

absurd. Currently they are still departing at 10:30PM. It's like the Keystone Cops in our neighborhood whenever they have their events.

- (3) Aesthetics – we will now have a lovely view of a 27,000 warehouse facility thereby destroying our property values. Would you buy a house on Strathmoor Lane with a view of a 27,000 foot building with large signage? It is preposterous.
- (4) Crime – we already have frequent visits from the police helicopter at night. I can assure you that such visits will increase when we have a 27,000 square foot 'warehouse' gymnasium acting as a buffer from street views.

For the love of God, in these difficult times, will you please spare us this nonsense and please apply a modicum of common sense.

We are entitled to "quiet enjoyment" of our homes. It is the responsibility of the City to ensure that our quiet enjoyment is maintained. If this abomination proceeds we will take legal action.

Peter and Sandra Nealon
21211 Lockhaven Circle
Huntington Beach, CA 92646

Pete Nealon
2/17/09

Sandra Nealon
2/17/09

P.S. WE ALSO OWN THE PROPERTY
AT 21062 STRATHMOOR LANE
WHICH IS CURRENTLY RENTED.

February 11, 2009

City of Huntington Beach

FEB 17 2009

Rami Talleh, Senior Planner
City of Huntington Beach
Planning Department

We reside at 21121 Cocobana Lane, directly north of the school. We have always been in favor of having Brethren as neighbors, however having a school as your neighbor can have disadvantages. There are traffic issues, stadium light issues, noise issues, which are all understandable but do need addressed. On many occasions we have had to discourage vandalism, vagrancy on the school property during nights and weekends. We have even had a camper who decided to camp overnight on the school property in a tent. We have the usual adolescents who decide to take refuge and drink and party because it's difficult for the police to spot them in the backside of the school. With adding the parking lot alongside our home, we feel this will only accelerate these type of activities. We have had a broken window, injured dog and numerous foreign objects in our yard. We have spoken with the principal, Rick Niswonger regarding our concerns. When he had shown us the proposal months ago, we made known our concerns, and his response was that they would make this parking lot accessible to staff only during the week by using some type of gate barrier. We notice in the plans that were submitted that this parking lot not only lacks the gate, but now it is connected to the main lot south of the school. Rick has stated that the gate should not be a problem, but we feel it's in the neighborhoods best interest to have this stated in the plans. The gymnasium will bring extra traffic and individuals into our quiet neighborhood. Our neighborhood was designed to have a middle school not a high school with football games and activities in a gym. Brethren's website states that they are located in a quiet neighborhood. With the additions that they propose, will it still be a quiet neighborhood?



Paul & Pam Bertsch
21121 Cocobana Lane
Huntington Beach, CA 92646
714 968 1033

ATTACHMENT NO. 7.5

February 11th, 2009

Rami Talleh
Senior Planner
City of Huntington Beach
Planning Department
2000 Main Street
Huntington Beach, CA 92646

FEB 12 2009

Dear Mr. Talleh:

Re: Public Notice concerning Brethern Christian School – **Negative Declaration**

I refer to the Public Notice I have received with regard to the planned School Gymnasium at Brethern Christian School. As a resident of the tract in which the school is located I am writing to express my concerns about this project. I have no doubt that it will impact this neighborhood in several negative ways.

The situation with BCS is already barely tolerable. The streets in our neighborhood are inundated with traffic at the start and at the end of each school day. Speeding cars, huge SUV after huge SUV and inattentive drivers talking on hand-held cell phones (despite the ban) are already presenting challenges for those of us who live here. On those days when sporting events are held at the school it's decidedly worse. Our streets are jammed with parked cars, SUVs and trucks. People take short cuts through our front yards, plants and shrubs en route to the playing field. They litter our sidewalks, block our driveways, allow their pets to urinate and defecate on our lawns, etc. Adding "*ancillary events catering to the surrounding community, churches and youth programs during school hours in addition to some weekend and nighttime events*" will most certainly exacerbate all of these problems. Apart from providing residents (in what used to be a "*quiet residential neighborhood*") with a toxic mix of noise, pollution and structures which do not fit the locale, it will present an even more dangerous traffic situation than that which prevails today in this neighborhood. There is simply no room here for more cars and buses and the plan as it stands makes inadequate accommodation for any more. We do not want any more heavy traffic, engine-revving, horn-honking and people yelling their goodbyes at the tops of their voices in this neighborhood at 9.30 pm or 10pm after the fun and games have ended. Many of us adults and most children are in bed trying to sleep at that time of night. Nor do we want any more of the same on Sunday afternoons.

