have a significant, unmitigated impact on the Meredith Gardens community and my family. I strongly urge the City to revise and recirculate the MND to adequately address these issues to ensure the project meets the requirements of CEQA, or prepare an Environmental Impact Report and adopt a Statement of Overriding Considerations pursuant to CEQA.

MAHO-16

In closing, I acknowledge the City's efforts over the past several years to move the redevelopment of the school district site forward, but I have serious concerns about the proposed Project's potentially significant impacts to my neighborhood and my family's quality

MAHO-16 cont.

of life. I look forward to working with you on project refinements in the months ahead including the consideration of alternative uses for the site.

Thank you,

(MARIANNE HOMER)

Responses to Marianne Homer (MAHO), 5/12/2015

MAHO-1

This comment provides introductory comments, noting that they have concerns about the analysis in the Draft IS/MND and the proposed mitigation measures regarding traffic, parking, construction, hydrology, noise and recreation. Further, this comment introduces comments MAHO-2 through MAHO-15, which outlines the commenter's specific concerns regarding the issues mentioned above. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

MAHO-2

This comment states the traffic analysis in the Draft IS/MND is inadequate because the stop controlled intersection of Crailet Drive and Craimer Lane was not included in the traffic study nor was traffic speed considered on these streets. This comment also expresses the commenter's concerns that additional traffic from the project and decreased on-site parking spaces will exacerbate existing speeding issues on Crailet Drive and Craimer Lane. The commenter requests that the Draft IS/MND be revised to mitigate all traffic impacts and include provisions such as traffic calming measures and then be recirculated with the new analysis. Refer to Response MGHOA-3.

MAHO-3

This comment states that the parking analysis in the Draft IS/MND is inadequate as the parking analysis determines there will be spill-over parking impacts but does not incorporate mitigation for this impact. Further, this comment states that the loss of parking as a result of the project would likely result in a significant adverse impact to the surrounding neighborhood and urges that the shared parking between the School District and the City (for LeBard Park) be considered as the existing parking baseline, where mitigation should be incorporated for the loss of the School District parking spaces. Refer to Responses MGHOA-4 and MGHOA-5.

MAHO-4

This comment suggests that the 24 new on-street parking spaces that would be created in front of the proposed homes would not only create a problem for future homeowners but is also an unacceptable means for providing parking per City's stated policies. Refer to Response MGHOA-6.

ATTACHMENT NO. 11.138

MAHO-5

This comment states that the Draft IS/MND parking analysis is inadequate as it does not account for the significantly higher amount of parking utilized during peak periods of park use. Further, the commenter suggests that park users park on the asphalt once all proper parking spaces have been occupied. Refer to Response MGHOA-7.

MAHO-6

This comments supports the statement by the Community Services Commission that if an alternative to the proposed parking lot could be identified and constructed, the Commission would consider the alternative. Comment is noted. Refer to Response MGHOA-8.

MAHO-7

This comment states that the Draft IS/MND did not analyze the likely impacts from construction-related traffic and does not include required hours of operation in order to minimize construction traffic impacts on the surrounding neighborhood. Refer to Response MGHOA-9.

MAHO-8

This comment states that the Draft IS/MND does not address how construction phasing and schedule would affect LeBard Park field availability other than to state that "construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the Little League "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedules changes during construction." Response MGHOA-10.

MAHO-9

This comment states that the Draft IS/MND does not analyze the potential displacement of current uses of LeBard Park, even temporarily, to other areas of Huntington Beach, which the commenter suggests could result in impacts in other areas of the City. Refer to Response MGHOA-11.

MAHO-10

This comment suggests that mitigation measures MM Hydro-1 and MM Hydro-2 do not address the cleanup requirements of the vegetated swale and bioretention area after storm events. The commenter also suggests that the Draft IS/MND is inadequate as it does not analyze potential impacts if the proposed bioretention basin is unsuccessful or of an additional mitigation measure that would address accumulated pollutants within the bioretention basin or vegetated swale which are considered by the commenter to represent a risk to park users. Refer to Response MGHOA-12.

MAHO-11

This comment expresses concern that the inclusion of open basins with no outlets within the park, specifically located adjacent to the baseball fields, may attract pests, such as mosquitoes, which could be problematic to existing and future residents, especially since the project site is in close proximity to the Santa Ana riverbed. Refer to Response MGHOA-12. In addition, the California Department of Health

ATTACHMENT NO. 11.139

and the Mosquitos and Vector Control Association of California[15] has established design guidelines to reduce sources for mosquito breeding, which have been incorporated into the design of the BMPs which are incorporated into the WQMPs prepared for the proposed project. Therefore, the identified BMPs within the Draft IS/MND would be consistent with these design guidelines and would not result in an increased pest or mosquito impact. No changes to the Draft IS/MND are required in response to this comment.

MAHO-12

This comment states that the noise analysis did not include the potential noise generated after 10:00 PM in the area of the parking lot expansion due to illicit activity that would occur in the isolated part of the park. Further, this comment recommends two options as a means for reducing nighttime noise in the proposed parking lot area: (1) incorporate mitigation to require that a lockable barrier be installed similar to the adjoining access road that would prevent access to this unused area other than the 11 Saturdays a year it is needed for Little League parking or (2) retain the existing passive park area and identify an alternative to the potential Saturday parking impact, which would only occur 11 days a year during peak Little League use. Refer to Response MGHOA-13.

MAHO-13

This comment states that the inclusion of the bioretention basin as the increased passive area to offset the passive area lost for the proposed parking lot is problematic as the detention basin is located between the new residences and the baseball fields, and is not located adjacent to the park. Refer to Response MGHOA-14.

MAHO-14

This comment states that existing passive area of the park is used for recreational sports, picnics, and other open space uses 365 days a year and should not be lost in order to "park 17 cars 11 Saturdays a year." Further, this comment states that the Southern California Edison (SCE) right-of-way, which the commenter suggests is included in the City's park inventory, was not analyzed as an alternative location for parking and requests that the City analyzes utilizing the SCE property for additional parking. The commenter recommends that the existing passive area of LeBard Park remain as it is and states that the inclusion of residential stormwater mitigation measures should be borne by the future developer, not by the loss of existing parkland. This comment also states that future developers may be able to design innovative methods of stormwater control without impinging on existing park area, as the retention of open space is one of the City's highest priorities. Refer to Response MGHOA-15 and MGHOA-16.

MAHO-15

This comment states that the Draft IS/MND is inconsistent with the goals for traffic and parking identified in the General Plan (GP) Circulation Element Sections 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17 and suggests that if the Draft IS/MND is not revised to ensure consistency with these goals, the proposed

[15] California Department of Health and the Mosquitos and Vector Control Association of California. *Best Management Practices for Mosquito Control in California* (July 2012).

project would have a significant, unmitigated impact on the Meredith Gardens community. Further, this comment recommends that the Draft IS/MND be revised and recirculated to ensure the project meets the requirements of CEQA or that an EIR is prepared with a Statement of Overriding Considerations (SOC) pursuant to CEQA. Refer to Response MGHOA-17.

MAHO-16

This comment provides conclusory remarks, stating that while the commenter does not oppose the proposed project, they have serious concerns about the potential for significant impacts to their neighborhood and the quality of life. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

ATTACHMENT NO. 11.141

Comments from Melinda Rosenzweig (MERO), 5/13/2015

MERO

May 13, 2015

Jennifer Villasenor
Acting Planning Manager
City of Huntington Beach
Huntington Beach, CA 92648

Subject: LeBard Park & Residential Project MND Comments

Dear Ms. Villasenor:

MERO-1 I respectfully submit the following comments regarding the Le Bard Park Mitigated Negative Declaration (MND) Environmental Impacts Document. As a parent and resident of Meredith Gardens, the neighborhood adjacent to Le Bard Park, I have serious concerns about what appear to be blatant oversights and glaring omissions in the MND analysis and proposed mitigation measures regarding traffic, parking, construction, hydrology, noise, and recreation.

In particular my concerns are:

Traffic

MERO-2 The traffic analysis used in the MND document is inadequate. **The stop controlled intersection of Crailet and Craimer was not included in the traffic analysis, nor was traffic speed on these streets considered.** I am concerned that the **additional traffic from the Project and from the lack of parking will exacerbate exi...** MERO-**erns** about speeding on Crailet and Craimer. I urge the City to revise the analysis, mitigate all traffic impacts to the full extent possible, and recirculate the MND. I respectfully request the updated analysis include provisions such as analyzing, identifying and implementing traffic calming measures on impacted streets in Meredith Gardens as specified in the City's General Plan (2013), Circulation Enhancements (CE) section 5: Neighborhood Circulation Improvements and section 17: Site Development Permit Process and California Environmental Quality Act (CEQA).

Parking

MERO-3 The mitigation measures for parking are not sufficient. Specifically, The MND states that the proposed project would result in a total loss of 82 spaces, 79 off-street and 3 on-street parking spaces. **The MND states that this will cause spill-over parking impacts, but no mitigation is recommended.** The loss of parking for the park as a direct result of this project will more than likely cause significant adverse impacts to our neighborhood. The long-established **shared parking between the school district and Le Bard Park must be considered to be an existing condition, and removal of this parking should be mitigated.**

MERO-4 The MND suggests that 24 new on-street parking spaces will be created in front of the proposed new homes. Not only will this create a problem for future homeowners, but it is also not an acceptable means for providing parking per the City's stated policies.

MERO-5 Additionally, **the MND parking analysis does not acknowledge that during peak period of park use, the amount of utilized parking is significantly higher than the proper spaces identified.** It is often the case today that park users park on the asphalt when all proper

MERO-5 cont. parking has been used. The absence of this activity in the parking analysis means that analysis is inadequate.

MERO-6 The Community Services Commission asked that an alternative to the parking lot intrusion into the park be developed. I support looking for alternatives.

Construction

MERO-7 Construction impacts were not analyzed, presented, or mitigated in the MND other than to address Air Quality and Noise impacts. There is **no mention of the likely impacts of truck hauling routes or hours of operation that should be required to minimize construction traffic impacts to our neighborhood. The failure to analyze the significant impact of construction-related trips appears to be a fundamental flaw in the MND.**

Additionally, the MND does not address how construction phasing and schedule will affect Le Bard Park field availability other than to state:

MERO-8 "Construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the little league "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedule changes during construction."

MERO-9 **The MND does not analyze whether the need to potentially relocate current uses of the LeBard Park, even temporarily, create impacts in other areas of Huntington Beach.**

Hydrology/Water Quality

MERO-10 Mitigation measures MM Hydro-1, and -2 do not address the vegetated and bioretention basin clean up requirements after storm run-off. If the retention basin properly serves to capture stormwater pollutants and prevent those pollutants from entering the watershed, it will mean that those **pollutants, which the state considers hazardous, are accumulating within the vegetation and soil of the park, where my children play.** If the retention basin is successful, there is the risk to children to come into regular contact with pollutants that State of California has determined must be prevented from entering the natural environment. If the retention basin is unsuccessful, the mitigation measure is inadequate.

MERO-11 Moreover, the inclusion of open collecting basins in the park with no outlets may serve as an attraction for pests including mosquitoes which can be a problem in this area due to the park's proximity to the Santa Ana River bed. This is of particular concern as the area designated for these basins are in close proximity to the little league fields where children will be playing and family members watching, and to both existing and planned residences.

Noise

MERO-12 **The discussion does not cover the noise that would be generated after 10 p.m. in the proposed new parking lot located in an isolated area of the park that extends to the SCE ROW** adjacent to single family residences. Unlawful activity can be expected in this dark isolated area after 10 p.m.

I support a mitigation measure such as a lockable barrier similar to the adjoining access road that prevents access to this unused area other than the 11 Saturdays a year it is needed or

MERO-12 cont. retaining the area as passive park land and finding other solutions to the Saturday parking problem that occurs 11 days a year.

Recreation

MERO-13 The MND states there will be an increase in usable, passable area to offset the loss of passive area where the expanded parking lot is proposed. This is true only in theory. The usable increase in area is in a detention basin, 200 feet long and 40 feet wide, located between the new residences and the ball fields. It is not adjacent to the park. Use of this area other than during the three month long SVLL baseball season is problematic.

MERO-14 **The existing open, passive area is where I have held my children's birthday parties, played freeze tag, and attended movie nights in the park. Loss of this area 365 days a year in order to park 17 cars 11 Saturdays a year is a significant impact.**

I recommend the existing park open space remain as is. It cannot be compensated for by a detention basin needed to accommodate new residential development. The requirements to include residential stormwater mitigation measures should be borne by the future developer through a revised mitigation measure, not through the loss of park area and burden on the existing community. The City itself states one of its highest priorities is the retention of open space and that should apply here.

General Plan Consistency

MERO-15 The MND is inconsistent with the City of Huntington Beach's own stated goals in its General Plan (2013). Specifically, traffic and parking do not meet the requirements of the following sections under Circulation Element: 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17. Unless the MND is revised to ensure consistency with these identified General Plan policies, the proposed project will have a significant, unmitigated impact on the Meredith Gardens community and my family. I strongly urge the City to revise and recirculate the MND to adequately address these issues to ensure the project meets the requirements of CEQA, or prepare an Environmental Impact Report and adopt a Statement of Overriding Considerations pursuant to CEQA.

MERO-16 In closing, I acknowledge the City's efforts over the past several years to move the redevelopment of the school district site forward, but I have serious concerns about the proposed Project's potentially significant impacts to my neighborhood and my family's quality of life. I look forward to working with you on project refinements in the months ahead including the consideration of alternative uses for the site.

Thank you,

Melinda Rosenzweig

10171 Birchwood Drive

Huntington Beach, CA 92646

Responses to Melinda Rosenzweig (MERO), 5/13/2015

MERO-1

This comment provides introductory comments, noting that they have concerns about the analysis in the Draft IS/MND and the proposed mitigation measures regarding traffic, parking, construction, hydrology, noise and recreation. Further, this comment introduces comments MERO-2 through MERO-15, which outlines the commenter's specific concerns regarding the issues mentioned above. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

MERO-2

This comment states the traffic analysis in the Draft IS/MND is inadequate because the stop controlled intersection of Crailet Drive and Craimer Lane was not included in the traffic study nor was traffic speed considered on these streets. This comment also expresses the commenter's concerns that additional traffic from the project and decreased parking spaces will exacerbate existing speeding issues on Crailet Drive and Craimer Lane. The commenter requests that the Draft IS/MND be revised to mitigate all traffic impacts and include provisions, such as traffic calming measures, and then be recirculated with the new analysis. Refer to Response MGHOA-3.

MERO-3

This comment states that the parking analysis in the Draft IS/MND is inadequate as the parking analysis determines there will be spill-over parking impacts but does not incorporate mitigation for this impact. Further, this comment states that the loss of parking as a result of the project would likely result in a significant adverse impact to the surrounding neighborhood and urges that the shared parking between the School District and the City (for LeBard Park) be considered as the existing parking baseline, where mitigation should be incorporated for the loss of the School District parking spaces. Refer to Responses MGHOA-4 and MGHOA-5.

MERO-4

This comment suggests that the 24 new on-street parking spaces that would be created in front of the proposed homes would not only create a problem for future homeowners but is also an unacceptable means for providing parking per City's stated policies. Refer to Response MGHOA-6.

MERO-5

This comment states that the Draft IS/MND parking analysis is inadequate as it does not account for the significantly higher amount of parking utilized during peak periods of park use. Further, the commenter suggests that park users park on the asphalt once all proper parking spaces have been occupied. Refer to Response MGHOA-7.

MERO-6

This comments supports the statement by the Community Services Commission that if an alternative to the proposed parking lot could be identified and constructed, the Commission would consider the alternative. Comment is noted. Refer to Response MGHOA-8.

ATTACHMENT NO. 11.145

MERO-7

This comment states that the Draft IS/MND did not analyze the likely impacts from construction-related traffic and does not include required hours of operation in order to minimize construction traffic impacts on the surrounding neighborhood. Refer to Response MGHOA-9.

MERO-8

This comment states that the Draft IS/MND does not address how construction phasing and schedule would affect LeBard Park field availability other than to state that "construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the Little League "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedules changes during construction." Refer to Response MGHOA-10.

MERO-9

This comment states that the Draft IS/MND does not analyze the potential displacement of current uses of LeBard Park, even temporarily, to other areas of Huntington Beach, which the commenter suggests could result in impacts in other areas of the City. Refer to Response MGHOA-11.

MERO-10

This comment suggests that mitigation measures MM Hydro-1 and MM Hydro-2 do not address the cleanup requirements of the vegetated swale and bioretention area after storm events. The commenter also suggests that the Draft IS/MND is inadequate as it does not analyze potential impacts if the proposed bioretention basin is unsuccessful or of an additional mitigation measure that would address accumulated pollutants within the bioretention basin or vegetated swale which are considered by the commenter to represent a risk to park users. Refer to Response MGHOA-12.

MERO-11

This comment expresses concern that the inclusion of open basins with no outlets within the park, specifically located adjacent to the baseball fields, may attract pests, such as mosquitoes, which could be problematic to existing and future residents, especially since the project site is in close proximity to the Santa Ana riverbed. Refer to Response MGHOA-12. In addition, the California Department of Health and the Mosquitos and Vector Control Association of California[16] has established design guidelines to reduce sources for mosquito breeding, which have been incorporated into the design of the BMPs which are incorporated into the WQMPs prepared for the proposed project. Therefore, the identified BMPs within the Draft IS/MND would be consistent with these design guidelines and would not result in an increased pest or mosquito impact. No changes to the Draft IS/MND are required in response to this comment.

[16] California Department of Health and the Mosquitos and Vector Control Association of California. *Best Management Practices for Mosquito Control in California* (July 2012).

MERO-12

This comment states that the noise analysis did not include the potential noise generated after 10:00 PM in the area of the parking lot expansion due to illicit activity that would occur in the isolated part of the park. Further, this comment recommends two options as a means for reducing nighttime noise in the proposed parking lot area: (1) incorporate mitigation to require that a lockable barrier be installed similar to the adjoining access road that would prevent access to this unused area other than the 11 Saturdays a year it is needed for Little League parking or (2) retain the existing passive park area and identify an alternative to the potential Saturday parking impact, which would only occur 11 days a year during peak Little League use. Refer to Response MGHOA-13.

MERO-13

This comment states that the inclusion of the bioretention basin as the increased passive area to offset the passive area lost for the proposed parking lot is problematic as the detention basin is located between the new residences and the baseball fields, and is not located adjacent to the park. Refer to Response MGHOA-14.

MERO-14

This comment states that existing passive area of the park is used for recreational sports, picnics, and other open space uses 365 days a year and should not be lost in order to "park 17 cars 11 Saturdays a year." Further, this comment states that the Southern California Edison (SCE) right-of-way, which the commenter suggests is included in the City's park inventory, was not analyzed as an alternative location for parking and requests that the City analyzes utilizing the SCE property for additional parking. The commenter recommends that the existing passive area of LeBard Park remain as it is and states that the inclusion of residential stormwater mitigation measures should be borne by the future developer, not by the loss of existing parkland. This comment also states that future developers may be able to design innovative methods of stormwater control without impinging on existing park area, as the retention of open space is one of the City's highest priorities. Refer to Response MGHOA-15 and MGHOA-16.