Furthermore, the prospect of having a 34 foot-tall, 27,000 square foot building with roll-up doors and large signage in this location is simply not compatible with the existing low profile tract homes in this neighborhood. It will be an eyesore...a monstrosity...completely incongruous in the landscape. Homeowners on Strathmoor Lane are already having problems with the school's extremely bright spotlights which illuminate their second stories at night. As if that wasn't enough, they now face the prospect of having a building as big as an aircraft hanger built in full view of their front door and windows. The effect that will have on their property values is alarming and we are well aware that falling values in one part of a neighborhood invariably ricochet around the entire neighborhood.

ATTACHMENT NO. 7-6

Finally, we are already kept awake night after night during the summer by Huntington Beach Police helicopters buzzing the local area and the Southern California Edison easement which borders the BSC grounds. Youngsters find it a convenient place to party and we need less youngsters partying in our neighborhood, not more. The events planned for this gymnasium will doubtless bring many more of them around. Much as it would be nice to think that they will all leave the tract as soon as the games end, they won't. A small but loud minority will hang around afterwards and cause problems. The plan does not provide for policing of the events to make sure that attendees arrive and depart in a quiet and orderly fashion and that they don't damage our property or cause us problems. Who will provide such policing and who will pay for it? Will BSC assume responsibility and provide compensation for damages resulting from the activities held at the gymnasium?

I'm sorry to have to advise that I have personally experienced both rude and dangerous behavior on the part of people attending sporting events at BSC. As I mentioned previously the school's impact on our neighborhood is already only barely tolerable. I could continue *ad infinitum* to list my additional concerns but, suffice to say in conclusion, the proposed plan will have nothing but negative consequences for the residents of this neighborhood. It will compromise our quality of life, our safety and our property values and for the vast majority of us it will provide no advantage whatsoever.

Sincerely,



Louis D. Nealon
21211 Lockhaven Circle
Huntington Beach, CA 92646

Talleh, Rami

From: The Beuerleins [bermlines@verizon.net]
Sent: Thursday, February 12, 2009 9:05 PM
To: Talleh, Rami
Subject: Brethren Christian School Gymnasium Project

Rami Talleh:

We received the Public Notice regarding the project listed above. With the intended expansion and the addition of activities resulting in more traffic, we believe this proposal will definitely have a negative impact on our neighborhood. In particular, we are concerned about the safety of our children who occasionally play in or around our street (i.e. bikes, skateboards, basketball, etc.).

Due to the excessive speed and traffic of the current drivers to and from Brethren Christian School, we feel that speed bumps are currently needed on Effingham Drive. The gymnasium project will generate an exponential increase in neighborhood traffic. At the very least, the City of Huntington Beach should put speed bumps on Effingham Drive, and possibly Strathmoor, to reduce the City's liability exposure and to protect our children's safety.

Please include this document in your packet for the public hearing in early March. We look forward to a reply from the City on this matter.

Thank you!

Michael & Stephanie Beuerlein
9842 Effingham Drive
Huntington Beach, CA 92646

City of Huntington Beach

FEB 17 2009

February 17, 2009

Rami Talleh, Senior Planner
City of Huntington Beach
2000 Main Street
Huntington Beach, CA. 92648

**RE: ENVIRONMENTAL ASSESSMENT NO. 2008-018
BRETHREN CHRISTIAN SCHOOL GYMNASIUM**

Dear Mr. Talleh:

We are writing a response to the Draft Negative Declaration for the School Gymnasium project that is currently under review. We have several concerns with the proposed project and the impact it may have on our surrounding community that are not reflected by the Planning Departments analysis of the project. Our specific concerns address increased traffic, neighborhood security, and increase in noise. In addition, we are concerned with the expansion of high school activities on an existing middle school site.