MERO-15

This comment states that the Draft IS/MND is inconsistent with the goals for traffic and parking identified in the General Plan (GP) Circulation Element Sections 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17 and suggests that if the Draft IS/MND is not revised to ensure consistency with these goals, the proposed project would have a significant, unmitigated impact on the Meredith Gardens community. Further, this comment recommends that the Draft IS/MND be revised and recirculated to ensure the project meets the requirements of CEQA or that an EIR is prepared with a Statement of Overriding Considerations (SOC) pursuant to CEQA. Refer to Response MGHOA-17.

MERO-16

This comment provides conclusory remarks, stating that while the commenter does not oppose the proposed project, they have serious concerns about the potential for significant impacts to their neighborhood and the quality of life. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

ATTACHMENT NO. 11.147

Comments from Nancy L. Rasoletti (NARA), 5/1/2015

NARA

Subject: FW: Subject: LeBard Park & Residential Project MND Comments

From: N.L. Rasoletti [mailto:nlr@socal.rr.com]
Sent: Thursday, May 14, 2015 3:06 PM
To: Villasenor, Jennifer
Subject: Subject: LeBard Park & Residential Project MND Comments

Date: May 14, 2015

To:
Jennifer Villasenor
Acting Planning Manager - City of Huntington Beach
Huntington Beach, CA 92648

From:
Nancy L. Rasoletti
20152 Viva Circle
Huntington Beach, CA 92646
nlr@socal.rr.com

Subject: LeBard Park & Residential Project MND Comments

Dear Ms. Villasenor,

NARA-1 I respectfully submit the following comments regarding the Le Bard Park Mitigated Negative Declaration (MND) Environmental Impacts Document. As a parent and resident of Meredith Gardens, the neighborhood adjacent to Le Bard Park, I have serious concerns about what appear to be blatant oversights and glaring omissions in the MND analysis and proposed mitigation measures regarding traffic, parking, construction, hydrology, noise, and recreation.

In particular my concerns are:

NARA-2 **Traffic**
The traffic analysis used in the MND document is inadequate. The stop controlled intersection of Crailet and Crailmer was not included in the traffic analysis, nor was traffic speed on these streets considered. I am concerned that the additional traffic from the Project and from the lack of parking will exacerbate existing concerns about speeding on Crailet and Crailmer. I urge the City to revise the analysis, mitigate all traffic impacts to the full extent possible, and recirculate the MND. I respectfully request the updated analysis include provisions such as analyzing, identifying and implementing traffic calming measures on impacted streets in Meredith Gardens as specified in the City's General Plan (2013), Circulation Enhancements (CE) section 5: Neighborhood Circulation Improvements and section 17: Site Development Permit Process and California Environmental Quality Act (CEQA).

NARA-3 **Parking**
The mitigation measures for parking are not sufficient. Specifically, The MND states that the proposed project would result in a total loss of 82 spaces, 79 off-street and 3 on-street parking spaces. The MND states that this will cause spill-over parking impacts, but no mitigation is recommended. The loss of parking for the park as a direct result of this project will more than likely cause significant adverse impacts to our neighborhood. The long-established shared parking between the school district and Le Bard Park must be considered to be an existing condition, and removal of this parking should be mitigated.

1

ATTACHMENT NO. 11.148

NARA-4 The MND suggests that 24 new on-street parking spaces will be created in front of the proposed new homes. Not only will this create a problem for future homeowners, but it is also not an acceptable means for providing parking per the City's stated policies.

NARA-5 Additionally, the MND parking analysis does not acknowledge that during peak period of park use, the amount of utilized parking is significantly higher than the proper spaces identified. It is often the case today that park users park on the asphalt when all proper parking has been used. The absence of this activity in the parking analysis means that analysis is inadequate.

NARA-6 The Community Services Commission asked that an alternative to the parking lot intrusion into the park be developed. I support looking for alternatives.

NARA-7 **Construction**
Construction impacts were not analyzed, presented, or mitigated in the MND other than to address Air Quality and Noise impacts. There is no mention of the likely impacts of truck hauling routes or hours of operation that should be required to minimize construction traffic impacts to our neighborhood. The failure to analyze the significant impact of construction-related trips appears to be a fundamental flaw in the MND.

NARA-8 Additionally, the MND does not address how construction phasing and schedule will affect Le Bard Park field availability other than to state:

"Construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the little league "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedule changes during construction."

NARA-9 The MND does not analyze whether the need to potentially relocate current uses of the LeBard Park, even temporarily, create impacts in other areas of Huntington Beach.

NARA-10 **Hydrology/Water Quality**
Mitigation measures MM Hydro-1, and -2 do not address the vegetated and bioretention basin clean up requirements after storm run-off. If the retention basin properly serves to capture stormwater pollutants and prevent those pollutants from entering the watershed, it will mean that those pollutants, which the state considers hazardous, are accumulating within the vegetation and soil of the park, where my children play. If the retention basin is successful, there is the risk to children to come into regular contact with pollutants that State of California has determined must be prevented from entering the natural environment. If the retention basin is unsuccessful, the mitigation measure is inadequate.

NARA-11 Moreover, the inclusion of open collecting basins in the park with no outlets may serve as an attraction for pests including mosquitoes which can be a problem in this area due to the park's proximity to the Santa Ana River bed. This is of particular concern as the area designated for these basins are in close proximity to the little league fields where children will be playing and family members watching, and to both existing and planned residences.

NARA-12 **Noise**
The discussion does not cover the noise that would be generated after 10 p.m. in the proposed new parking lot located in an isolated area of the park that extends to the SCE ROW adjacent to single family residences. Unlawful activity can be expected in this dark isolated area after 10 p.m.

I support a mitigation measure such as a lockable barrier similar to the adjoining access road that prevents access to this unused area other than the 11 Saturdays a year it is needed or retaining the area as passive park land and finding other solutions to the Saturday parking problem that occurs 11 days a year.

NARA-13 **Recreation**
The MND states there will be an increase in usable, passable area to offset the loss of passive area where the expanded parking lot is proposed. This is true only in theory. The usable increase in area is in a

2

NARA-13 cont. detention basin, 200 feet long and 40 feet wide, located between the new residences and the ball fields. It is not adjacent to the park. Use of this area other than during the three month long SVLL baseball season is problematic.

NARA-14 The existing open, passive area is where I have held my children's birthday parties, played freeze tag, and attended movie nights in the park. Loss of this area 365 days a year in order to park 17 cars 11 Saturdays a year is a significant impact.

I recommend the existing park open space remain as is. It cannot be compensated for by a detention basin needed to accommodate new residential development. The requirements to include residential stormwater mitigation measures should be borne by the future developer through a revised mitigation measure, not through the loss of park area and burden on the existing community. The City itself states one of its highest priorities is the retention of open space and that should apply here.

NARA-15 **General Plan Consistency**
The MND is inconsistent with the City of Huntington Beach's own stated goals in its General Plan (2013). Specifically, traffic and parking do not meet the requirements of the following sections under Circulation Element: 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17. Unless the MND is revised to ensure consistency with these identified General Plan policies, the proposed project will have a significant, unmitigated impact on the Meredith Gardens community and my family. I strongly urge the City to revise and recirculate the MND to adequately address these issues to ensure the project meets the requirements of CEQA, or prepare an Environmental Impact Report and adopt a Statement of Overriding Considerations pursuant to CEQA.

NARA-16 In closing, I acknowledge the City's efforts over the past several years to move the redevelopment of the school district site forward, but I have serious concerns about the proposed Project's potentially significant impacts to my neighborhood and my family's quality of life. I look forward to working with you on project refinements in the months ahead including the consideration of alternative uses for the site.

Thank you,

Nancy L. Rasoletti
20152 Viva Circle
Huntington Beach, CA 92646
nlr@socal.rr.com

The IS team in Atkins has scanned this email and any attachments for viruses and other threats; however no technology can be guaranteed to detect all threats. Always exercise caution before acting on the content of an email and before opening attachments or following links contained within the email.

Responses to Nancy L. Rasoletti (NARA), 5/1/2015

NARA-1

This comment provides introductory comments, noting that they have concerns about the analysis in the Draft IS/MND and the proposed mitigation measures regarding traffic, parking, construction, hydrology, noise and recreation. Further, this comment introduces comments NARA-2 through NARA-15, which outlines the commenter's specific concerns regarding the issues mentioned above. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

NARA-2

This comment states the traffic analysis in the Draft IS/MND is inadequate because the stop controlled intersection of Crailet Drive and Craimer Lane was not included in the traffic study nor was traffic speed considered on these streets. This comment also expresses the commenter's concerns that additional traffic from the project and decreased on-site parking spaces will exacerbate existing speeding issues on Crailet Drive and Craimer Lane. The commenter requests that the Draft IS/MND be revised to mitigate all traffic impacts and include provisions such as traffic calming measures and then be recirculated with the new analysis. Refer to Response MGHOA-3.

NARA-3

This comment states that the parking analysis in the Draft IS/MND is inadequate as the parking analysis determines there will be spill-over parking impacts but does not incorporate mitigation for this impact. Further, this comment states that the loss of parking as a result of the project would likely result in a significant adverse impact to the surrounding neighborhood and urges that the shared parking between the School District and the City (for LeBard Park) be considered as the existing parking baseline, where mitigation should be incorporated for the loss of the School District parking spaces. Refer to Responses MGHOA-4 and MGHOA-5.

NARA-4

This comment suggests that the 24 new on-street parking spaces that would be created in front of the proposed homes would not only create a problem for future homeowners but is also an unacceptable means for providing parking per City's stated policies. Refer to Response MGHOA-6.

NARA-5

This comment states that the Draft IS/MND parking analysis is inadequate as it does not account for the significantly higher amount of parking utilized during peak periods of park use. Further, the commenter suggests that park users park on the asphalt once all proper parking spaces have been occupied. Refer to Response MGHOA-7.

NARA-6

This comments supports the statement by the Community Services Commission that if an alternative to the proposed parking lot could be identified and constructed, the Commission would consider the alternative. Comment is noted. Refer to Response MGHOA-8.

ATTACHMENT NO. 11.151

NARA-7

This comment states that the Draft IS/MND did not analyze the likely impacts from construction-related traffic and does not include required hours of operation in order to minimize construction traffic impacts on the surrounding neighborhood. Refer to Response MGHOA-9.

NARA-8

This comment states that the Draft IS/MND does not address how construction phasing and schedule would affect LeBard Park field availability other than to state that "construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the Little League "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedules changes during construction." Refer to Response MGHOA-10.

NARA-9

This comment states that the Draft IS/MND does not analyze the potential displacement of current uses of LeBard Park, even temporarily, to other areas of Huntington Beach, which the commenter suggests could result in impacts in other areas of the City. Refer to Response MGHOA-11.

NARA-10

This comment suggests that mitigation measures MM Hydro-1 and MM Hydro-2 do not address the cleanup requirements of the vegetated swale and bioretention area after storm events. The commenter also suggests that the Draft IS/MND is inadequate as it does not analyze potential impacts if the proposed bioretention basin is unsuccessful or of an additional mitigation measure that would address accumulated pollutants within the bioretention basin or vegetated swale which are considered by the commenter to represent a risk to park users. Refer to Response MGHOA-12.

NARA-11

This comment expresses concern that the inclusion of open basins with no outlets within the park, specifically located adjacent to the baseball fields, may attract pests, such as mosquitoes, which could be problematic to existing and future residents, especially since the project site is in close proximity to the Santa Ana riverbed. Refer to Response MGHOA-12. In addition, the California Department of Health and the Mosquitos and Vector Control Association of California[17] has established design guidelines to reduce sources for mosquito breeding, which have been incorporated into the design of the BMPs which are incorporated into the WQMPs prepared for the proposed project. Therefore, the identified BMPs within the Draft IS/MND would be consistent with these design guidelines and would not result in an increased pest or mosquito impact. No changes to the Draft IS/MND are required in response to this comment.

[17] California Department of Health and the Mosquitos and Vector Control Association of California. *Best Management Practices for Mosquito Control in California* (July 2012).

NARA-12

This comment states that the noise analysis did not include the potential noise generated after 10:00 PM in the area of the parking lot expansion due to illicit activity that would occur in the isolated part of the park. Further, this comment recommends two options as a means for reducing nighttime noise in the proposed parking lot area: (1) incorporate mitigation to require that a lockable barrier be installed similar to the adjoining access road that would prevent access to this unused area other than the 11 Saturdays a year it is needed for Little League parking or (2) retain the existing passive park area and identify an alternative to the potential Saturday parking impact, which would only occur 11 days a year during peak Little League use. Refer to Response MGHOA-13.

NARA-13

This comment states that the inclusion of the bioretention basin as the increased passive area to offset the passive area lost for the proposed parking lot is problematic as the detention basin is located between the new residences and the baseball fields, and is not located adjacent to the park. Refer to Response MGHOA-14.

NARA-14

This comment states that existing passive area of the park is used for recreational sports, picnics, and other open space uses 365 days a year and should not be lost in order to "park 17 cars 11 Saturdays a year." Further, this comment states that the Southern California Edison (SCE) right-of-way, which the commenter suggests is included in the City's park inventory, was not analyzed as an alternative location for parking and requests that the City analyzes utilizing the SCE property for additional parking. The commenter recommends that the existing passive area of LeBard Park remain as it is and states that the inclusion of residential stormwater mitigation measures should be borne by the future developer, not by the loss of existing parkland. This comment also states that future developers may be able to design innovative methods of stormwater control without impinging on existing park area, as the retention of open space is one of the City's highest priorities. Refer to Response MGHOA-15 and MGHOA-16.

NARA-15

This comment states that the Draft IS/MND is inconsistent with the goals for traffic and parking identified in the General Plan (GP) Circulation Element Sections 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17 and suggests that if the Draft IS/MND is not revised to ensure consistency with these goals, the proposed project would have a significant, unmitigated impact on the Meredith Gardens community. Further, this comment recommends that the Draft IS/MND be revised and recirculated to ensure the project meets the requirements of CEQA or that an EIR is prepared with a Statement of Overriding Considerations (SOC) pursuant to CEQA. Refer to Response MGHOA-17.

NARA-16

This comment provides conclusory remarks, stating that while the commenter does not oppose the proposed project, they have serious concerns about the potential for significant impacts to their neighborhood and the quality of life. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

Comments from Pat Allen (PAAL), 5/1/2015

PAAL

Subject: FW: LeBard

From: PAT ALLEN [mailto:bigfoot92646@yahoo.com]
Sent: Thursday, May 14, 2015 3:34 PM
To: Villasenor, Jennifer
Subject:

PAAL-1 HI, I am writing to support the concerns of The MGHOA. I and the other residents find the cities proposal to need these changes.

PAT ALLEN

The IS team in Atkins has scanned this email and any attachments for viruses and other threats; however no technology can be guaranteed to detect all threats. Always exercise caution before acting on the content of an email and before opening attachments or following links contained within the email.

Responses to Pat Allen (PAAL), 5/1/2015

PAAL-1

This comment supports the concerns as well as the requested revisions to the Draft IS/MND of the Meredith Gardens Homeowners Association (Response MGHOA). Commented noted. This comment does not address the adequacy or accuracy of the Draft IS/MND nor provide specific comments. No further response is required here but refer to Response MGHOA.

Comments from Susan Claudius (SUCL), 5/14/2015

SUCL

May 14, 2015

Jennifer Villasenor

Acting Planning Manager
City of Huntington Beach
Huntington Beach, CA 92648
Subject: LeBard Park & Residential Project MND Comments

Dear Ms. Villasenor:

SUCL-1 I respectfully submit the following comments regarding the Le Bard Park Mitigated Negative Declaration (MND) Environmental Impacts Document. As a parent and resident of Meredith Gardens, the neighborhood adjacent to Le Bard Park, I have serious concerns about what appear to be blatant oversights and glaring omissions in the MND analysis and proposed mitigation measures regarding traffic, parking, construction, hydrology, noise, and recreation.

In particular my concerns are:

Traffic

SUCL-2 The traffic analysis used in the MND document is inadequate. **The stop controlled intersection of Crailet and Craimer was not included in the traffic analysis, nor was traffic speed on these streets considered.** I am concerned that the **additional traffic from the Project and from the lack of parking will exacerbate existing concerns** about speeding on Crailet and Craimer. I urge the City to revise the analysis, mitigate all traffic impacts to the full extent possible, and recirculate the MND. I respectfully request the updated analysis include provisions such as analyzing, identifying and implementing traffic calming measures on impacted streets in Meredith Gardens as specified in the City's General Plan (2013), Circulation Enhancements (CE) section 5: Neighborhood Circulation Improvements and section 17: Site Development Permit Process and California Environmental Quality Act (CEQA).

Parking

SUCL-3 The mitigation measures for parking are not sufficient. Specifically, The MND states that the proposed project would result in a total loss of 82 spaces, 79 off-street and 3 on-street parking spaces. **The MND states that this will cause spill-over parking impacts, but no mitigation is recommended.** The loss of parking for the park as a direct result of this project will more than likely cause significant adverse impacts to our neighborhood. The long-established **shared parking between the school district and Le Bard Park must be considered to be an existing condition, and removal of this parking should be mitigated.**

SUCL-4 The MND suggests that 24 new on-street parking spaces will be created in front of the proposed new homes. Not only will this create a problem for future homeowners, but it is also not an acceptable means for providing parking per the City's stated policies.

SUCL-5 Additionally, **the MND parking analysis does not acknowledge that during peak period of park use, the amount of utilized parking is significantly higher than the proper spaces**

SUCL-5 cont. **identified.** It is often the case today that park users park on the asphalt when all proper parking has been used. The absence of this activity in the parking analysis means that analysis is inadequate.

SUCL-6 The Community Services Commission asked that an alternative to the parking lot intrusion into the park be developed. I support looking for alternatives.

Construction

SUCL-7 Construction impacts were not analyzed, presented, or mitigated in the MND other than to address Air Quality and Noise impacts. There is **no mention of the likely impacts of truck hauling routes or hours of operation that should be required to minimize construction traffic impacts to our neighborhood. The failure to analyze the significant impact of construction-related trips appears to be a fundamental flaw in the MND.**

SUCL-8 Additionally, the MND does not address how construction phasing and schedule will affect Le Bard Park field availability other than to state:
"Construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the little league "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedule changes during construction."

SUCL-9 **The MND does not analyze whether the need to potentially relocate current uses of the LeBard Park, even temporarily, create impacts in other areas of Huntington Beach.**

Hydrology/Water Quality

SUCL-10 Mitigation measures MM Hydro-1, and -2 do not address the vegetated and bioretention basin clean up requirements after storm run-off. If the retention basin properly serves to capture stormwater pollutants and prevent those pollutants from entering the watershed, it will mean that those **pollutants, which the state considers hazardous, are accumulating within the vegetation and soil of the park, where my children play.** If the retention basin is successful, there is the risk to children to come into regular contact with pollutants that State of California has determined must be prevented from entering the natural environment. If the retention basin is unsuccessful, the mitigation measure is inadequate.

SUCL-11 Moreover, the inclusion of open collecting basins in the park with no outlets may serve as an attraction for pests including mosquitoes which can be a problem in this area due to the park's proximity to the Santa Ana River bed. This is of particular concern as the area designated for these basins are in close proximity to the little league fields where children will be playing and family members watching, and to both existing and planned residences.

Noise

SUCL-12 **The discussion does not cover the noise that would be generated after 10 p.m. in the proposed new parking lot located in an isolated area of the park that extends to the SCE ROW** adjacent to single family residences. Unlawful activity can be expected in this dark isolated area after 10 p.m.

SUCL-12 cont. I support a mitigation measure such as a lockable barrier similar to the adjoining access road that prevents access to this unused area other than the 11 Saturdays a year it is needed or retaining the area as passive park land and finding other solutions to the Saturday parking problem that occurs 11 days a year.

Recreation

SUCL-13 The MND states there will be an increase in usable, passable area to offset the loss of passive area where the expanded parking lot is proposed. This is true only in theory. The usable increase in area is in a detention basin, 200 feet long and 40 feet wide, located between the new residences and the ball fields. It is not adjacent to the park. Use of this area other than during the three month long SVLL baseball season is problematic.

The existing open, passive area is where I have held my children's birthday parties, played freeze tag, and attended movie nights in the park. Loss of this area 365 days a year in order to park 17 cars 11 Saturdays a year is a significant impact.

SUCL-14 I recommend the existing park open space remain as is. It cannot be compensated for by a detention basin needed to accommodate new residential development. The requirements to include residential stormwater mitigation measures should be borne by the future developer through a revised mitigation measure, not through the loss of park area and burden on the existing community. The City itself states one of its highest priorities is the retention of open space and that should apply here.

General Plan Consistency

SUCL-15 The MND is inconsistent with the City of Huntington Beach's own stated goals in its General Plan (2013). Specifically, traffic and parking do not meet the requirements of the following sections under Circulation Element: 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17. Unless the MND is revised to ensure consistency with these identified General Plan policies, the proposed project will have a significant, unmitigated impact on the Meredith Gardens community and my family. I strongly urge the City to revise and recirculate the MND to adequately address these issues to ensure the project meets the requirements of CEQA, or prepare an Environmental Impact Report and adopt a Statement of Overriding Considerations pursuant to CEQA.

SUCL-16 In closing, I acknowledge the City's efforts over the past several years to move the redevelopment of the school district site forward, but I have serious concerns about the proposed Project's potentially significant impacts to my neighborhood and my family's quality of life. I look forward to working with you on project refinements in the months ahead including the consideration of alternative uses for the site.

Thank you,

Susan Claudius

Responses to Susan Claudius (SUCL), 5/14/2015

SUCL-1

This comment provides introductory comments, noting that they have concerns about the analysis in the Draft IS/MND and the proposed mitigation measures regarding traffic, parking, construction, hydrology, noise and recreation. Further, this comment introduces comments SUCL-2 through

SUCL-15, which outlines the commenter's specific concerns regarding the issues mentioned above. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

SUCL-2

This comment states the traffic analysis in the Draft IS/MND is inadequate because the stop controlled intersection of Crailet Drive and Craimer Lane was not included in the traffic study nor was traffic speed considered on these streets. This comment also expresses the commenter's concerns that additional traffic from the project and decreased parking spaces will exacerbate existing speeding issues on Crailet Drive and Craimer Lane. The commenter requests that the Draft IS/MND be revised to mitigate all traffic impacts and include provisions, such as traffic calming measures, and then be recirculated with the new analysis. Refer to Response MGHOA-3.

SUCL-3

This comment states that the parking analysis in the Draft IS/MND is inadequate as the parking analysis determines there will be spill-over parking impacts but does not incorporate mitigation for this impact. Further, this comment states that the loss of parking as a result of the project would likely result in a significant adverse impact to the surrounding neighborhood and urges that the shared parking between the School District and the City (for LeBard Park) be considered as the existing parking baseline, where mitigation should be incorporated for the loss of the School District parking spaces. Refer to Responses MGHOA-4 and MGHOA-5.

SUCL-4

This comment suggests that the 24 new on-street parking spaces that would be created in front of the proposed homes would not only create a problem for future homeowners but is also an unacceptable means for providing parking per City's stated policies. Refer to Response MGHOA-6.

SUCL-5

This comment states that the Draft IS/MND parking analysis is inadequate as it does not account for the significantly higher amount of parking utilized during peak periods of park use. Further, the commenter suggests that park users park on the asphalt once all proper parking spaces have been occupied. Refer to Response MGHOA-7.

SUCL-6

This comments supports the statement by the Community Services Commission that if an alternative to the proposed parking lot could be identified and constructed, the Commission would consider the alternative. Comment is noted. Refer to Response MGHOA-8.

SUCL-7

This comment states that the Draft IS/MND did not analyze the likely impacts from construction-related traffic and does not include required hours of operation in order to minimize construction traffic impacts on the surrounding neighborhood. Refer to Response MGHOA-9.

SUCL-8

This comment states that the Draft IS/MND does not address how construction phasing and schedule would affect LeBard Park field availability other than to state that "construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the Little League "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedules changes during construction." Refer to Response MGHOA-10.

SUCL-9

This comment states that the Draft IS/MND does not analyze the potential displacement of current uses of LeBard Park, even temporarily, to other areas of Huntington Beach, which the commenter suggests could result in impacts in other areas of the City. Refer to Response MGHOA-11.

SUCL-10

This comment suggests that mitigation measures MM Hydro-1 and MM Hydro-2 do not address the cleanup requirements of the vegetated swale and bioretention area after storm events. The commenter also suggests that the Draft IS/MND is inadequate as it does not analyze potential impacts if the proposed bioretention basin is unsuccessful or of an additional mitigation measure that would address accumulated pollutants within the bioretention basin or vegetated swale which are considered by the commenter to represent a risk to park users. Refer to Response MGHOA-12.

SUCL-11

This comment expresses concern that the inclusion of open basins with no outlets within the park, specifically located adjacent to the baseball fields, may attract pests, such as mosquitoes, which could be problematic to existing and future residents, especially since the project site is in close proximity to the Santa Ana riverbed. Refer to Response MGHOA-12. In addition, the California Department of Health and the Mosquitos and Vector Control Association of California[18] has established design guidelines to reduce sources for mosquito breeding, which have been incorporated into the design of the BMPs which are incorporated into the WQMPs prepared for the proposed project. Therefore, the identified BMPs within the Draft IS/MND would be consistent with these design guidelines and would not result in an increased pest or mosquito impact. No changes to the Draft IS/MND are required in response to this comment.

SUCL-12

This comment states that the noise analysis did not include the potential noise generated after 10:00 PM in the area of the parking lot expansion due to illicit activity that would occur in the isolated part of the park. Further, this comment recommends two options as a means for reducing nighttime noise in the proposed parking lot area: (1) incorporate mitigation to require that a lockable barrier be installed similar to the adjoining access road that would prevent access to this unused area other than the 11 Saturdays a

[18] California Department of Health and the Mosquitos and Vector Control Association of California. *Best Management Practices for Mosquito Control in California* (July 2012).

ATTACHMENT NO. 11.159

year it is needed for Little League parking or (2) retain the existing passive park area and identify an alternative to the potential Saturday parking impact, which would only occur 11 days a year during peak Little League use. Refer to Response MGHOA-13.

SUCL-13

This comment states that the inclusion of the bioretention basin as the increased passive area to offset the passive area lost for the proposed parking lot is problematic as the detention basin is located between the new residences and the baseball fields, and is not located adjacent to the park. Refer to Response MGHOA-14.

SUCL-14

This comment states that existing passive area of the park is used for recreational sports, picnics, and other open space uses 365 days a year and should not be lost in order to "park 17 cars 11 Saturdays a year." Further, this comment states that the Southern California Edison (SCE) right-of-way, which the commenter suggests is included in the City's park inventory, was not analyzed as an alternative location for parking and requests that the City analyzes utilizing the SCE property for additional parking. The commenter recommends that the existing passive area of LeBard Park remain as it is and states that the inclusion of residential stormwater mitigation measures should be borne by the future developer, not by the loss of existing parkland. This comment also states that future developers may be able to design innovative methods of stormwater control without impinging on existing park area, as the retention of open space is one of the City's highest priorities. Refer to Response MGHOA-15 and MGHOA-16.

SUCL-15

This comment states that the Draft IS/MND is inconsistent with the goals for traffic and parking identified in the General Plan (GP) Circulation Element Sections 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17 and suggests that if the Draft IS/MND is not revised to ensure consistency with these goals, the proposed project would have a significant, unmitigated impact on the Meredith Gardens community. Further, this comment recommends that the Draft IS/MND be revised and recirculated to ensure the project meets the requirements of CEQA or that an EIR is prepared with a Statement of Overriding Considerations (SOC) pursuant to CEQA. Refer to Response MGHOA-17.

SUCL-16

This comment provides conclusory remarks, stating that while the commenter does not oppose the proposed project, they have serious concerns about the potential for significant impacts to their neighborhood and the quality of life. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

Comments from Susan Dauer (SUDA), 5/12/2015

SUDA

Subject: FW: Lebard Project
Attachments: lebard project.pdf

From: Susan Dauer [mailto:mamasooz10@gmail.com]
Sent: Wednesday, May 13, 2015 3:31 PM
To: Villasenor, Jennifer
Subject: Lebard Project

Hi Jennifer,

SUDA-1 I have concerns about the upcoming Lebard Park & Residential project. Attached is a letter about my concerns.

Thanks
Susan Dauer

The IS team in Atkins has scanned this email and any attachments for viruses and other threats; however no technology can be guaranteed to detect all threats. Always exercise caution before acting on the content of an email and before opening attachments or following links contained within the email.

1

May 12, 2015

Jennifer Villasenor
Acting Planning Manager
City of Huntington Beach
Huntington Beach, CA 92648

Subject: LeBard Park & Residential Project MND Comments

Dear Ms. Villasenor:

SUDA-2 I respectfully submit the following comments regarding the Le Bard Park Mitigated Negative Declaration (MND) Environmental Impacts Document. As a parent and resident of Meredith Gardens, the neighborhood adjacent to Le Bard Park, I have serious concerns about what appear to be blatant oversights and glaring omissions in the MND analysis and proposed mitigation measures regarding traffic, parking, construction, hydrology, noise, and recreation.

In particular my concerns are:

Traffic

SUDA-3 The traffic analysis used in the MND document is inadequate. The stop controlled intersection of Crailet and Crainer was not included in the traffic analysis, nor was traffic speed on these streets considered. I am concerned that the additional traffic from the Project and from the lack of parking will exacerbate existing concerns about speeding on Crailet and Crainer. I urge the City to revise the analysis, mitigate all traffic impacts to the full extent possible, and recirculate the MND. I respectfully request the updated analysis include provisions such as analyzing, identifying and implementing traffic calming measures on impacted streets in Meredith Gardens as specified in the City's General Plan (2013), Circulation Enhancements (CE) section 5: Neighborhood Circulation Improvements and section 17: Site Development Permit Process and California Environmental Quality Act (CEQA).

Parking

SUDA-4 The mitigation measures for parking are not sufficient. Specifically, The MND states that the proposed project would result in a total loss of 82 spaces, 79 off-street and 3 on-street parking spaces. The MND states that this will cause spill-over parking impacts, but no mitigation is recommended. The loss of parking for the park as a direct result of this project will more than likely cause significant adverse impacts to our neighborhood. The long-established shared parking between the school district and Le Bard Park must be considered to be an existing condition, and removal of this parking should be mitigated.

SUDA-5 The MND suggests that 24 new on-street parking spaces will be created in front of the proposed new homes. Not only will this create a problem for future homeowners, but it is also not an acceptable means for providing parking per the City's stated policies.

SUDA-6

Additionally, the MND parking analysis does not acknowledge that during peak period of park use, the amount of utilized parking is significantly higher than the proper spaces identified. It is often the case today that park users park on the asphalt when all proper parking has been used. The absence of this activity in the parking analysis means that analysis is inadequate.

SUDA-7

The Community Services Commission asked that an alternative to the parking lot intrusion into the park be developed. I support looking for alternatives.

Construction

SUDA-8

Construction impacts were not analyzed, presented, or mitigated in the MND other than to address Air Quality and Noise impacts. There is no mention of the likely impacts of truck hauling routes or hours of operation that should be required to minimize construction traffic impacts to our neighborhood. The failure to analyze the significant impact of construction-related trips appears to be a fundamental flaw in the MND.

SUDA-9

Additionally, the MND does not address how construction phasing and schedule will affect LeBard Park field availability other than to state:

"Construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the little league "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedule changes during construction."

SUDA-10

The MND does not analyze whether the need to potentially relocate current uses of the LeBard Park, even temporarily, create impacts in other areas of Huntington Beach.

Hydrology/Water Quality

SUDA-11

Mitigation measures MM Hydro-1, and -2 do not address the vegetated and bioretention basin clean up requirements after storm run-off. If the retention basin properly serves to capture stormwater pollutants and prevent those pollutants from entering the watershed, it will mean that those pollutants, which the state considers hazardous, are accumulating within the vegetation and soil of the park, where my children play. If the retention basin is successful, there is the risk to children to come into regular contact with pollutants that State of California has determined must be prevented from entering the natural environment. If the retention basin is unsuccessful, the mitigation measure is inadequate.

SUDA-12

Moreover, the inclusion of open collecting basins in the park with no outlets may serve as an attraction for pests including mosquitoes which can be a problem in this area due to the park's proximity to the Santa Ana River bed. This is of particular concern as the area designated for these basins are in close proximity to the little league fields where children will be playing and family members watching, and to both existing and planned residences.

Noise

SUDA-13

The discussion does not cover the noise that would be generated after 10 p.m. in the proposed new parking lot located in an isolated area of the park that extends to the SCE ROW adjacent to single family residences. Unlawful activity can be expected in this dark isolated area after 10 p.m.

I support a mitigation measure such as a lockable barrier similar to the adjoining access road that prevents access to this unused area other than the 11 Saturdays a year it is needed or retaining the area as passive park land and finding other solutions to the Saturday parking problem that occurs 11 days a year.

SUDA-14

Recreation

The MND states there will be an increase in usable, passable area to offset the loss of passive area where the expanded parking lot is proposed. This is true only in theory. The usable increase in area is in a detention basin, 200 feet long and 40 feet wide, located between the new residences and the ball fields. It is not adjacent to the park. Use of this area other than during the three month long SVLL baseball season is problematic.

SUDA-15

The existing open, passive area is where I have held my children's birthday parties, played freeze tag, and attended movie nights in the park. Loss of this area 365 days a year in order to park 17 cars 11 Saturdays a year is a significant impact.

I recommend the existing park open space remain as is. It cannot be compensated for by a detention basin needed to accommodate new residential development. The requirements to include residential stormwater mitigation measures should be borne by the future developer through a revised mitigation measure, not through the loss of park area and burden on the existing community. The City itself states one of its highest priorities is the retention of open space and that should apply here.

SUDA-16

General Plan Consistency

The MND is inconsistent with the City of Huntington Beach's own stated goals in its General Plan (2013). Specifically, traffic and parking do not meet the requirements of the following sections under Circulation Element: 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17. Unless the MND is revised to ensure consistency with these identified General Plan policies, the proposed project will have a significant, unmitigated impact on the Meredith Gardens community and my family. I strongly urge the City to revise and recirculate the MND to adequately address these issues to ensure the project meets the requirements of CEQA, or prepare an Environmental Impact Report and adopt a Statement of Overriding Considerations pursuant to CEQA.

SUDA-17

In closing, I acknowledge the City's efforts over the past several years to move the redevelopment of the school district site forward, but I have serious concerns about the proposed Project's potentially significant impacts to my neighborhood and my family's quality of life. I look forward to working with you on project refinements in the months ahead including the consideration of alternative uses for the site.

Thank you,

Susan Dawn

mamasue100@gmail.com
10232 Niagara Dr., H.B.

Responses to Susan Dauer (SUDA), 5/12/2015

SUDA-1

This comment provides introductory text and expresses concern for the proposed project and references the attached comments. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

SUDA-2

This comment provides introductory comments, noting that they have concerns about the analysis in the Draft IS/MND and the proposed mitigation measures regarding traffic, parking, construction, hydrology, noise and recreation. Further, this comment introduces comments SUDA-3 through SUDA-16, which outlines the commenter's specific concerns regarding the issues mentioned above. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

SUDA-3

This comment states the traffic analysis in the Draft IS/MND is inadequate because the stop controlled intersection of Crailet Drive and Craimer Lane was not included in the traffic study nor was traffic speed considered on these streets. This comment also expresses the commenter's concerns that additional traffic from the project and decreased on-site parking spaces will exacerbate existing speeding issues on Crailet Drive and Craimer Lane. The commenter requests that the Draft IS/MND be revised to mitigate all traffic impacts and include provisions such as traffic calming measures and then be recirculated with the new analysis. Refer to Response MGHOA-3.

SUDA-4

This comment states that the parking analysis in the Draft IS/MND is inadequate as the parking analysis determines there will be spill-over parking impacts but does not incorporate mitigation for this impact. Further, this comment states that the loss of parking as a result of the project would likely result in a significant adverse impact to the surrounding neighborhood and urges that the shared parking between the School District and the City (for LeBard Park) be considered as the existing parking baseline, where mitigation should be incorporated for the loss of the School District parking spaces. Refer to Responses MGHOA-4 and MGHOA-5.

SUDA-5

This comment suggests that the 24 new on-street parking spaces that would be created in front of the proposed homes would not only create a problem for future homeowners but is also an unacceptable means for providing parking per City's stated policies. Refer to Response MGHOA-6.

SUDA-6

This comment states that the Draft IS/MND parking analysis is inadequate as it does not account for the significantly higher amount of parking utilized during peak periods of park use. Further, the commenter suggests that park users park on the asphalt once all proper parking spaces have been occupied. Refer to Response MGHOA-7.

ATTACHMENT NO. 11.165

SUDA-7

This comments supports the statement by the Community Services Commission that if an alternative to the proposed parking lot could be identified and constructed, the Commission would consider the alternative. Comment is noted. Refer to Response MGHOA-8.

SUDA-8

This comment states that the Draft IS/MND did not analyze the likely impacts from construction-related traffic and does not include required hours of operation in order to minimize construction traffic impacts on the surrounding neighborhood. Refer to Response MGHOA-9.

SUDA-9

This comment states that the Draft IS/MND does not address how construction phasing and schedule would affect LeBard Park field availability other than to state that "construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the Little League "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedules changes during construction." Refer to Response MGHOA-10.

SUDA-10

This comment states that the Draft IS/MND does not analyze the potential displacement of current uses of LeBard Park, even temporarily, to other areas of Huntington Beach, which the commenter suggests could result in impacts in other areas of the City. Refer to Response MGHOA-11.

SUDA-11

This comment suggests that mitigation measures MM Hydro-1 and MM Hydro-2 do not address the cleanup requirements of the vegetated swale and bioretention area after storm events. The commenter also suggests that the Draft IS/MND is inadequate as it does not analyze potential impacts if the proposed bioretention basin is unsuccessful or of an additional mitigation measure that would address accumulated pollutants within the bioretention basin or vegetated swale which are considered by the commenter to represent a risk to park users. Refer to Response MGHOA-12.