Traffic

Currently, the traffic in the morning and afternoon use Strathmoor and Effingham as the ingress and egress to the school site. During the morning the traffic is quite heavy as well as the afternoon. While there is an impact, it has been tolerable.

The concern arises over the increase of "ancillary events catering to the surrounding community, churches ... in addition to some weekend and nighttime events." Further, the existing sports program will be expanded to games on week nights in addition to the Friday night football games. These events will far increase the amount of traffic that currently enters and exits in the morning and afternoon. Not only will the school community be driving to the evening events, outside groups and other private school supporters will be doing so also. An example of this problem can be seen with the addition of Friday night football games. The amount of cars and patrons to the events far outnumber the available parking and capacity for the site. Cars can be observed parking on the adjacent streets over a block away due to lack of on-site parking. While the event may be a two hour event, the traffic begins forty-five minutes before and after the scheduled event. In addition, local school sites should serve their immediate neighborhood it serves.

Security

With the additional events and activities proposed as a result of the construction of gymnasium, comes additional security issues the community may face. While the school has control over the students and parents within their jurisdiction, they have limited, if any, control over the groups coming into the area for scheduled games and events. We are unaware of any plans as to how the school will address this issue and control the visitors to the site.

Noise

Living near a school one expects to hear noise from the school due to physical education, bells, field days and activities. However, this project is the beginning of expanding an existing middle school site to one that accommodates high school students with an increase of activities. With the additional activities comes increased noise, not only in the day, but expanding into the evening. In the proposal it states that activities such as band and choir practice and drama rehearsals will be relocated from unenclosed areas. The middle school does have two enclosed area with existing stages. One area can hold several hundred people and was used as a large multi-purpose room and a smaller room that holds over 60 to seventy people. When the middle school was open, the enrollment reached over 900 students and they were able to provide appropriate space for the various programs. There should be ample space to support the existing programs in the current facility.

Middle School Site

While we can appreciate the administration of the Brethren School and their Board's effort to expand the facilities to provide an education for the students that attend the private school, we are concerned with the site's capability to meet their needs. The school is nestled in the center of existing homes and was once a neighborhood middle school. It now is being expanded to address the needs of both middle school and high school age students. We believe this creates a problem as the site will not be conducive to such an expansion.

According to the Guide to School Site Analysis and Development, "requirements in this guide can serve to assist in the program modifications necessary to make the best use of a reduced site size in areas where land is scarce and costly. "

Site requirements for grades nine through twelve

Area Use	Enrollment up to 400 Usable Acres Required	Enrollment 401 to 600 Usable Acres Required	Enrollment 601 to 800 Usable Acres Required	Enrollment 801 to 1000 Usable Acres Required	Enrollment 1001 to 1200 Usable Acres Required
Physical Education	13.8	15.6	17.6	19.5	19.8
Buildings and Grounds	3.3	4.0	5.1	6.3	7.6
Parking and Roads	2.1	3.6	4.4	5.2	6.1
Total acres without CSR	19.2	23.2	27.1	31.0	33.5

Guide to School Site Analysis and Development, 2000 edition, California Department of Education, Sacramento, Ca.

Rami Talleh, Senior Planner

February 17, 2009

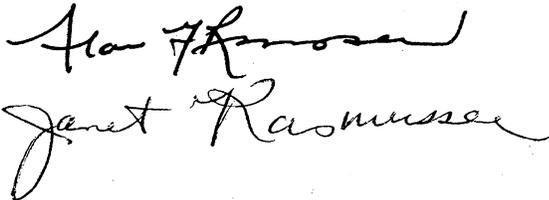
Page three

As stated earlier, the existing site should be sufficient to house their programs. The only justification to add a large facility to the site would be to expand the programs that would generate greater appeal in attracting students to enroll in the school.

More time and community input is necessary to determine if this expansion project is necessary and even feasible. As can be seen on the above chart, the acreage necessary for this school should be between 19 and 23 acres.

Based upon the foregoing information, we believe that the project is ill advised and should not be approved as presented. Further discussion and review of their long-term plans need to be presented and addressed with the community for further understanding. Until then we must oppose the proposed building project as it negatively impacts the surrounding residents. The increase in traffic, the noise, the issue of security and the site capacity are major concerns and issues that must be addressed and resolved.

Sincerely,

The image shows two handwritten signatures in black ink. The top signature is "Alan Rasmussen" and the bottom signature is "Janet Rasmussen". Both are written in a cursive, flowing style.

Alan Rasmussen, Ed.D.

Janet Rasmussen

21061 Amberwick Ln

Huntington Beach, CA. 92646

February 6, 2009

Rami Talleh
Senior Planner
City of Huntington Beach
Planning Department
2000 Main Street
Huntington Beach, Ca. 92648

Re: Public Notice
Brethren Christian School Gymnasium Project
Negative Declaration

Dear Mr. Talleh:

We received the Public Notice regarding the above.

In our review of the Draft Negative Declaration for the School Gymnasium Project, we find it interesting that with the Planning Department's review of the entire project description that you have concluded that there will be "No Significant Impact" or "No Impact" to our community.

The proposed building is 100% inconsistent with what exists in our City. There are no other schools located in an interior residential neighborhood that have lighted fields and high profile buildings.

We have a number of concerns, most of them shown in the following sections:

VI. Transportation and Traffic

The Public Notice identifies there will be "ancillary events catering to the surrounding community, churches and youth programs during school hours in addition to some weekend and nighttime events.

Because we currently deal with a number of traffic and speeding issues with the current school traffic and activities, in all probability, adding more events, extending hours, and adding more traffic will definitely be an issue for our neighborhood. Additionally, because of the absence of any statement in the documents, we're concerned this could possibly mean year round activities.

With the added visitors and activities, you do not show any impact on the parking issue. Where will the added buses and visitor's vehicles park? Granted, the school proposes to add five additional spaces as they reconfigure the parking areas, but at this time, a number of staff and/or students don't park on-site. They park on the residential streets and the park's spaces. During the football season, we even had overflow parking on our street, one block away. And how do they intend to inform visitors that we have many young families in this residential community and to drive the speed limit coming and going to the site. How can this be patrolled? Are the residents going to be at more risk with these added vehicles?

X. Noise

It's indicated that an indoor facility, i.e., the gym, will reduce noise. Noise during the school hours really isn't a current issue. However, the outdoor night games can be quite loud, as any sporting event is. And it's unlikely that the completion of the football games, and the departure of the vehicles, will end by 9:30 p.m. So, there is an impact on us.

XI. Public Services

Given the proposed gymnasium will back to the Southern California Edison easement – the park – is it possible it might attract unwanted activity? We have occasional issues during the summer prompting the helicopter to fly over. With the building being a buffer from the street area this may increase. We do think it could have an impact on the neighborhood.

XIII. Aesthetics

Your review doesn't identify lighting as an issue, nor that a 34 ft. high, 27,000 sq.ft. building is incompatible with the existing neighborhood. Also, the drawings show, but there's no written comment, there will be large signage on the east side of the building, along with two oversized roll-up doors; this is what will be seen as you enter from Brookhurst west on Effingham; the signage on the north side won't be as large, but still appears larger than current lettering, and will be seen as you go south on Strathmoor from Atlanta.

The school indicates they will have portable lights for the football games. They have told us night use of the 70 ft. lights are for ASOP. However, they are also used by the school for night games. This past season, the lights have appeared much brighter than years past. They may have changed the wattage. The school had indicated to us they would try to adjust them as we have them shining into some of our second story windows, as well as impairing vision when driving west on Effingham.

Based on the Conditional Use Permit No. 98-27, "all outside lighting shall be directed to prevent "spillage" onto adjacent properties".