SUDA-12

This comment expresses concern that the inclusion of open basins with no outlets within the park, specifically located adjacent to the baseball fields, may attract pests, such as mosquitoes, which could be problematic to existing and future residents, especially since the project site is in close proximity to the Santa Ana riverbed. Refer to Response MGHOA-12. In addition, the California Department of Health and the Mosquitos and Vector Control Association of California[19] has established design guidelines to reduce sources for mosquito breeding, which have been incorporated into the design of the BMPs which are incorporated into the WQMPs prepared for the proposed project. Therefore, the identified BMPs

[19] California Department of Health and the Mosquitos and Vector Control Association of California. *Best Management Practices for Mosquito Control in California* (July 2012).

within the Draft IS/MND would be consistent with these design guidelines and would not result in an increased pest or mosquito impact. No changes to the Draft IS/MND are required in response to this comment.

SUDA-13

This comment states that the noise analysis did not include the potential noise generated after 10:00 PM in the area of the parking lot expansion due to illicit activity that would occur in the isolated part of the park. Further, this comment recommends two options as a means for reducing nighttime noise in the proposed parking lot area: (1) incorporate mitigation to require that a lockable barrier be installed similar to the adjoining access road that would prevent access to this unused area other than the 11 Saturdays a year it is needed for Little League parking or (2) retain the existing passive park area and identify an alternative to the potential Saturday parking impact, which would only occur 11 days a year during peak Little League use. Refer to Response MGHOA-13.

SUDA-14

This comment states that the inclusion of the bioretention basin as the increased passive area to offset the passive area lost for the proposed parking lot is problematic as the detention basin is located between the new residences and the baseball fields, and is not located adjacent to the park. Refer to Response MGHOA-14.

SUDA-15

This comment states that existing passive area of the park is used for recreational sports, picnics, and other open space uses 365 days a year and should not be lost in order to "park 17 cars 11 Saturdays a year." Further, this comment states that the Southern California Edison (SCE) right-of-way, which the commenter suggests is included in the City's park inventory, was not analyzed as an alternative location for parking and requests that the City analyzes utilizing the SCE property for additional parking. The commenter recommends that the existing passive area of LeBard Park remain as it is and states that the inclusion of residential stormwater mitigation measures should be borne by the future developer, not by the loss of existing parkland. This comment also states that future developers may be able to design innovative methods of stormwater control without impinging on existing park area, as the retention of open space is one of the City's highest priorities. Refer to Response MGHOA-15 and MGHOA-16.

SUDA-16

This comment states that the Draft IS/MND is inconsistent with the goals for traffic and parking identified in the General Plan (GP) Circulation Element Sections 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17 and suggests that if the Draft IS/MND is not revised to ensure consistency with these goals, the proposed project would have a significant, unmitigated impact on the Meredith Gardens community. Further, this comment recommends that the Draft IS/MND be revised and recirculated to ensure the project meets the requirements of CEQA or that an EIR is prepared with a Statement of Overriding Considerations (SOC) pursuant to CEQA. Refer to Response MGHOA-17.

ATTACHMENT NO. 11.167

SUDA-17

This comment provides conclusory remarks, stating that while the commenter does not oppose the proposed project, they have serious concerns about the potential for significant impacts to their neighborhood and the quality of life. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

Comments from Tanya Ferrell (TAFE), 5/12/2015

TAFE

May 12, 2015

Jennifer Villasenor
Acting Planning Manager
City of Huntington Beach
Huntington Beach, CA 92648

Subject: LeBard Park & Residential Project MND Comments

Dear Ms. Villasenor:

TAFE-1 I respectfully submit the following comments regarding the Le Bard Park Mitigated Negative Declaration (MND) Environmental Impacts Document. As a parent and resident of Meredith Gardens, the neighborhood adjacent to Le Bard Park, I have serious concerns about what appear to be blatant oversights and glaring omissions in the MND analysis and proposed mitigation measures regarding traffic, parking, construction, hydrology, noise, and recreation.

In particular my concerns are:

Traffic

TAFE-2 The traffic analysis used in the MND document is inadequate. **The stop controlled intersection of Crailet and Craimer was not included in the traffic analysis, nor was traffic speed on these streets considered.** I am concerned that the **additional traffic from the Project and from the lack of parking will exacerbate existing concerns** about speeding on Crailet and Craimer. I urge the City to revise the analysis, mitigate all traffic impacts to the full extent possible, and recirculate the MND. I respectfully request the updated analysis include provisions such as analyzing, identifying and implementing traffic calming measures on impacted streets in Meredith Gardens as specified in the City's General Plan (2013), Circulation Enhancements (CE) section 5: Neighborhood Circulation Improvements and section 17: Site Development Permit Process and California Environmental Quality Act (CEQA).

Parking

TAFE-3 The mitigation measures for parking are not sufficient. Specifically, The MND states that the proposed project would result in a total loss of 82 spaces, 79 off-street and 3 on-street parking spaces. **The MND states that this will cause spill-over parking impacts, but no mitigation is recommended.** The loss of parking for the park as a direct result of this project will more than likely cause significant adverse impacts to our neighborhood. The long-established **shared parking between the school district and Le Bard Park must be considered to be an existing condition, and removal of this parking should be mitigated.**

TAFE-4 The MND suggests that 24 new on-street parking spaces will be created in front of the proposed new homes. Not only will this create a problem for future homeowners, but it is also not an acceptable means for providing parking per the City's stated policies.

TAFE-5

Additionally, **the MND parking analysis does not acknowledge that during peak period of park use, the amount of utilized parking is significantly higher than the proper spaces identified.** It is often the case today that park users park on the asphalt when all proper parking has been used. The absence of this activity in the parking analysis means that analysis is inadequate.

TAFE-6

The Community Services Commission asked that an alternative to the parking lot intrusion into the park be developed. I support looking for alternatives.

Construction

TAFE-7

Construction impacts were not analyzed, presented, or mitigated in the MND other than to address Air Quality and Noise impacts. There is **no mention of the likely impacts of truck hauling routes or hours of operation that should be required to minimize construction traffic impacts to our neighborhood. The failure to analyze the significant impact of construction-related trips appears to be a fundamental flaw in the MND.**

TAFE-8

Additionally, the MND does not address how construction phasing and schedule will affect Le Bard Park field availability other than to state:

"Construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the little league "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedule changes during construction."

TAFE-9

The MND does not analyze whether the need to potentially relocate current uses of the LeBard Park, even temporarily, create impacts in other areas of Huntington Beach.

Hydrology/Water Quality

TAFE-10

Mitigation measures MM Hydro-1, and -2 do not address the vegetated and bioretention basin clean up requirements after storm run-off. If the retention basin properly serves to capture stormwater pollutants and prevent those pollutants from entering the watershed, it will mean that those **pollutants, which the state considers hazardous, are accumulating within the vegetation and soil of the park, where my children play.** If the retention basin is successful, there is the risk to children to come into regular contact with pollutants that State of California has determined must be prevented from entering the natural environment. If the retention basin is unsuccessful, the mitigation measure is inadequate.

TAFE-11

Moreover, the inclusion of open collecting basins in the park with no outlets may serve as an attraction for pests including mosquitoes which can be a problem in this area due to the park's proximity to the Santa Ana River bed. This is of particular concern as the area designated for these basins are in close proximity to the little league fields where children will be playing and family members watching, and to both existing and planned residences.

Noise

TAFE-12

The discussion does not cover the noise that would be generated after 10 p.m. in the proposed new parking lot located in an isolated area of the park that extends to the SCE ROW adjacent to single family residences. Unlawful activity can be expected in this dark isolated area after 10 p.m.

I support a mitigation measure such as a lockable barrier similar to the adjoining access road that prevents access to this unused area other than the 11 Saturdays a year it is needed or retaining the area as passive park land and finding other solutions to the Saturday parking problem that occurs 11 days a year.

Recreation

TAFE-13

The MND states there will be an increase in usable, passable area to offset the loss of passive area where the expanded parking lot is proposed. This is true only in theory. The usable increase in area is in a detention basin, 200 feet long and 40 feet wide, located between the new residences and the ball fields. It is not adjacent to the park. Use of this area other than during the three month long SVLL baseball season is problematic.

TAFE-14

The existing open, passive area is where I have held my children's birthday parties, played freeze tag, and attended movie nights in the park. Loss of this area 365 days a year in order to park 17 cars 11 Saturdays a year is a significant impact.

I recommend the existing park open space remain as is. It cannot be compensated for by a detention basin needed to accommodate new residential development. The requirements to include residential stormwater mitigation measures should be borne by the future developer through a revised mitigation measure, not through the loss of park area and burden on the existing community. The City itself states one of its highest priorities is the retention of open space and that should apply here.

General Plan Consistency

TAFE-15

The MND is inconsistent with the City of Huntington Beach's own stated goals in its General Plan (2013). Specifically, traffic and parking do not meet the requirements of the following sections under Circulation Element: 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17. Unless the MND is revised to ensure consistency with these identified General Plan policies, the proposed project will have a significant, unmitigated impact on the Meredith Gardens community and my family. I strongly urge the City to revise and recirculate the MND to adequately address these issues to ensure the project meets the requirements of CEQA, or prepare an Environmental Impact Report and adopt a Statement of Overriding Considerations pursuant to CEQA.

TAFE-16

In closing, I acknowledge the City's efforts over the past several years to move the redevelopment of the school district site forward, but I have serious concerns about the proposed Project's potentially significant impacts to my neighborhood and my family's quality

TAFE-16 cont. of life. I look forward to working with you on project refinements in the months ahead including the consideration of alternative uses for the site.

Warmly,

Tanya Ferrell

10141 Jon Day Drive

Responses to Tanya Ferrell (TAFE), 5/12/2015

TAFE-1

This comment provides introductory comments, noting that they have concerns about the analysis in the Draft IS/MND and the proposed mitigation measures regarding traffic, parking, construction, hydrology, noise and recreation. Further, this comment introduces comments TAFE-2 through TAFE-15, which outlines the commenter's specific concerns regarding the issues mentioned above. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

TAFE-2

This comment states the traffic analysis in the Draft IS/MND is inadequate because the stop controlled intersection of Crailet Drive and Craimer Lane was not included in the traffic study nor was traffic speed considered on these streets. This comment also expresses the commenter's concerns that additional traffic from the project and decreased on-site parking spaces will exacerbate existing speeding issues on Crailet Drive and Craimer Lane. The commenter requests that the Draft IS/MND be revised to mitigate all traffic impacts and include provisions such as traffic calming measures and then be recirculated with the new analysis. Refer to Response MGHOA-3.

TAFE-3

This comment states that the parking analysis in the Draft IS/MND is inadequate as the parking analysis determines there will be spill-over parking impacts but does not incorporate mitigation for this impact. Further, this comment states that the loss of parking as a result of the project would likely result in a significant adverse impact to the surrounding neighborhood and urges that the shared parking between the School District and the City (for LeBard Park) be considered as the existing parking baseline, where mitigation should be incorporated for the loss of the School District parking spaces. Refer to Responses MGHOA-4 and MGHOA-5.

TAFE-4

This comment suggests that the 24 new on-street parking spaces that would be created in front of the proposed homes would not only create a problem for future homeowners but is also an unacceptable means for providing parking per City's stated policies. Refer to Response MGHOA-6.

TAFE-5

This comment states that the Draft IS/MND parking analysis is inadequate as it does not account for the significantly higher amount of parking utilized during peak periods of park use. Further, the commenter suggests that park users park on the asphalt once all proper parking spaces have been occupied. Refer to Response MGHOA-7.

TAFE-6

This comment supports the statement by the Community Services Commission that if an alternative to the proposed parking lot could be identified and constructed, the Commission would consider the alternative. Comment is noted. Refer to Response MGHOA-8.

TAFE-7

This comment states that the Draft IS/MND did not analyze the likely impacts from construction-related traffic and does not include required hours of operation in order to minimize construction traffic impacts on the surrounding neighborhood. Refer to Response MGHOA-9.

TAFE-8

This comment states that the Draft IS/MND does not address how construction phasing and schedule would affect LeBard Park field availability other than to state that "construction for the proposed improvements for LeBard Park and the existing sports fields would be scheduled during the Little League "off" season to minimize disruption. Although it is not anticipated, during construction of the park improvements there may be a temporary displacement of the Sea View Little League baseball practices and games if the schedules changes during construction." Refer to Response MGHOA-10.

TAFE-9

This comment states that the Draft IS/MND does not analyze the potential displacement of current uses of LeBard Park, even temporarily, to other areas of Huntington Beach, which the commenter suggests could result in impacts in other areas of the City. Refer to Response MGHOA-11.

TAFE-10

This comment suggests that mitigation measures MM Hydro-1 and MM Hydro-2 do not address the cleanup requirements of the vegetated swale and bioretention area after storm events. The commenter also suggests that the Draft IS/MND is inadequate as it does not analyze potential impacts if the proposed bioretention basin is unsuccessful or of an additional mitigation measure that would address accumulated pollutants within the bioretention basin or vegetated swale which are considered by the commenter to represent a risk to park users. Refer to Response MGHOA-12.

TAFE-11

This comment expresses concern that the inclusion of open basins with no outlets within the park, specifically located adjacent to the baseball fields, may attract pests, such as mosquitoes, which could be problematic to existing and future residents, especially since the project site is in close proximity to the Santa Ana riverbed. Refer to Response MGHOA-12. In addition, the California Department of Health and the Mosquitos and Vector Control Association of California[20] has established design guidelines to reduce sources for mosquito breeding, which have been incorporated into the design of the BMPs which are incorporated into the WQMPs prepared for the proposed project. Therefore, the identified BMPs within the Draft IS/MND would be consistent with these design guidelines and would not result in an increased pest or mosquito impact. No changes to the Draft IS/MND are required in response to this comment.

TAFE-12

This comment states that the noise analysis did not include the potential noise generated after 10:00 PM in the area of the parking lot expansion due to illicit activity that would occur in the isolated part of the park. Further, this comment recommends two options as a means for reducing nighttime noise in the proposed parking lot area: (1) incorporate mitigation to require that a lockable barrier be installed similar to the adjoining access road that would prevent access to this unused area other than the 11 Saturdays a year it is needed for Little League parking or (2) retain the existing passive park area and identify an alternative to the potential Saturday parking impact, which would only occur 11 days a year during peak Little League use. Refer to Response MGHOA-13.

TAFE-13

This comment states that the inclusion of the bioretention basin as the increased passive area to offset the passive area lost for the proposed parking lot is problematic as the detention basin is located between the new residences and the baseball fields, and is not located adjacent to the park. Refer to Response MGHOA-14.

TAFE-14

This comment states that existing passive area of the park is used for recreational sports, picnics, and other open space uses 365 days a year and should not be lost in order to "park 17 cars 11 Saturdays a year." Further, this comment states that the Southern California Edison (SCE) right-of-way, which the commenter suggests is included in the City's park inventory, was not analyzed as an alternative location for parking and requests that the City analyzes utilizing the SCE property for additional parking. The commenter recommends that the existing passive area of LeBard Park remain as it is and states that the inclusion of residential stormwater mitigation measures should be borne by the future developer, not by the loss of existing parkland. This comment also states that future developers may be able to design innovative methods of stormwater control without impinging on existing park area, as the retention of open space is one of the City's highest priorities. Refer to Response MGHOA-15 and MGHOA-16.

---

[20] California Department of Health and the Mosquitos and Vector Control Association of California. *Best Management Practices for Mosquito Control in California* (July 2012).

TAFE-15

This comment states that the Draft IS/MND is inconsistent with the goals for traffic and parking identified in the General Plan (GP) Circulation Element Sections 2.4, 2.5, 3, 3.1, 5, 6, 6.1, 6.2, and 17 and suggests that if the Draft IS/MND is not revised to ensure consistency with these goals, the proposed project would have a significant, unmitigated impact on the Meredith Gardens community. Further, this comment recommends that the Draft IS/MND be revised and recirculated to ensure the project meets the requirements of CEQA or that an EIR is prepared with a Statement of Overriding Considerations (SOC) pursuant to CEQA. Refer to Response MGHOA-17.

TAFE-16

This comment provides conclusory remarks, stating that while the commenter does not oppose the proposed project, they have serious concerns about the potential for significant impacts to their neighborhood and the quality of life. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

ATTACHMENT NO. 11.175

Comments from Tony Bisson (TOBI), 5/15/2015

TOBI

1/8

Tony Bisson

20442 Crairner Ln.

Huntington Beach, CA 92646

RECEIVED
MAY 15 2015
Dept. of Planning
& Building

Jennifer Villasenor, Planning Manager

City of Huntington Beach

Planning and building Department

2000 Main Street

Huntington Beach, CA 92648

May 15, 2015

To whom it concerns,

TOBI-1

Attached is my citizen's reply addressing some key points mentioned in the "Initial Study and Mitigated Negative Declaration" document filed on April 16, 2015.

I am a resident who has lived directly across the street from the proposed development off and on since from 1976. I am currently living there caring for my elderly parents who will be the most negatively impacted persons by this proposal. They will be affected negatively by it's environmental impact due to noise and toxic airborne particulate matter during demolition and construction, as well as after completion due to loss of fresh ocean air and light sky views that they paid a premium for. My father has significant allergy and respiratory problems and depends on fresh airflow for his health which is a major reason he purchased property in near the ocean and specifically on this site. I also share these allergy problems so I know very well about the importance of fresh clean unobstructed air that we get at this location. For this reason, I and my family have always lived near the shore adjacent to open space.

My family's property is located directly on the corner of Crairner Lane and Warwick Drive with unobstructed access and views of the park and school site. It is quite possibly the most choice lot site in Meredith Gardens. The proposed housing development will also shade their swimming pool in the afternoon light shortening it's usability for much of the year and eliminate the view it currently has of trees and sunset skys.

2/8

TOBI-1 cont. This proposed development plan and mitigation scenario is specifically designed to appease the largest body affected, Seaview Little League, an organization that we support and enjoy. It offers nothing of any direct benefit to the neighbors who live closest to the site and in fact greatly negatively impacts these property owners by shifting the noise traffic and parking problems from the school site to their open streets creating a noise, air pollution and safety problem as well as negatively affecting the overall quality of life in the area.

TOBI-2 The loss of trees and bordering planter spaces along Crainer Lane and Warwick Drive are to detriment of the beauty and quality of the street as it has existed since the neighborhood was built in 1965-67. The poposed narrowing of required narrowing of planters and buffers form to 4' from the mandated 10' width is unacceptable and further shifts the burden and negative impact of this proposed development away from the Seaview Baseball League and the residents of Cynthia Drive and places it on the backs of the residents of Meredith Gardens and specifically the residents of Crainer Lane.

The size scope and impact of this development is too great and needs to be scaled down from the proposed 15 lots to something more reasonable so it does not unduly impact the residents of the area and users of the park and baseball fields.

TOBI-3 Attached are some specifics relating to key points covered in the report.

Thank you for your serious attention to this matter. I look forward to a reasonable resolution of these concerns and new lower impact development plan.

ATTACHMENT NO. 11.177

3/8

Biotreatment Vegetated Swale:

TOBI-4 Too much of the existing and newly annexed parkland is being designated as "biotreatment vegetated swale." Swale is another word for marsh or swamp. These are not intended to be pleasingly landscaped areas but are in fact marshy trenches and urban runoff waste pits that will divide the park and make physical, and unaesthetic visual boundaries within the park and baseball fields. These trenches will not be easily passable and will inflict tripping hazards and environmental hazards to users of the parkland and baseball fields.

TOBI-5 Effluent from the homes will flow into these marshy basins from rains and daily urban runoff laced with bacteria and toxins from yard waste, pet waste, car washing, as well as pesticides and causing a breeding ground and habitat for vermin, mosquitoes and bacteria. Pet waste from irresponsible pet owners who let thir dogs use these proposed swales as hidden bathrooms will further enhance the pollution problem of these pits. Runoff from the new development and feces of wild animals that use these areas as habitat will collect and fester in the moist marshy conditions causing a health hazard for baseball players, children and all people who use the park site. The park space these swale pits occupy will be lost usable space that the parks currently have and is not mentioned in the report for any form of mitigation or compensation. These areas also need to be designated and included as part of the developed property boundaries and overall acreage because they are in fact part of their sewer and drainage system.

TOBI-6 Excessive runoff in heavy rain events will inundate the adjacent parkland and baseball fields and eventually flow unabated onto Cynthia Street causing a flood hazard creating undue liability for the city and it's residents at large.

Grading

TOBI-7 A Conditional use permit to allow for 5' or grading of the proposed site should not be granted. The site is not level and appears to the eye to slope up from Craimer Lane. Water currently flows down towards Craimer Lane. How is water supposed to flow from the start of the new street to the Swale pits without putting this street underground and making the removal and re-grading of the baseball fields necessary to compensate for the new topography?

9/8

Lot size and street shape

TOBI-8 A permit allowing for a deviation from the Zoning Code requiring lot widths to be 60' should not be granted. The narrowness and dogleg shapes of the reposed lots is not in alignment with the existing area and will not allow for the required 24 parking spaces in practical reality. A full 60 feet of frontage per lot is needed as required in the zoning code to allow for driveways and the promised 1.6 on-street parking spaces per residential unit which is at or below the existing homes allotment in the area. These spaces will be needed for park use year-round.

Conditional Use Permit requesting a variance of 4' instead of the required 10 feet on the boundary of Warwick Drive

TOBI-9 Conditional Use Permit requesting a variance of 4' instead of the required 10 feet on the boundary of Warwick Drive should not be granted. Any new development or redeveloped areas along the street borders should remain consistent with the wide planter space that exists now to provide adequate separation from the parking lot, proposed homes and to allow for privacy and noise abatement for the preexisting residents. These park-view homes without existing neighbors on 1 or more sides initially sold for a premium and will suffer an undue burden and loss of property value due to this project. This impact needs to be mitigated by requiring MORE buffer space, trees and landscaping on the borders the park and proposed development.

TOBI-10 The proposed housing with side exposure bounding Crairmer Lane needs to be set back a distance that has been established in the neighborhood of 20 feet from curb to the walls of the homes bordering the street. This spacous aspect of Meredith is a key part of why this remains a desirable and unique neighborhood 50 years after it's construction.

TOBI-11 Currently, the planters' are 17 feet from the edge of the curb to the back of the back edge of the brick planters. Cars park a full 4' beyond that. This buffer space needs to remain in any new construction in order to separate existing homes from the noise and pollution of cars parking and to maintain the beauty and spacious environment established throughout the neighborhood.

ATTACHMENT NO. 11.179

5/8

Expanded parking lot proposal into existing parkland.

TOBI-12

A conditional use permit for to expand the parking lot on Warwick Drive should not be granted The proposed development should be scaled back to a lower number of residences and some of this space dedicated to replacing the parking lot they are displacing on the proposed development site.

Adequate parking for such a large sports facility needs to be to be consistent with existing sports parks in the area and closer to the status quo.
Expanding parking lots into existing park space unduly affects the residents and users of Lebard park. This area is a pleasant hilly part of the park with trees where kids play and dogs can socialize safely. The residents of both Surburbia Park and Meredith gardens have opposed the loss this parkland in order to partially mitigate the existing 125 on-site parking spaces that will be lost to this development.

Low Income Housing - Ordinance 230

TOBI-13

Ordinance 230 Requirement for low income housing requires that 10% of the new homes be "affordable." This number should be rounded up from 1.5 units to t2 full units and not down to one unit. These homes need to be built on site and not shifted to some lower income part of the city in a future mitigation plan.

Parking access needs to be assessed properly to allow for the actual number of peak use parking spaces the School District Property provides:

Blacktop vehicles: 85
Parking Lot Vehicles: 45

TOBI-14

Published figure: 109 combined. Actual number of lost parking spaces is 130 which is 21 spaces more that will be needed to be mitigated and accounted for both for the use of Seview Little League and peak use events that occur throughout the year in Lebard Park.

Other large sports parks and publicly owned attractions in the Orange County and Huntington Beach provide more spaces than the proposed allotment. This lack of adequate parking will negatively impact the users of the baseball park and

6/8

TOBI-14 cont. over-burden the residents of the bordering neighborhoods beyond an extent which is acceptable or fair. One site Parking needs to remain more consistent with the current amount.

TOBI-15 Demolition Permit:
A permit should not be granted without an environmental impact study to determine the effects of toxic compounds and materials in the 46 year old building. The city needs to assess the potential negative health effects on the area's fragile elderly residents and children who live immediately downwind of the site. Some of these residents have existing respiratory conditions that will aggravated during construction. The existing homes and parkland will be covered in particles from the demolition and subsequent construction causing undue negative health effects. The Santa Ana river estuary is also located down wind from the site. This open space environment is home to many migratory birds and is an essential and sensitive natural habitat. These toxic materials and dust particulate exposes the city, any future selected developer and their subcontractors to liability and potential lawsuits.

TOBI-16 Noise impact of construction will be substantial to existing elderly residents and people who work at home will be negatively affected economically.

88 decibels at 50 feet is comparable to someone shouting in your ear. This ear damaging level of sound is exempted for construction projects according to the report. That is an unacceptable condition of the proposal for any human, pet or natural wildlife living nearby. The ones most affected will be the people because they can not move to new locations like wildlife can.

TOBI-17 Once the site is developed, the ongoing maintenance and the 15 additional grounds crews visiting the site each week would unduly impact the adjacent residents, especially those on Craimer Ln and Cralet Drive. Noise pollution from landscape crews already impacts this otherwise quiet neighborhood seven days a week. Any noise ordinances in place limiting decibel levels or specific equipment such as leaf blowers are ignored and unenforced in the city.

ATTACHMENT NO. 11.181

7/8

TOBI-18

Section V: Page 119. Proposal to use existing sewer and water lines on Craimer Lane.

The adjacent homes on Craimer Lane are 50 years old and have aging sewer and drainage lines with root problems and backflow issues during heavy rainstorms presently. Tieing another 15 fast fling modern houses into the the aged existing sewer system has the potential to greatly impact and perhaps even damage the older structures due to increased backflow and overall system overuse especially in times of heavy rains.

TOBI-19

Aesthetics: The new development proposal proposes lot sizes but does specify what the building's sizes are limited to in relation to their lot size or what the specific height limits are. If the proposed street slopes down 3 feet below Craimer lane will roof heights be permitted to compensate for that difference? Building height and density will have a substantial impact on adjacent properties by restricting their views towards the park and sunset as well as limit their ocean breezes. This is a very significant and undisclosed part of the proposal. Loss of views, light and ocean breezes has a significant environmental impact on residents and their property resale values.

TOBI-20

Arborist Report.

Currently there are many beautiful trees on the school site that enhance the views and park-like experience for residents and people passing by. This report concludes that none of these trees are worth saving and therefore will all be killed to make way for this development.

The loss of these trees will only be partially mitigated by private landscaping. There is no mention of any trees lining the proposed new street or how many trees will be planted in the new parking lot along on Warwick Dr. There is no mention that existing planters will be saved or replaced other than the proposal of limiting the buffer space to a scant 4 feet. This narrow width does not allow for enough soil or drip area for comparable trees. The existing planters and green

8/8

TOBI-20 cont. spaces along both Craimer Lane and Warwick need to be landscaped in a way that mitigates the loss of so much green space and tree views that have been part of this neighborhood and park for 50 years.

TOBI-21 Park improvements and mitigation. The plan calls for two 1/2 court basketball courts. There is no mention of where these courts will go or if they will be lighted at night for pick-up games and/or leagues. Basketball draws teams of 5 or more players and if these courts become popular, large groups of people could be visiting the park to use them. Basketball is a much louder and rowdy sport than tennis or baseball. Noise and increased parking pressure during peak baseball times could be an issue that needs to be addressed before this plan is approved.

TOBI-22 The report does not mention what the vision of the future park will be beyond the baseball fields a bathroom, snack bar, new extended parking lot and the loss of some existing green space.

TOBI-23 Section V Section XIX "Geology/Soils" This document makes no mention of the existing geology of the site.

A visible fault line runs through the site as evidenced by the significant cracking on the existing blacktop. The original developers did not build on this line for a very good reason.
A massive sink hole was discovered in 2013 at the corner of Indianapolis Avenue and Brookhurst Street. This life-threatening and seismically caused event required emergency excavation and road closures for many months in order to be studied and repaired. It is violation of California law to build on this site.

The Alquist-Priolo Earthquake Fault Zoning Act prohibits building for human occupancy astride active faults. *Public Resources Code*, Section 2621 et seq, requires sellers of existing residences to disclose to potential buyers on a Natural Hazards Disclosure Form if the property is located in a designated fault zone.

A proper seismic survey of the site by an independent geologist needs to be done in order to adequately access this site before sale or development.

<End of reply>

ATTACHMENT NO. 11.183

Responses to Tony Bisson (TOBI), 5/15/2015

TOBI-1

This comment summarizes the commenter's background and states that the proposed project will negatively impact the commenter's elderly parents due to noise, air quality, aesthetic, and traffic impacts as well as shade the commenter's swimming pool in the afternoons. Further, this comment states that the proposed project is designed to appease the Seaview Little League and does not consider the negative environmental impacts that would occur to the surrounding Meredith Gardens neighborhood. The Draft IS/MND analyzed all environmental impacts associated with implementation of the proposed project, including aesthetics, air quality, noise, and traffic and identified impacts and mitigation, where necessary. Further, as stated in Section 5.II (Aesthetics) beginning on Draft IS/MNDp. 31, the proposed residential homes would have building heights consistent with surrounding residential homes and, as such, would not create a new source of shading. This comment does not provide, new or specific additional information that would change the analysis prepared in the Draft IS/MND. No changes to the Draft IS/MND are required in response to this comment.

TOBI-2

This comment states that the loss of trees and bordering planter spaces along Cramer Lane and Warwick Drive is detrimental to the beauty and quality of the streets and the overall neighborhood. This comment also states that narrowing the planters to a four-foot width from the mandated ten-foot wide further shifts negative impacts of the proposed project to the residents of Meredith Gardens. Finally, this comment states that the size, scope, and impact of the proposed development is too great and that the project should be scaled down in order to reduce impacts to the surrounding residents.

The Draft IS/MND analyzed and identified impacts and mitigation for the proposed project as described in Draft IS/MND Section 2 (Project Description), including the park expansion and 15 residential lots. While a scaled back project is not an option that the City is currently pursuing as part of the proposed project, this does not preclude the commenter from petitioning the City to investigate the potential of doing so, independent of the CEQA process. However, all comments will be forwarded to appropriate City departments and decision-makers prior to consideration of project approval.

Further, as stated on Draft IS/MND p. 78 in Section 5.XI (Land Use), the proposed project would obtain a variance to provide a 4-foot planter in lieu of the 10-foot planter, as noted by the commenter. It should be noted that the project is requesting the variance in order to construct a 10-foot streetscape including landscaped parkways along Warwick Drive similar to the existing Meredith Gardens neighborhood as no parkway currently exists along the LeBard Park parking lot. The Draft IS/MND determined that impacts from obtaining the variance for the 4-foot planters would be less than significant and, as such, would not require mitigation.

This comment does not provide new or specific information regarding the project that would change the analysis provided in the Draft IS/MND. No changes to the IS/MND are required in response to this comment.

TOBI-3

This comment introduces further concerns from the commenter and expresses their appreciation for the opportunity to comment on the Draft IS/MND. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required.

TOBI-4

This comment opposes the incorporation of the biotreatment vegetated swales as, in the commenter's opinion, swales are marshy trenches where urban runoff waste accumulates. Further, this comment states that the swales will divide the park and would result in an increased risk for falling. Refer to Responses MGHOA-12 and ALWA-3

TOBI-5

This comment states the effluent and runoff from the proposed residential homes and users of LeBard Park will accumulate in the biotreatment swales and basins and, as such, create a health hazard to park users. Further, this comment states that the loss of park space from the construction of the biotreatment swales and basins was not analyzed in the Draft IS/MND. Refer to Response MGHOA-12.

TOBI-6

This comment states that excessive runoff from heavy rainfall events would inundate the adjacent parkland and baseball fields and eventually flow unabated onto Cynthia Street, which would result in a flooding hazard for the residents and the City. Refer to Response WECH-3

TOBI-7

This comment states that a Conditional Use Permit (CUP) for grading of the site should not be granted as the new topography would result in hydrological issues. The Draft IS/MND analyzed the proposed project's hydrological impacts associated with grading the site (as described by the commenter) and impacts were determined to be less than significant with mitigation measures MM Hydro-1 and MM Hydro-2 incorporated. Further, it is the City's discretion to approve the Conditional Use Permit for the proposed project and associated grading at the time of submittal of the plans for review. The Draft IS/MND effectively analyzed the worst-case land use scenario. The comment does not identify new or additional information that would change the analysis in the Draft IS/MND and relates to a future City of review of plans. This does not address an environmental issue related to the Draft IS/MND. No changes to the Draft IS/MND are required in response to this comment. However, all comments will be forwarded to appropriate City departments and decision-makers prior to consideration of project approval.

TOBI-8

This comment states that a permit allowing a deviation from the Zoning Code requiring lots widths to be 60 feet should not be granted as the resulting shape of the proposed lots would not be able to accommodate the required on-street guest parking and the necessary driveway. The Draft IS/MND states in Section 2.III (Proposed Project Characteristics) that "because approximately half of the proposed residential lots would not meet the minimum 60-foot lot width required in the Residential Low

Density (RL) zoning district, the applicant is proposing a planned unit development (PUD) subdivision, which requires provision of a public benefit. The applicant proposes to provide a new restroom/concession/storage building for the expanded park as well as upgraded passive park amenities." The inclusion of a public benefit in the form of a new restroom/concession/storage building is a project feature that satisfies the loss of lot width. However, it is the City's discretion to approve the proposed project's Tentative Tract Map and associated reduced lot widths. Further, the Draft IS/MND addressed the project as-is and determined in Section 5. XI (Land Use/Planning) that the proposed project would have less than significant impacts related to conflicts with applicable land use plans, policies, or regulations. The proposed tentative tract map and associated project plans indicated that 24 on-street parking spaces would be available to accommodate on-street parking for the fifteen homes within the subdivision in addition to the code required off-street parking. A condition of approval is also recommended to ensure that at least 1 on-street parking space per residential lot is provided. This comment does not identify new or additional information that would change the analysis in the Draft IS/MND and relates to a future City of review of plans. The Draft IS/MND effectively analyzed the worst-case land use scenario. This comment does not address an environmental issue related to the Draft IS/MND. No changes to the Draft IS/MND are required in response to this comment. However, all comments will be forwarded to appropriate City departments and decision-makers prior to consideration of project approval.

TOBI-9

This comment states that a CUP should not be granted for the variance of four feet instead of the required ten feet on the boundary of Warwick Drive. This comment requests that new development or redevelopment of the site should remain consistent with the wide planter space of ten feet in order to provide adequate separation from the parking lot, privacy, and noise abatement for existing residents. Additionally, LeBard Park does not have a continuous perimeter parking lot planter along Warwick Drive or landscaped parkways adjacent to the street. The proposed project would provide both. Further, this comment states that existing residents would suffer a loss of property value due to this project and the reduced planted space. As stated on Draft IS/MND p. 11 in Section 2.III (Proposed Project Characteristics), the proposed project would require a variance request, not a CUP, from the City to provide a 4-foot-wide landscape planter along a portion of the parking lot adjacent to Warwick Drive in lieu of the required 10 feet. The Draft IS/MND analyzed the environmental impacts from the proposed project as-is and determined that impacts related to aesthetics, land use/planning, and noise would be less than significant with mitigation incorporated, as necessary. Further, it is the City's discretion to approve the variance for the proposed project at the time the development plans are submitted. The Draft IS/MND effectively analyzed the worst-case land use scenario. This comment does not address an environmental issue related to the Draft IS/MND. No changes to the Draft IS/MND are required in response to this comment. However, all comments will be forwarded to appropriate City departments and decision-makers prior to consideration of project approval.

TOBI-10

This comment states that housing with side exposure bounding Craimer Lane needs to be set back a distance of 20 feet from curb to wall, as this standard has been established throughout the neighborhood. The project would require a 10-foot street side setback for proposed homes on lots along Craimer Lane.

The tentative tract map also proposes a 7-foot-wide common area/lettered lot from the back of the sidewalk along Craimer to the side property line of new lots along Craimer. These lettered lots would be landscaped and provide 7 feet between the property side wall and the sidewalk that would be fully landscaped. Existing homes with side property line walls along Craimer vary from 0 to 5 feet from the back of sidewalk. Refer to Response to comment TOBI-8. However, all comments will be forwarded to appropriate City departments and decision-makers prior to consideration of project approval.

TOBI-11

This comment states that existing planters are located 17 feet from the edge of the curb to the back edge of the brick planters and that cars park four feet beyond that. Further, this comment states that this established buffer space needs to be maintained in order to separate existing housing from noise and pollution of cars parking in the parking lot and to maintain the beauty and spacious environment of the neighborhood. Refer to Response to comment TOBI-8. All comments will be forwarded to appropriate City departments and decision-makers prior to consideration of project approval.

TOBI-12

This comment states that a CUP should not be granted for the expansion of the parking lot on Warwick Drive and that the proposed project should be scaled back to a lower number of residences to provide more space for the parking lot expansion. Further, this comment states that the expansion of the LeBard Park parking lot should not expand onto existing parkland as this area of the park is highly utilized by the neighborhood. Refer to Response MGHOA-8.