The Aesthetics section does have an impact on us.

Where it's our belief that the school has all good intentions to remain a good neighbor, we wonder why there wasn't more thought in meeting with the residents prior to having architectural plans completed and moving forward with such an expansion. In attracting new students to their school on their website, they indicate "Located in a quiet Huntington Beach residential neighborhood less than two miles from the beach.". This is why we live in this neighborhood and want to remain as such.

With the intended expansion and the addition of activities resulting in more traffic, we believe this proposal will definitely have a negative impact on our community, to include safety issues, as well as possibly affecting property values.

The gymnasium is oversized and does not fit with the current low-profile buildings or neighborhood and is inconsistent with other interior neighborhood schools' land use.

Sincerely,



Terry L. and Sharon L. Crowther
21191 Richmond Circle
Huntington Beach, Ca. 92646
714-93-0312
trcrowther@earthlink.net

cc: City Council, City of Huntington Beach

February 7, 2009

FEB 12 2009

Dear Neighbor:

Last week we received a Public Notice from the City of Huntington Beach Planning Department for a Negative Declaration for the Brethren Christian School Gymnasium Project.

After looking at the draft, we sent the attached letter to the Planning Department.

Because the proposed expansion and added activities change the entire profile of the school, we urge you to review the information. As stated in our letter, we feel there could be a negative impact on our community should this proposal be approved.

Should you agree with our concerns, it would be great if you could send your comments to the Planning Department as well. If you'd prefer, you could sign agreement of our letter, forwarding it to the Planner.

All comments must be to the Planner by 5:00 p.m., Tuesday, February 17, 2009, with a public hearing tentatively scheduled for early March, which we should all attend.

Hoping you agree that we need to maintain the integrity of our neighborhood.

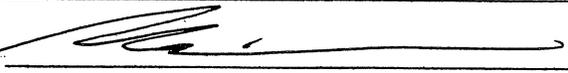
Terry + Sharon

Terry and Sharon Crowther
21191 Richmond Circle
Huntington Beach, Ca. 92646 714-963-0312

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

Agreement of attached letter: Date: 2/10/2009

Name: MICHAEL WALKER

Signature: 

Address: 21202 AMBERMICK LN
UNION BEACH CA 92646

ATTACHMENT NO. 7.4

February 7, 2009

FEB 12 2009

Dear Neighbor:

Last week we received a Public Notice from the City of Huntington Beach Planning Department for a Negative Declaration for the Brethren Christian School Gymnasium Project.

After looking at the draft, we sent the attached letter to the Planning Department.

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Hoping you agree that we need to maintain the integrity of our neighborhood.

Terry & Sharon

Terry and Sharon Crowther
21191 Richmond Circle
Huntington Beach, Ca. 92646 714-963-0312

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

Agreement of attached letter: Date: Feb. 11, 2009

Name: RAMBIZ KIANI + MAHI KIANI

Signature: Kambiz Kiani M. Dehghan Kiani

Address: 9706 Bludenee DR. H.B. 92646

Huntington Beach
FEB 12 2009

February 7, 2009

Dear Neighbor:

Last week we received a Public Notice from the City of Huntington Beach Planning Department for a Negative Declaration for the Brethren Christian School Gymnasium Project.

After looking at the draft, we sent the attached letter to the Planning Department.

Because the proposed expansion and added activities change the entire profile of the school, we urge you to review the information. As stated in our letter, we feel there could be a negative impact on our community should this proposal be approved.

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All comments must be to the Planner by 5:00 p.m., Tuesday, February 17, 2009, with a public hearing tentatively scheduled for early March, which we should all attend.

Hoping you agree that we need to maintain the integrity of our neighborhood.