TOBI-13

This comment states that in accordance with Ordinance 230, which requires 10 percent of the residential units to be "affordable," the proposed project should provide two affordable units. The Draft IS/MND stated in Section 5. XI (Land Use/Planning) that "in accordance with Huntington Beach Zoning and Subdivision Ordinance Chapter 230, the proposed project is required to allot a minimum of 10 percent of the units to be affordable. The future subdivision developer would be required to process an Affordable Housing Agreement with the City prior to the issuance of a grading permit." The Draft IS/MND did not state in the document that the proposed project would offer one affordable unit, as the commenter states. Further, the number of affordable units will be negotiated between the City and the future subdivision developer during the Affordable Housing Agreement process. This comment does not address an environmental issue related to the Draft IS/MND. No changes to the Draft IS/MND are required in response to this comment. However, all comments will be forwarded to appropriate City departments and decision-makers prior to consideration of project approval.

TOBI-14

This comment states that the parking analysis in the Draft IS/MND is inadequate as the published number of on-site parking spaces to be removed is 109 while the commenter states that actually 130 parking spaces would be lost and, as such, would need to be mitigated for. Further, this comment states that the proposed on-site parking is inadequate as there is a higher parking demand than allotted parking spaces and will result in more cars parking on the surrounding streets, which will impact the existing neighbors. Refer to Responses MGHOA-4 and MGHOA-7.

ATTACHMENT NO. 11.187

TOBI-15

This comment states that a demolition permit should not be granted without the preparation of an EIR to analyze the potential impacts from toxic compounds and materials that could be present in the 46-year-old [LeBard Elementary School] building. Further, this comment expresses concern for health impacts associated with the release of toxic compounds for the existing residents as well as for the Santa Ana estuary's fauna. Beginning on Draft IS/MND p. 62, Section 5.IX(b) (Hazards/Hazardous Materials) states that the Phase I Environmental Site Assessment identified the potential for chemical pesticides within the soil of the project site as well as the potential for asbestos-containing material (ACM) and lead-based paint (LBP) to be included within structural materials, which could result in a potentially significant impact during demolition and grading. However, mitigation measures MM Haz-1 through MM Haz-3 were incorporated to reduce the potential impacts from pesticides, ACM, and LBP to a less than significant level by requiring additional surveys and testing prior to the issuance of a grading permit and/or any site development. Therefore, implementation of the proposed project would result in less than significant impacts associated with the release of hazardous materials, including air-borne particles. No change to the Draft IS/MND is required in response to this comment.

TOBI-16

This comment states that construction noise would result in a substantial impact to elderly residents and people who work from home as 88 decibels at 50 feet is an unacceptable construction condition of the proposed project. Beginning on Draft IS/MND p. 87, Section 5.XIII(d) (Noise) states that based on worst-case assumptions, construction of the project would have the potential to generate hourly average noise levels up to 88 dBA at 50 feet from the construction site. However, City Noise Ordinance Section 8.40.090 exempts construction noise from the Noise Ordinance noise level limits provided that City permits have been obtained and the construction activities do not take place between the hours of 8:00 PM and 7:00 AM on weekdays, including Saturday, or at any time on Sunday or a federal holiday. Construction permits would be required in order for the project to proceed, and no nighttime construction or construction on a Sunday or holiday would be permitted. Therefore, although construction of the proposed project would temporarily increase ambient noise levels in the neighborhood surrounding the project, construction would comply with the applicable requirements of the City noise ordinance to prevent excessive noise levels and impacts would be less than significant. No change to the Draft IS/MND is required in response to this comment.

TOBI-17

This comment states that noise pollution would result from ongoing maintenance and landscaping activities, which would impact surrounding residents. Further, this comment states that in current conditions any noise ordinance limiting decibel levels have been ignored and/or unenforced within the City. Beginning on Draft IS/MND p. 82, Section 5.XIII(a) (Noise) states that while single-family residences are not a sources of substantial operational noise, landscaping equipment and loud noise could result in the occasional nuisance noise. However, City Noise Ordinance Section 8.40.095 establishes regulations for the operation of leaf blowers, including time, distance, and duration restrictions. Enforcement of the existing City regulations would ensure that the proposed residences would not result in excessive noise levels. Further, implementation of the proposed project would not exacerbate the

existing noise conditions at the site as loud landscaping nuisance noise is already present in existing conditions. However, this does not preclude the Homeowners Association from petitioning the City to investigate the lack of enforcement of the noise ordinance on a merit basis, independent of the CEQA process. No change to the Draft IS/MND is required in response to this comment.

TOBI-18

This comment states the homes on Craimer Lane are 50 years old and have existing problems with their sewer and drainage lines, especially with heavy rainfall, which would be exacerbated with the construction of 15 additional residences as part of the proposed project. Beginning on Draft IS/MND p. 118, Section 5.XVIII(a) (Utilities/Service Systems) states that wastewater generation from the proposed concession and restroom building and 15 single-family lots (to be developed at a future time) would be very low, when considered together for generation purposes. Implementation of the proposed project would construct on-site sewer mains within the new residential street, which would connect to the existing public sewer mains in Craimer Lane. Further, all connections to existing wastewater infrastructure would be designed and constructed in accordance with the requirements and standards of the City and the Orange County Sanitation District (OCSD). Compliance with the applicable Waste Water Discharge Requirements, as monitored and enforced by the OCSD, would ensure that the proposed project would not exceed applicable wastewater treatment requirements of the Santa Ana Regional Water Quality Control Board with respect to discharge to the sewer system. Therefore, the proposed project would not exacerbate current conditions and impacts would be less than significant.

The commenter does not provide specific new or additional information as to why they believe the proposed project could result in a significant service system impact. The Draft IS/MND addressed the concern raised by the commenter in this comment and identified no significant impact. As such, no change to the Draft IS/MND is required in response to this comment.

TOBI-19

This comment expresses concern about the proposed building height limits of the residential units as building heights and density would, in the commenter's opinion, have a substantial impact on adjacent properties by restricting views and blocking the ocean breeze. Beginning on Draft IS/MND p. 9, Section 2.III (Proposed Project Characteristics) states that the maximum building height for the single-family residential units is two stories, or approximately 30 feet, and that the 15 single-family homes would be architecturally consistent with surrounding development. Further, beginning on Draft IS/MND p. 31, Section 5.II(a) (Aesthetics) states that the new residential units would be similar in height as surrounding residential land use designations and, thus, would not block a scenic vista or ocean breezes different from the existing conditions. In addition, implementation of the proposed project would result in infill development within an already developed, urban landscape and, as such, would be consistent with the surrounding residential land uses.

The commenter does not provide specific new or additional information as to why they believe the proposed project could result in a significant aesthetic impact. The Draft IS/MND addressed the concern raised by the commenter in this comment and identified no significant impact. As such, no change to the Draft IS/MND is required in response to this comment.

ATTACHMENT NO. 11.189

TOBI-20

This comment states incorrectly that the Draft IS/MND concluded that none of the existing trees are worth saving and will be killed to make way for the development. This comment also states incorrectly that the loss of the existing trees would only be partially mitigated by private landscaping and states that the Draft IS/MND does not mention the proposed landscaping plan for the project. Beginning on Draft IS/MND p. 32, Section 5.II(c) (Aesthetics) states the Arborist Inspection Follow-up Report determined that based on the species varying levels of maturity, the various trees' levels of performance and structural integrity, and the presence of pathogenic disease conditions, none of the 29 existing trees are candidates for boxing and relocation. It is recommended that nursery trees with better systemic performance and structural conformity be imported for transplantation into the site rather than the existing trees. Implementation of mitigation measure MM Aes-2 would ensure that all healthy, mature trees removed from the project site are replaced at a 2:1 ratio. Further, mitigation measure MM Aes-2 requires that a landscape plan demonstrating compliance with current code requirements and the replacement of existing mature trees shall be submitted to the Public Works Department prior to the issuance of a permit to remove and/or plant trees.

Beginning on Draft IS/MND p. 19, Section 2.III (Proposed Project Characteristics) outlines that landscaping plan for the LeBard Park and residential portions of the proposed project. As mentioned above, all trees required to be removed within LeBard Park would be replaced at a 2:1 ratio. Across the single-family residential portion of the project site, open spaces would consist of courtyards, gardens, and landscaping/planting pocket areas as required by the Zoning Code. This would be reviewed as part of the plan check review process for residential lots. All proposed landscaping would comply with applicable City regulations and ordinances. The commenter does not provide specific new or additional information as to why they believe the proposed project could result in a landscaping or aesthetic impact. The Draft IS/MND addressed the concern raised by the commenter in this comment and identified no significant impact. As such, no change to the Draft IS/MND is required in response to this comment.

TOBI-21

This comment incorrectly states that the proposed project includes two half-court basketball courts, which increase noise pollution and parking demand within the park. The proposed project does not include the construction of basketball courts and, as such, this comment does not pertain to the environmental analysis of the Draft IS/MND. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required in response to this comment.

TOBI-22

This comment states that the Draft IS/MND does not mention what the vision of the future park will be beyond the proposed park improvements. The Draft IS/MND analyzed the environmental impacts of the project as it is proposed and, as such, only analyzed the park improvements that would be implemented as part of the proposed project described in Draft IS/MND Section 2 (Project Description). The Draft IS/MND is not required to analyze the impacts outside the scope of the project as proposed and future changes to LeBard Park would be subject to future project-specific CEQA analysis and approval by the City. This comment does not address the adequacy or accuracy of the Draft

IS/MND as analyzed for the proposed project. No further response is required in response to this comment.

TOBI-23

This comment states that the Draft IS/MND does not mention the existing geology of the site and states that, in the commenter's opinion, a visible fault line runs through the project site as evidenced by the cracked blacktop. This comment also references a sink hole that was discovered in 2013 at the corner of Indianapolis Avenue and Brookhurst Street as an example of why the project site cannot be built upon. Further, this comment requests that a seismic survey of the site by an independent geologist be conducted in order to adequately access the site before development. Beginning on Draft IS/MND p. 54, Section 5.VIII (Geology/Soils) summarizes the different geologic aspects of the project site in relation to the various CEQA geologic issues, such as, but not limited to, the presence of unstable or expansive soils, the potential for liquefaction, and the risk of erosion and siltation. Further, Section 5. VIII(a) (Geology/Soils) of the Draft IS/MND identified that the closest major active faults to the project site are the Newport-Inglewood Fault, located approximately 1.4 miles south of the project site, and the San Joaquin Hills Blind Thrust, located approximately 2 miles east of the project site. The project site is not located within a fault-rupture hazard zone as defined by the Alquist-Priolo Special Studies Zone Act. Therefore, implementation of the proposed project would not expose people or structures to hazards associated with ruptures of a known earthquake fault and impacts would be less than significant. Additionally, the proposed project would be required to comply with all seismic regulations of the California Building Code and the Uniform Building Code during plan check and permitting to ensure the structurally integrity of the proposed project.

The Draft IS/MND addressed the concern raised by the commenter in this comment and identified no significant impact. As such, no change to the Draft IS/MND is required in response to this comment.

ATTACHMENT NO. 11.191

Comments from Wen Ling Chou (WECH), 5/9/2015

WECH

Wen Ling Chou
10041 Theseus Dr HB, Ca 92646
May 9, 2015

Ms Jennifer Villaseñor
Acting Planning Manager/Planning Comm.
2000 Main St, Huntington Beach, CA 92648

RECEIVED
MAY 14 2015
Dept. of Planning & Building

Re: LeBard School MND draft

Ms. Villaseñor,

WECH-1 In response to the LeBard MND, I have 2 serious qualms and would like to make my suggestions to remedy both.

WECH-2 Qualm #1 Taking out precious green to make for 20 add'l parking spaces
Parking abounds beyond Cynthia and Cramer sts in both neighborhoods.
People simply need to walk a bit more. As it stands Beverly street, which is next to Cynthia, has never been 1/3 utilized on game days let alone other streets further beyond. I believe the same phenomenon is true in Meredith Garden neighborhood.
I call LeBard Park puny for such big neighborhoods. We the neighbors treasure and cherish what little bit of open green space we have. Where these 20 parking spaces are designated for existence, there exit mature trees, the scape is rolling and idyllic, just about the only area that is natural and easy on the eyes. people lay on the green, under the trees, chatting, picnicking, listening to summer concerts, dogs chasing squirrels up the trees, well you get the idea.

So, please don't take out this gorgeous green to accommodate more concrete for heaps of metal for only 11 days out of the year.

WECH-3 Qualm #2 Swales to drain into Cynthia -
It's distressing to see more water will drain into Cynthia ~~WECH-~~ich then flow into Suburbia Lane. Everything drains into Suburbia lane; it is like some kind of water dump. Brookhurst street which is much elevated drains into it, Edison easement by the Santa Ana River drains into it. These are big volume dumpers. Now this new 15-house development intends to add more exacerbation to our flooding problem come rainy days.

So,please add a "depression" at where Brookhurst meets Hercules to allow some water to flow somewhere else. This is not going to solve our flooding problem, but should alleviate some pain.

Sincerely,

Wen Ling Chou

Responses to Wen Ling Chou (WECH), 5/9/2015

WECH-1

This comment provides introductory text. This comment does not address the adequacy or accuracy of the Draft IS/MND. No further response is required

WECH-2

This comment supports the retention of as much existing park/green space as possible, suggesting that the "20 add'l parking spaces" are not needed as much as the park/green space. The commenter also indicates that streets outside the scope of the parking study, such as Beverly Street, have sufficient parking capacity to accommodate additional on-street parking from Little League events. Further, this comment summarizes the various activities that the neighborhood utilizes the passive parkland for and requests that this area of the park remain the same as in existing conditions. This comment does not address areas of the draft MND, rather provides the commenter's opinion on aspects of the proposed project, specifically, the proposed parking lot expansion. Refer to Response ALWA-2.

WECH-3

This comment expresses concern that the project proposes to drain into Cynthia Street, which then flows into Suburbia Lane. Further, this comment claims that Brookhurst Street and the SCE right-of-way also drain into Suburbia Lane, which flood in existing conditions without the additional runoff from the project. This comment suggests adding a "depression" at the location where Brookhurst Street meets Hercules to redirect part of the storm run-off flow.

According to the Preliminary Hydrology Study prepared for the proposed project (refer to Draft IS/MND Appendix K), the proposed project would include a detention basin and outlet facility, which has been designed and adequately sized to mitigate the proposed project's 100-year storm event runoff volume below the existing condition 25-year storm event runoff volume. Further, implementation of the proposed project would significantly reduce the amount of storm runoff draining from the project site, with utilization of the detention basin and outlet facility, as shown in Tables 6 and 7 within the Preliminary Hydrology Study (refer to Draft IS/MND Appendix K). Therefore, the proposed project would improve existing conditions related to off-site flooding by constructing the detention basin and outlet facility, which will release runoff over a longer period of time, to decrease the amount of peak flow draining to Suburbia Lane. As such, no change to the Draft IS/MND is required in response to this comment. However, all comments will be forwarded to appropriate City departments and decision-makers prior to consideration of project approval.

SECTION 9. Changes to the Draft IS/MND

This section includes revisions to text, by Draft IS/MND section, that are intended to clarify or correct information in the Draft IS/MND in response to public comments received on the document, or as initiated by Lead Agency staff. Revisions are shown below as excerpts from the Draft IS/MND text, with a ~~line through~~ deleted text and a double underline beneath inserted text. In order to indicate the location in the Draft IS/MND where text has been changed, the reader is referred to the page number of the Draft IS/MND as published on April 16, 2015. All changes appear in order of their location in the Draft IS/MND.

The changes made in response to comments and staff clarifications have been reviewed and do not constitute a substantial revision of the Draft IS/MND for purposes of the CEQA analysis. There are no new avoidable impacts or mitigation measures that must be added to reduce the project's effect to less than significant. The new information added merely clarifies, amplifies, and makes minor changes to the IS/MND without a change in the project's potentially significant impacts or mitigation measures described in the Draft IS/MND.

Page 10, last bulleted item

- Tentative Tract Map to subdivide the LeBard school site into an approximately 6.5-acre parcel, which would be acquired by the City and 3.2 acres would be subdivided for development of a 15-unit single-family planned unit development (PUD). Lot sizes would average approximately 7,216 square feet (sf) in total area. Associated infrastructure would also be constructed to include a ~~private~~ public street with access from Crainer Lane. ...

Page 25, third bulleted item

- Tentative Tract Map to subdivide the LeBard school site into an approximately 6.5-acre parcel, which would be acquired by the City and 3.2 acres would be subdivided for development of a 15-unit single-family planned unit development (PUD). Lot sizes would average approximately 7,216 sf in total area. Associated infrastructure would also be constructed, to include a ~~private~~ public street with access from Crainer Lane. ...

Page 67, mitigation measure MM Hydro-1 through mitigation measure MM Hydro-2

MM Hydro-1 *In compliance with the WQMP for the LeBard Elementary School site, a detention basin and a flow-based vegetated swale shall be incorporated into the design of the proposed project and shown in the Final Tentative Tract Map. All design parameters outlined in the WQMP shall be implemented in the design and construction of the detention basin and flow-based vegetated swale. All operational requirements, such as inspections and maintenance activities, established in the WQMP for LeBard Elementary School Site shall be implemented during the operational phase of the proposed project.*

The LeBard Park site WQMP consists of 2 acres on the southern portion of the project site and is divided into three DMAs (DMA 1A, 2A, and 3A) (as shown in Figure 7). The WQMP for the LeBard Park site includes a flow-based vegetated swale, which serves as the water treatment BMP for DMA 1a, and a volume-based bioretention basin, which serves as the water treatment BMP for DMA 2A (IS/MND Appendix K). DMA 3A includes an existing sports field and parkland, which would not be

ATTACHMENT NO. 11.194

disturbed by construction of the project, and, as such, does not require a BMP (IS/MND Appendix K). Due to the lack of underground storm drain facilities, filtration treatment facilities are not feasible and the site must surface drain to the surrounding streets (IS/MND Appendix K). Therefore, the LeBard ~~School~~ Park Site would utilize a vegetated swale and a bioretention basin to ensure water quality is in compliance with all applicable permits, plans, and ordinances as noted in mitigation measure MM Hydro-2.

MM Hydro-2 *In compliance with the WQMP for the LeBard Park site, a flow-based vegetated swale and a volume-based bioretention basin shall be incorporated into the design of the proposed project and shown in the Final Tentative Tract Map. All design parameters outlined in the WQMP shall be implemented in the design and construction of the flow-based vegetated swale and volume-based bioretention basin. All operational requirements, such as inspections and maintenance activities, established in the WQMP for LeBard Elementary School Site shall be implemented during the operational phase of the proposed project.*

Page 89, last paragraph

The proposed project would result in the construction of 15 single-family residential homes and accommodate an estimated population of approximately 39 residents.[5] Based on the U.S. Census Bureau 2013 population estimate, the City has a population of 197,575 persons. If the estimated 39 residents were assumed to be new residents to the City, this would represent an addition of 0.0~~00~~2 percent of the City's total population. Per the Housing Element of the General Plan, the City's population is anticipated to grow to 217,822 by 2015 (City of Huntington Beach 2013). Thus, the population of the proposed project would fall within the future estimates of the City's population. Therefore, the proposed project would not induce substantial population growth in the area and impacts would be ***less than significant.***

Page 91, first full paragraph

In addition, the proposed project is not anticipated to substantially increase the population of the City. Based on the U.S. Census Bureau 2013 population estimate, the City has a population of 197,575 persons, with 2.56 persons per household.[7] The proposed project would result in the construction of 15 single-family residential units which could increase the population by approximately 39 residents. If the estimated 39 residents were assumed to be new residents to the City, this would represent an increase of 0.0~~00~~2 percent of the City's total population. Thus, the proposed project would not result in a large increase in population that would need to be served by the Huntington Beach Fire Department. Besides the small increase in population, project construction would comply with all relevant fire codes and would be subject to review and approval by the Huntington Beach Fire Department to ensure adequate fire safety.

Page 92, first full paragraph

Based on the U.S. Census Bureau 2013 population estimate, the City has a population of 197,575 persons, with 2.56 persons per household.[8] The proposed project would result in the construction of 15 single-family residential units which could increase the population by approximately 39 residents. If the estimated 39 residents were assumed to be new residents to the City, this would represent an increase of

0.~~00~~02 percent of the City's total population. Thus, the proposed project would not result in a large increase in population, which would need to be served by the Huntington Beach Police Department.

Page 96, last paragraph

Construction for the proposed improvements for LeBard Park and the existing sports fields ~~would~~ will be scheduled during the Little League "off" season to minimize disruption~~. Although it is not anticipated, during construction of the park improvements there may be a~~ and to ensure that no temporary displacement of the Sea View Little League baseball practices and games ~~if the schedule changes during construction. However, this displacement would be temporary during the construction period and the park improvements~~ during the peak season would occur during construction of the proposed project components within LeBard Park and the sports fields. Thus, implementation of the proposed project would not disrupt Little League activities and would provide enhanced facilities for the Sea View Little League baseball practices and games upon completion. …

Page 98, first paragraph

Furthermore, implementation of the proposed project would upgrade an existing neighborhood park for continued usage by Huntington Beach residents. … Construction for the proposed improvements for LeBard Park and the existing sports fields ~~would~~ will be scheduled during the Little League "off" season to minimize disruption~~. Although it is not anticipated, during construction of the park improvements there may be a~~ and ensure that no temporary displacement of the Sea View Little League baseball practices and games ~~if the schedule changes during construction. Users of LeBard Park may also have limited access to areas of the park during construction, which would be a temporary condition. However, this displacement would be temporary during the construction period and the park improvements~~ during the peak season would occur during construction of the proposed project components within LeBard Park and the sports fields. Thus, implementation of the proposed project would not disrupt Little League activities and would provide enhanced facilities for park users and the Sea View Little League baseball practices and games upon completion. …

Page 112, "Proposed Parking Conditions" section, first paragraph

Proposed Parking Conditions

Under the proposed project, existing Little League baseball fields would continue to be used and would be incorporated into LeBard Park. The proposed project includes an expansion of the existing on-site LeBard Park parking lot, which would provide a total of 68 on-site parking spaces at the northeastern corner of LeBard Park. In addition to the expanded LeBard parking lot, 50 on-street parking spaces would be available along Craimer Lane, Warwick Drive, and Cynthia Drive (IS/MND Appendix J), which would result in a reduction of 3 on-street spaces due to the new residential street and driveway approaches for the reconfigured/expanded parking lot in LeBard Park. The proposed project would create 24 parking spaces along the new residential street (A' Street), which would serve the single-family residences as well as the public. However, the proposed 24 new on-street parking spaces were not included in the future inventory on-street parking spaces in order to analyze the worst-case parking scenario from LeBard Park with Little League events as these new parking spaces are intended primarily

ATTACHMENT NO. 11.196

as guest parking for the single-family residences. In total, the amount of available parking for the proposed project would be reduced from 200 spaces to 142 spaces. As such, the proposed project would reduce the amount of parking spaces provided for park visitors and Little League activities.

Page 120, "Proposed Parking Conditions" section, first paragraph

Implementation of the proposed project would result in an increase in demand on the existing water supplies due to the future construction of 15 single-family residential units. According to the City's 2010 Urban Water Management Plan (UWMP), the City's population was ~~204,831~~191,402 in 2010 and single-family residential land uses were noted to have used 13,754 acre-feet of water in 2010, which equals 12,278,796 gallons per day (Psomas 2011). With a population of ~~204,831~~191,402, this results in an average water use per capita of approximately 60 gallons per day. ...

Page 130, "Utilities/Service Systems" section, first paragraph

Utilities/Service Systems

The geographic context for the cumulative analysis of utilities and service systems is the service area of each specific utility district. The increased use of public utilities associated with cumulative projects would add to the incremental demand for these utilities. If the cumulative projects exceed the growth projections that were utilized by the public utility districts to plan for the capacity of their system, the public utilities providers may not have adequate infrastructure or funding in place to serve the cumulative projects. Thus, there would be a potentially significant impact to public utilities and service systems. However, the proposed project site would accommodate an estimated population increase of 39 residents, representing 0.0~~00~~2 percent of the City's total population. ...

[THIS PAGE INTENTIONALLY LEFT BLANK]

ATTACHMENT NO. 11.198

Villasenor, Jennifer

From: September Mirghanbari [smirghanbari@mac.com]
Sent: Monday, May 04, 2015 8:30 AM
To: Villasenor, Jennifer
Subject: LEBARD PARK PROPOSED PARKING

Dear Ms. Vellasenor:

This note is regarding the Lebard Park project, and specifically, the proposed additional 20 parking spaces. I live on Cynthia Drive, which is directly affected by neighborhood parking during Little League season. For nearly 20 years, our family as been used to Little League parking on public streets around the ball fields. There is plenty of street parking in the neighborhoods to support parking without having to take more of the park to accommodate cars for the short time that baseball is in season. Parks are for people to enjoy on foot; not to be taken over by parking spaces. The money used to build parking spaces would be better spent on park expansion and/or improvement.

Also, please insure that the planned "vegetated swale" doesn't lead to a negative effect to Cynthia Drive. This drainage ditch has the potential to be filled with problems that will collect water and other items that will end up as a problem to our street.

Thank you for your consideration.

September Mirghanbari

September Mirghanbari

ATTACHMENT NO. 12.1

Villasenor, Jennifer

From: WMSB@aol.com
Sent: Sunday, May 31, 2015 7:00 PM
To: Villasenor, Jennifer
Cc: Hess, Scott
Subject: Fwd: Le Bard

From: WMSB@aol.com
To: mvillasenor@surfcity-hb.org
Sent: 5/31/2015 6:57:17 P.M. Pacific Daylight Time
Subj: Le Bard

From: WMSB@aol.com
To: mvillasenor@surfcity-hb.org
Sent: 5/31/2015 6:55:29 P.M. Pacific Daylight Time
Subj: Le Bard

How can the Le Bard development be compatible with existing when they already want a set back and frontage concession???

Wide lots and Parkway is what makes Meredith what it is. Wide streets.

Two cars can park in front of each lot and 2 in driveway.

We also don't need parking under the power lines for 11 days a year.

Parking under power lines will create a hideaway for illicit activities.

Thank You

Barry L Williams

Cell # 714-745-1499

In God We Trust

ATTACHMENT NO. 12.2

From: Demers, Judy
To: Villasenor, Jennifer
Subject: FW: LeBard Park Development Proposal
Date: Tuesday, June 02, 2015 10:00:18 AM
Attachments: LeBard Parking Issue.docx

From: Alan Walls [mailto:alandwalls@aol.com]
Sent: Monday, June 01, 2015 11:51 AM
To: Demers, Judy
Subject: Fwd: LeBard Park Development Proposal

Ms. Demers, Please forward this communication to each of the HB Planning Commission members.

At your recent study session regarding the LeBard project, several issues arose but those concerning traffic and parking were dominate. Please consider the following evaluation of each:

Traffic:
As stated by HBCSD Superintendent Haulk, the District Office in that building has 38 employees, many of whom leave for lunch as well as arrive and depart. In addition there are periodic workshops for teachers which draw at least as many more to the site. A mix of vendors, parents, consultants, maintenance workers and outside contractors arrive there daily. Two cars per family living in the 15 lots would project half that amount of trips. After all, persons who work away from their home do not return for lunch; which reduction evens out trips taken for errands. A previous infill development in MG has not caused complaints from the residents. Do note that their main objection about traffic was speeding.

Parking:
Ever since HBCSD publically proposed the LeBard Park development in June 2012, residents from both adjacent neighborhoods opposed the plan because it would replace five acres of parkland. Saving that green space, for whatever legitimate uses, has been the one objective of both the Meredith Gardens and Suburbia Park residents as led by Ed Kerins and myself - until the recent study session. That was the first time anyone recommended to rescind the 1/3 acre lot extension near MG while paving over one acre of parkland near SP. (a more detailed chronology of the project is attached)

The specious reason put forth by MG residents cites gentile activities such as picnicking and birthday parties on the 1/3 acre while dismissing robust baseball practice on the one acre. This is patently contradictory and parochial. Ironically, that SW corner of open space was the very location in September 2012 for a rally to save LeBard Park. It was attended by one of the speakers at the study session, Mr. Hayden. He subsequently invited me on two MG social occasions to encourage support from the attendees.

The MND cites the existing lots eliminated by this plan as 109 but by my count there are only 96 lined spaces (6i spaces in back of LeBard School and 35 in front.) Per the MND, the proposed lot next to the tennis court holds 68; Street "A" holds 24; and another 11 are on Crailet and Warwick. That totals 103 which is more than the 80 spaces allocated in the development plan for the former Wardlow School which also has six baseball fields. Subtracting 20 spaces when eliminating the lot extension would still be more than Wardlow's. The previous numbers do not include the 39 spaces available on Cynthia Dr, which per the parking study, bears the brunt of the overflow street parking.

Truly, neither parking lot should be allowed to replace parkland. The HB General Plan stresses retention and expansion of parkland - not parking lots. Section LU 14.1 entitled "Goal: Preserve the City's Open Spaces." its Objective: "Preserve and acquire open spaces for the City's existing and future residents that provide, maintain, and protect significant environmental opportunities and *visual relief from*

development" (italics are mine). Parks are not rated by how they are utilized. It doesn't matter whether its pick-up soccer, bad mitten, or doing nothing but relieving stress by relaxing on a park bench. Parking lots however, are not intended for such activities. Please approve the project as recommended by staff without replacing any grass with asphalt.

Alan Walls, Member, Suburbia Park Committee to Save LeBard. I live adjacent to the park.

,

is

Chronological Background of LeBard Development Plans

Ever since the fall of 2010 when the consultant, TRG Land Inc., was hired by HBCSD to develop plans for the property, more than 25 plans were drawn along with parking scenarios. In late 2011, one plan depicting 30 lots on five of the 10 acre HBCSD property was informally shown to the Meredith Gardens HOA, the Seaview Little League, and the then HB Mayor who was a resident there. The other adjacent neighborhood, Suburbia Park only learned of the plan when HBCSD held a public meeting and presented it as a fait accompli. There had been no mention of the project in any Board meeting agenda.

Because this plan called for building on five acres of the park, Ed Kerins from MG and I from SP, led residents from both communities in opposition. The clear compromise was to only develop the site of the former LeBard School and to that end in September 2012, a rally was held on the open space in the SW corner of the park. Mr. Hayden, who spoke at the study session, attended the rally. After almost two years of meetings, communications with HBCSD, community groups, City Council candidates and its members, the 15 lot plan concept was adopted by HBCSD and the City in an MOU which called for the City to purchase 6.5 acres of the park. The Assistant City Manager and HBCSD negotiated the site details and the first draft called for replacing two LL fields with a large parking lot. That was opposed by all other parties and replaced with the current configuration that extended the existing parking lot next to the tennis courts by 20 spaces.

The MG, HOA has had many board meetings ever since the MOU was signed in May 2014 and circulated the information through their newsletter. However, there has never been a recommendation that parkland be sacrificed for parking until three residents spoke at the study session. The park's neighbors in Suburbia Park which bears the brunt of the street parking have and will accept overflow parking for the11 days a year. It's a small price to pay for many kids' happiness.

MEMORANDUM OF UNDERSTANDING BY BETWEEN THE CITY OF HUNTINGTON BEACH AND THE HUNTINGTON BEACH CITY SCHOOL DISTRICT REGARDING THE LEBARD SCHOOL SITE

This Memorandum of Understanding (hereinafter "MOU") is made by and between the City of Huntington Beach, a California municipal corporation (hereinafter "City"), and the Huntington Beach City School District (hereinafter "District"). City and District may sometimes be hereinafter collectively referred to as the "Parties" or individually as the "Party."

WHEREAS, the Parties desire to memorialize a conceptual agreement framework to work cooperatively and to coordinate the future development of LeBard School (hereinafter "the Site") in the City of Huntington Beach, and the purchase of a portion of the Site (hereinafter "the Open Space Parcel") by the City,

NOW, THEREFORE, the Parties do hereby agree as follows:

1. PURPOSE.

The purpose of this MOU is to express the Parties' conceptual agreement regarding the future development of the Site and the purchase of the Open Space Parcel by the City and other related issues. Specifically, the Parties are in conceptual agreement on the following matters:

A. District will submit, at its sole cost and expense, the necessary entitlement applications for a subdivision of fifteen (15) single family homes on the existing LeBard school building footprint on the Site, the relocation of one T-Ball field and backstop, the design and installation of parking improvements sufficient to meet parking demand for both the Little League Fields and LeBard Park, and for walkways, parkways, irrigation, water quality improvements, walls and fences, all as preliminarily depicted on District's conceptual site plan, a copy of which is attached hereto as Exhibit "A" and incorporated by this reference as though fully set forth herein.

B. City will process the aforesaid entitlement applications in an expeditious and efficient manner.

C. If the entitlements described in Paragraph 1A above are approved, City will purchase the Open Space Parcel, consisting of the 6.6 acres currently used by the Little League, for the amount of $480,000 per acre, or a total of $3,168,000. Said price is based upon District's appraisal price as adjusted by the provisions of the Naylor Act. District agrees that the purchase price may be made in annual payments over a five year term, in equal installments of $633,600.

2. APPLICATION OF NAYLOR ACT.

The Parties acknowledge that the Naylor Act allows cities to purchase surplus school property at twenty-five percent (25%) of the appraised value, and that not more than thirty percent (30%) of the total surplus school acreage owned by the District may be purchased at the reduced value. To apply the reduced value to the entire 6.6 acre Open Space Parcel, City and District agree that the surplus property included in the calculation were the following school sites: LeBard School (9.7 acres), Burke School (7.72 acres), and Gisler School (13.92 acres), bringing the total surplus acreage to 31.34 acres. Thirty percent (30%) of this acreage equals 9.4 acres. The Parties agree that with the purchase of the 6.6 acre Open Space Parcel, a total of 2.8 acres at Burke and Gisler Schools remain for consideration of purchase at the reduced price per the Naylor Act. If District reopens Burke or Gisler Schools for public school use, City and District shall agree upon a recalculated Naylor Act surplus/deficit acreage amount to be used for future transactions.

3. SUBSEQUENT SALE OF DEVELOPMENT SITE.

District intends to sell the subdivided property to a home builder. The home builder will be responsible, at its sole cost and expense, to process all necessary approvals, including architectural design review, for the development of 15 single family homes on the remainder of the Site.

4. CONSTRUCTION OF PARKING AND OTHER IMPROVEMENTS.

District agrees to construct, at its sole cost and expense, the following parking and other improvements to benefit the Open Space Parcel: parking lot improvements sufficient for the Little League fields and LeBard Park; the relocation of one T-Ball field and backstop; construction of the Little League snack bar and storage; installation of all required water quality improvements; and installation of trees, walkways, parkways, irrigation, walls and fences as shown on Exhibit "A" hereto. The estimated cost for these improvements, including contingency amounts, is $607,000.

5. SCHEDULE OF PERFORMANCE.

City and District agree on the following order of events, if entitlements for the development of the Site are approved:

A. City and District shall open escrow ("the Escrow") on Open Space Parcel within 60 days of final approval (and expiration of all appeal periods) of all approved entitlements. The Parties intend to enter into a subsequent Purchase Agreement for the Open Space Parcel, which agreement shall include further joint escrow instructions consistent with this MOU. Within ten (10) days following the commencement of the Escrow, City shall deposit its first annual purchase payment in the amount of $633,600 into the Escrow.

B. District may draw upon the Escrow account to fund the agreed upon improvements to Open Space Parcel. Should the cost of the improvements exceed the funds in Escrow, District shall be responsible to fund balance of improvements.

C. Upon completion of all improvements to the Open Space Parcel, and all other conditions of escrow that may be agreed upon by the Parties, the escrow officer shall be authorized to close the Escrow and pass title to the Open Space Parcel to City.

6. COORDINATION AND CONSULTATION.

All coordination, assistance and services rendered in furtherance of this MOU will be carried out in compliance with the objectives and responsibilities of the Parties. Nothing in this MOU shall be construed in conflict with the responsibilities of any Party as defined in Federal, State, or local law, statue, regulation, or any Parties' policies and procedures. The Parties will exchange information and consult with each other before implementing the provisions hereof that may affect the ability of any other party to perform under this MOU.

7. ROLES AND RESPONSIBILITIES.

The Parties shall each designate in writing a single point of contact to ensure their respective responsibilities are satisfied. All future correspondence regarding this MOU shall be directed to the designated single points of contact.

8. EFFECTIVE DATE, TERMINATION AND MODIFICATION.

This MOU will become effective when approved by the City Council of City and Board of Trustees of District. This MOU may be terminated by either Party upon thirty (30) days prior written notice to the other Party. This MOU may only be amended by written instrument executed by both Parties. This MOU supersedes all previous offers, agreements, negotiations, understandings, and memorandums of understanding between the parties, whether oral or written. Notwithstanding, this MOU shall be deemed automatically terminated as of the date in which both Parties have approved and executed the Purchase Agreement described in Paragraph 5A above.

9. MUTUAL INDEMNIFICATION.

City and District each agree to mutually indemnify and hold each other harmless from and against all claims, causes of action, demands, losses and liability for injury to any person or damage to any property to which the other may be subjected to the extent that the same are the result of an error,

omission or negligent act of the other, its officers or employees, or any other agent acting pursuant to its control and performing under this MOU. Each Party agrees to defend, indemnify and hold harmless the other Party, their elected officials, agents, officers and employees, from all costs, damages, liability and claims caused by or arising out of or related to that Party's negligence or willful misconduct. To the extent that more than one Party is determined to have been negligent, the Parties agree that each Party shall bear its own portion or percentage of liability and to indemnify and hold harmless the other Party from that share.

10. ASSIGNMENT.

This MOU or any interest of either Party herein shall not at any time after the date hereof, without the prior written consent of the other Party, be assigned or transferred to any other person or entity. Each Party shall at all times remain liable for the performance of the covenants and conditions to be performed by it pursuant to this MOU, notwithstanding any assignment or transfer which may be made.

11. NOTICES.

All notices, statements, demands, requests, consents, approvals, authorizations, appointments or designations hereunder by either Party to the other shall be in writing and shall be sufficiently given and served upon the other Party, if sent by United States registered mail,

return receipt requested, postage prepaid and addressed as follows:

To City:	To District:
City of Huntington Beach 2000 Main Street Huntington Beach, CA 92648 Attn: City Manager	Huntington Beach City School District 20451 Craimer Lane Huntington Beach, CA 92646 Attn: Superintendent

Either Party may change its address or contact person by giving written notice to the other Party.

12. VALIDITY.

If any one or more of the terms, provisions, promises, covenants or conditions of this MOU shall to any extent be adjudged invalid, unenforceable, void or voidable for any reason whatsoever by a court of competent jurisdiction, each and all of the remaining terms, provisions, promises, covenants and conditions of this MOU shall not be affected thereby and shall be valid and enforceable to the fullest extent permitted by law.

13. NON-DISCRIMINATION.

Both City and District covenant by and for themselves, their administrators and assigns, and all persons claiming under or through them, that in the performance of this MOU there shall be no discrimination because of race, color, religion, national origin, ancestry, sex, age, sexual orientation, marital status or disability in accordance with the requirements of applicable State law.

14. WAIVER.

The failure of either Party to insist upon strict performance of any of the terms, conditions or covenants in this MOU shall not be deemed a waiver of any right or remedy for a subsequent breach or default of the terms, conditions or covenants herein contained.

15. COUNTERPARTS.

This MOU may be executed in two (2) counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same MOU.

16. ATTORNEYS' FEES.

In the event suit is brought by either Party to enforce the terms and provisions of this MOU or to secure the performance hereof, each Party shall bear its own attorneys' fees. The prevailing Party in such action or proceeding shall not be entitled to recover its attorneys' fees, court costs and reasonable out-of-pocket expenses.

17. INTERPRETATION.

The language in all parts of this MOU shall in all cases be construed simply, as a whole and in accordance with its fair meaning and not strictly for or against any Party. The Parties hereto acknowledge and agree that this MOU has been prepared jointly by the Parties and has been the subject of arm's length and careful negotiation over a considerable period of time, that each Party has independently reviewed this MOU with legal counsel, and that each Party has the requisite experience and sophistication to understand, interpret and agree to the particular language of the provisions hereof. Accordingly, in the event of an ambiguity in or dispute regarding the interpretation of this MOU, this MOU shall not be interpreted or construed against the Party preparing it, and instead other rules of interpretation and construction shall be utilized.

REST OF PAGE INTENTIONALLY LEFT BLANK

18. ENTIRETY.

The foregoing, and Exhibit "A" attached hereto, set forth the entire MOU between the Parties.

IN WITNESS WHEREOF, the Parties hereto have caused this MOU to be executed by and through their authorized officers on MAY 05, 2014.

CITY OF HUNTINGTON BEACH,
A California municipal corporation

Mayor

City Clerk 5/1/14

APPROVED AS TO FORM:

City Attorney 4/28/14 4/28/2014

INITIATED, REVIEWED AND APPROVED:

City Manager

HUNTINGTON BEACH CITY SCHOOL DISTRICT, a public body

Rosemary Saylor, President
Board of Trustees

Bridget Kaub, Clerk
Board of Trustees

APPROVED AS TO FORM:
Parker & Covert LLP

COUNTERPART

Douglas N. Yeoman
Attorney for District

18. ENTIRETY.

The foregoing, and Exhibit "A" attached hereto, set forth the entire MOU between the Parties.

IN WITNESS WHEREOF, the Parties hereto have caused this MOU to be executed by and through their authorized officers on _____, 2014.

CITY OF HUNTINGTON BEACH,
A California municipal corporation

_____
Mayor

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

INITIATED, REVIEWED AND APPROVED:

_____
City Manager

HUNTINGTON BEACH CITY SCHOOL DISTRICT, a public body

_____
Rosemary Saylor, President
Board of Trustees

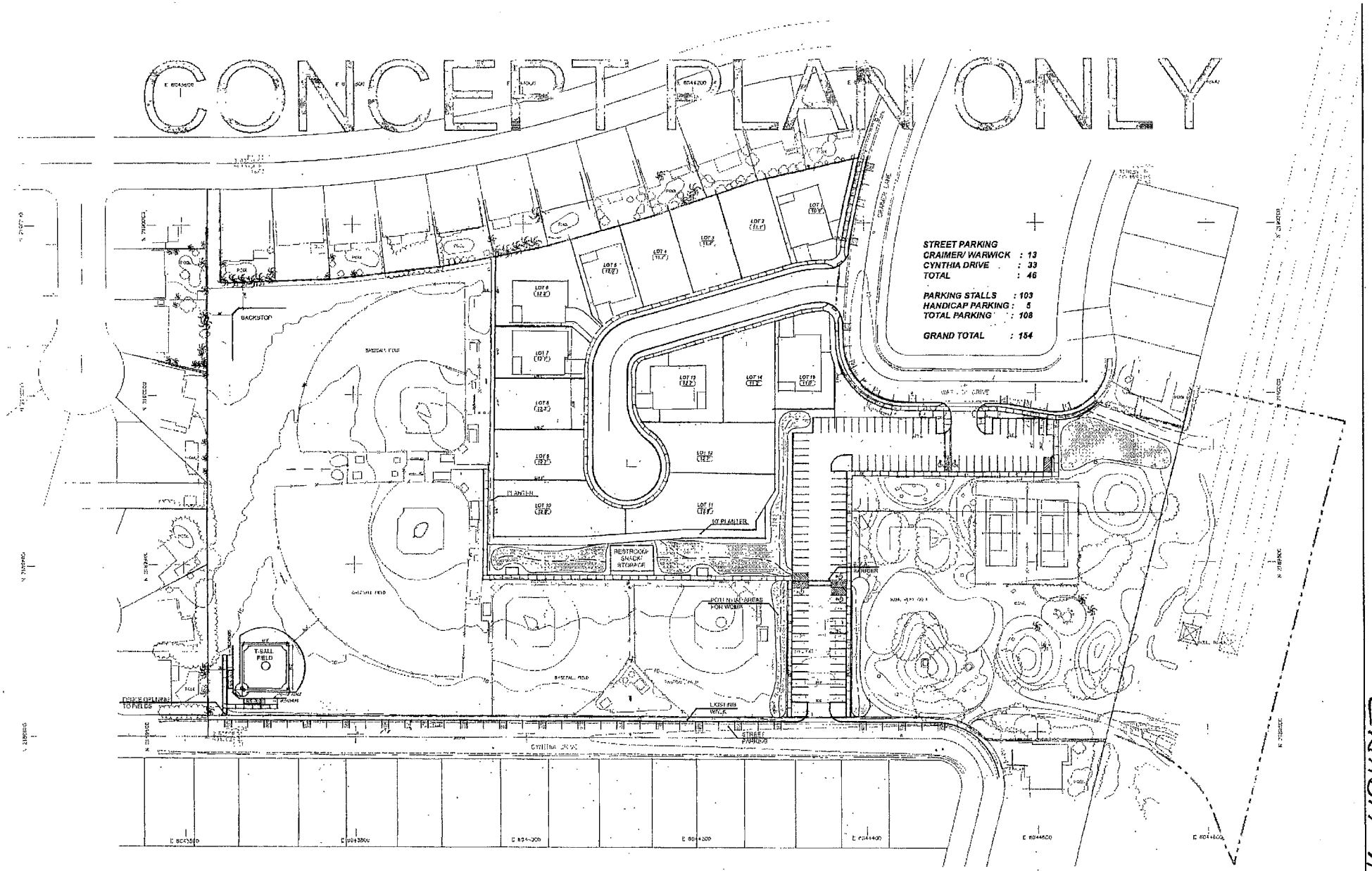
_____
Bridget Kaub, Clerk
Board of Trustees

APPROVED AS TO FORM:
Parker & Covert LLP

_____
Douglas N. Yeoman
Attorney for District

COUNTERPART

CONCEPT PLAN ONLY



SCALE: 1" = 40'

Prepared by: TRG Land — The Leader in Hillside Planning & Design	Applicant: HUNTINGTON BEACH CITY SCHOOL DISTRICT, 20451 CRAIMER LANE, HUNTINGTON BEACH, CA 92648, 714 964 8881	15 LOT - PLAN LE BARD HUNTINGTON BEACH, CA	Date: 04-01-14 Sheet 1 of 1

EXHIBIT 'A'

ATTACHMENT NO. 13.10

MINUTES
REGULAR MEETING
COMMUNITY SERVICES COMMISSION

Wednesday, November 19, 2014
6:00 p.m.
City of Huntington Beach
Civic Center Council Chambers
2000 Main Street
Huntington Beach, CA 92648

Chairman Tomaino called the meeting to order at 6:02 p.m. and Vice Chairman Kreitz led the Pledge of Allegiance.

MEMBERS PRESENT: Michael Couey; Albert Gasparian; Bridget Kaub; Jay Kreitz; Roy Miller; Juana Mueller; Shay Reardon; Nick Tomaino; Maura Van Strien

MEMBERS ABSENT: Paul Burkart; Jean Nagy; Norm Westwell.

STAFF PRESENT: Janeen Laudenback; David Dominguez; Michelle Roesner

PRESENTATIONS: None.

MINUTES:

Motion: Moved by Commissioner Kreitz, seconded by Commissioner Van Strien to approve the Community Services Commission minutes for October 8, 2014.

Ayes: Couey; Gasparian; Kaub; Kreitz; Mueller; Reardon; Tomaino; Van Strien
Absent: Burkart; Westwell
Abstain: Kaub; Miller

ORAL COMMUNICATIONS:

Diana Abruscato a Huntington Beach resident and leader of Surf City Pickle Ball thanked the Commission for helping put HB Pickle Ball on the map. The classes have been a huge success, will all classes full. Abruscato thanked Janeen Laudenback, Dave Dominguez, and Chris Slama for their hard work.

Charlie Cadiente a 9-year-old resident of Huntington Beach participates in the Sea Veiw Little League. Stated baseball is his favorite sport, along with his little brother. He wants the Commission to keep the little league fields at LeBard park.

Brian Rechsteiner wanted to express his support of the LeBard Park Master Plan. The School district has worked hard to make the transaction a win-win for both the Little League, Parks and Recreation and the school district in the sale of the property. Many compromises have been made to try and satisfy the district needs with the community needs.

Ed Kerins Secretary for the Meredith Garden's HOA, stated he felt the extension of the parking lot would only be used during the baseball season and recommended not extending the parking lot but rather spend the money on park amenities. He also wants the Commission to look into having seasonal parking on SCE land adjacent to the developed park, as they already allow parking under special circumstances. He also stated concern over bio-swales and how they will impact trees and the landscape and feels the bio-swales have not been evaluated enough.

Alan Walls a 34-year resident of Huntington Beach stated he approved of the changes from the original plan to the current conceptual master plan. He applauded the HB City School Board and City for retaining park land. He believes the extended parking lot is not needed as it will only be used during the baseball season and the City has received few complaints from residents regarding the parking during the season. The second concern he has concerns the bio-swales, he feels they are not needed.

Tony Bisson stated his concern that there is a fault line at Indianapolis that runs through the park. He believes the cracking at the tennis courts if proof of the fault, and would like for the City of have geologist approve the area safe for residential homes.

DIRECTOR ITEMS:

Dominguez stated that due to the election for City Council resulting in new Council members new appointments will be made to the Commission. The December meeting will be a Holiday gathering at Slater 50/50

PUBLIC INPUT MEETING:

Worthy Park Master Plan Revision- Dave Dominguez requested that Commission consider amending the Worthy Park Master Plan to designate the hard courts exclusively for pickle ball. The amended plan would remove the basketball courts and provide more area for additional pickle ball courts. Commission Kaub asked if the City has received any comments from the basketball players or groups regarding the courts at Worthy Park. Dominguez stated there has been no response from the public. Kaub asked why the change is needed, as opposed to keeping a dual-use court for both pickle ball and basketball. Dominguez stated the request was being made due to the historic lack of use of the basketball courts and the growth of pickle ball. Janeen Laudenback added that a dual court only allows for 4 pickle ball courts at the site, but by removing the basketball courts and reconfiguring the area 8 pickle ball courts could be accommodated. Tomaino asked if any survey has been performed on how much the basketball courts at this location are being used. Dominguez stated no official survey has been conducted but staff has been monitoring use of the court. Miller asked if Worthy Park would be the only facility in the City of pickle ball. Dominguez confirmed that it would be at this point. Kaub asked if the only area left for the public to play basketball in the downtown area would be Dwyer School. Dominguez stated that courts are also available at Smith School and Manning Park on Delaware street.

Motion passed: 9-0 (Burkart; Nagy; Westwell absent)

LeBard Park Master Plan- Prior to the item being presented, Commission Miller recused himself due to owning rental property in the immediate vicinity of LeBard School and LeBard Park.

Dominguez provided background information on the need to approve an amendment to the LeBard Park master plan due to the Huntington Beach City School District's (HBCSD) intention to sell the adjacent school site for a residential project. HBCSD prepared a conceptual plan that would include the construction of 15 single family homes on the portion of the school but, leave the existing ball fields and turf areas in place. Dominguez explained that the City has entered into a Memorandum of Understanding (MOU) to purchase the turf and ball fields from HBCSD. The turf and ball fields would then become part of LeBard Park, which requires approval of a Master Plan amendment by the Commission and City Council.

Mark Rodgers of TRG Land, Inc. representing HBCSD presented the conceptual master plan for LeBard Park and provided additional background on the proposed project. He stated that the current school building functioning as the district office for HBCSD is in disrepair and would require extensive work to refurbish and that HBCSD has been working with the City on how best to utilize the land to benefit the City, Seaview Little League and HBCSD. He added that the plans allows for the fields to remain in place. The proposed plan would also include a new snack bar/restroom building for Seaview Little League constructed on a portion of the existing school property. Water quality improvements to address existing drainage issues at the fields and water quality measures related to the proposed residential development and modifications to the existing parking lot within the park are also included in the plan.

Tomaino asked if the park play equipment would be changed. Dominguez replied that the existing park amenities and layout would remain as it but, some modifications to the parking lot

and the creation of a bio-swale along the western boundary of the park would be created to address water quality regulations for the parking lot.

Dominguez explained the steps going forward would require Commission and City Council approval of the conceptual park master plan as well as a change in the land use designation for the ball field areas from Public/Semi-public to Open Space Recreation in order for the area to be classified as park land.

Tomaino asked if they approved the conceptual plan and then the Water Quality requirements change including the location of the bio-swales, would the new plan be presented to Commission. Dominguez stated if any significant changes to the conceptual plan were made, the plan will again be present to Commission for review.

Commissioner Mueller wanted to confirm that the residents in the area do not feel the extension of the parking lot is necessary since it will only be full during the baseball season.

Commissioner Kaub stated the parking is not only limited to the parking lot but, a large area of asphalt that was once the school playground. This area provides parking for a large number of vehicles but will be lost with the building of the homes. Kreitz asked how many spaces there are now and how many spaces will be lost if the extension is not made. Rodgers stated if no extension to the parking lot occurred there will only be 38 spaces. Currently there are 38 spaces and 34 spaces would be added with the extension.

Kreitz asked who will be responsible for the restroom maintenance. Dominguez stated the City is working on an agreement with Seaview Little League for maintenance responsiblities.

Commissioner Gasparian asked if the bio-swales would create a mosquito problem, and how long water is retained in the swale. Marc Anderson with TRG stated Water Quality regulations requires water to be flowing and must be able to drain within 48 hours, preventing standing water from forming.

Tomaino asked if the City has looked into using a french drain. Anderson stated there is no storm drain nearby which would be needed for a french drain.

Commissioner Reardon asked if the ball fields were used for weekday practice or just weekend games. Dominguez stated there are week day practices but the biggest impact to the area is on Saturdays.

Commissioner Couey asked if there are night games, to which Dominguez stated there are not. Couey asked if the bio-swales will be required, no matter what to comply with Water Quality Laws. Dominguez stated the bio-swales are a mandated requirement.

Tomaino asked about moving the bleachers and what will happen to them. Rodgers stated the bleachers will be moved to accommodate handicap walkways and one bull pen would be moved to accommodate a bio-swale. Tomaino stated he believed the construction of homes and streets should better accommodate water run-off. Rodgers stated the bio-swales are a Federal requirement that must be met and the City must work within the Water Quality compliance laws.

Kaub stated this is not the "end" plan but a "conceptual" plan to begin the process to better see what the requirements will be and that moving plans forward is the job of the Commission.

Tomaino stated he wants to make sure all six baseball fields remain at the current size. Kreitz asked if the SCE temporary parking lot could be an alternative to extending the existing parking lot. Dominguez stated the agreement with SCE currently does not allow for that.

Motion Passed: 8-0-1 (Miller recused)

ADMINISTRATIVE ITEMS: None

INFORMATIONAL ITEMS:

Citywide parks and Recreation Master Plan- Dominguez informed Commission that the second Parks and Recreation Master Plan workshop was held focusing on special interest. Not as many residents attended but valuable information was received. Next month RJM will be performing executive interviews and begin the phone survey. RJM Design is on track to completing all data collection and review by the spring.

New Senior Center- City Council approved Icon West for construction of the new Senior Center. A pre-construction meeting will be held the first week of December. The beginning of construction is scheduled to start in mid-January. Construction should take 18 months to complete. Hoag Hospital is donating 3.3 million in total, with 2 million going towards construction and the rest going towards senior service programs. The original estimate for construction was $16 million dollars. The current bid price came in at just over $11 million.

SCMAF Golden Shield Award- Dominguez informed the Commission that the HB Community Services Department received the Golden Shield Award on November 7, 2014. The Golden Shield is awarded by the Southern California Municipal Athletic Federation for cities offering quality recreation facilities and participation in Federation events.

WRITTEN COMMUNICATIONS: None

COMMISSION COMMITTEE REPORTS: None.

COMMISSION AND STAFF COMMENTS:

Janeen Laudenback thanked the Commission for their service. The input is great for staff.

Dominguez thanked the Commission for their input in reviewing the LeBard Park Plan

Couey stated the LeBard Park Conceptual plan was a good plan but sees the proximity of the baseball fields will be a problem down the road and there is a need to replace the lost parking spaces with new.

Gasparian stated he believes the LeBard Park plan is a great plan and congratulated Janeen on the Golden Shield Award.

Kreitz stated the LeBard Park Conceptual Plan is a huge win since we get to retain the ball fields.

Miller extended an congratulations to Janeen Laudenback and the Community Services Department for winning the Golden Shield Award. He stated he is happy the City has taken a stand to preserve the baseball fields and believes parking spaces are important, but this plan is a win-win for the residence and Sea View Little league.

Kaub thanked the Commission and staff for the hard work to try to do what is right for the kids and keep the baseball fields at leBard Park. She is pleased to see the process moving forward. The process has taken 8 years to get to this point. She also congratulated Janeen on the Golden Shield Award.

Van Strien asked if this conceptual plan will now go before City Council. Dominguez stated it would. Van Strien asked if Dominguez would be presenting the plan to emphasize no green space is lost.

Tomaino congratulated Janeen Laudenback and the Community Services Department for the Golden Shield Award.

ITEMS DISTRIBUTED TO COMMISSION: None.

ADJOURNMENT:

There being no further business, the meeting adjourned at 8:05 p.m.

Submitted by:

David C. Dominguez, Secretary, Community Services Commission

By: Michelle Roesner, Recording Secretary