TERRY & SHARON

Terry and Sharon Crowther
21191 Richmond Circle
Huntington Beach, Ca. 92646 714-963-0312

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

Agreement of attached letter: Date: 2-10-09
Name: Bruce W. Brown
Signature: [Signature]
Address: 21111 Indigo Circle
Hunt. Bch, CA 92646

I am adamantly against the school proposal. The noise is already intolerable. It should all be (activities) moved to the new Sports Complex at the H.B.C. Library location. *Bruce Brown*

ATTACHMENT NO. 7-10

February 7, 2009

FEB 12 2009

Dear Neighbor:

Last week we received a Public Notice from the City of Huntington Beach Planning Department for a Negative Declaration for the Brethren Christian School Gymnasium Project.

After looking at the draft, we sent the attached letter to the Planning Department.

Because the proposed expansion and added activities change the entire profile of the school, we urge you to review the information. As stated in our letter, we feel there could be a negative impact on our community should this proposal be approved.

Should you agree with our concerns, it would be great if you could send your comments to the Planning Department as well. If you'd prefer, you could sign agreement of our letter, forwarding it to the Planner.

All comments must be to the Planner by 5:00 p.m., Tuesday, February 17, 2009, with a public hearing tentatively scheduled for early March, which we should all attend.

Hoping you agree that we need to maintain the integrity of our neighborhood.

TERRY + SHARON

Terry and Sharon Crowther
21191 Richmond Circle
Huntington Beach, Ca. 92646 714-963-0312

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

Agreement of attached letter: Date: 2-11-09
Name: Randy + Nancy Mader
Signature: Nancy Mader
Address: 21151 Lockhaven circle

City of Huntington Beach

February 7, 2009

FEB 12 2009

Dear Neighbor:

Last week we received a Public Notice from the City of Huntington Beach Planning Department for a Negative Declaration for the Brethren Christian School Gymnasium Project.

After looking at the draft, we sent the attached letter to the Planning Department.

Because the proposed expansion and added activities change the entire profile of the school, we urge you to review the information. As stated in our letter, we feel there could be a negative impact on our community should this proposal be approved.

Should you agree with our concerns, it would be great if you could send your comments to the Planning Department as well. If you'd prefer, you could sign agreement of our letter, forwarding it to the Planner.

All comments must be to the Planner by 5:00 p.m., Tuesday, February 17, 2009, with a public hearing tentatively scheduled for early March, which we should all attend.

Hoping you agree that we need to maintain the integrity of our neighborhood.

TERRY & SHARON

Terry and Sharon Crowther
21191 Richmond Circle
Huntington Beach, Ca. 92646 714-963-0312

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

Agreement of attached letter: Date: Feb. 10, 2009
Name: NANCY GOODFELLOW
Signature: Nancy M Goodfellow
Address: 21132 Strathmoor Ln

February 7, 2009

City of Huntington Beach

FEB 12 2009

Dear Neighbor:

Last week we received a Public Notice from the City of Huntington Beach Planning Department for a Negative Declaration for the Brethren Christian School Gymnasium Project.

After looking at the draft, we sent the attached letter to the Planning Department.

Because the proposed expansion and added activities change the entire profile of the school, we urge you to review the information. As stated in our letter, we feel there could be a negative impact on our community should this proposal be approved.

Should you agree with our concerns, it would be great if you could send your comments to the Planning Department as well. If you'd prefer, you could sign agreement of our letter, forwarding it to the Planner.

All comments must be to the Planner by 5:00 p.m., Tuesday, February 17, 2009, with a public hearing tentatively scheduled for early March, which we should all attend.

Hoping you agree that we need to maintain the integrity of our neighborhood.

TERRY & SHARON

Terry and Sharon Crowther
21191 Richmond Circle
Huntington Beach, Ca. 92646 714-963-0312

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

Agreement of attached letter: Date: Feb. 10, 2009
Name: CHI YU HU
Signature: City of HU
Address: 21091 Inferno Ln. H.B 92646

ATTACHMENT NO. 7.19

FEB 10 2009

February 7, 2009

Dear Neighbor:

Last week we received a Public Notice from the City of Huntington Beach Planning Department for a Negative Declaration for the Brethren Christian School Gymnasium Project.

After looking at the draft, we sent the attached letter to the Planning Department.

Because the proposed expansion and added activities change the entire profile of the school, we urge you to review the information. As stated in our letter, we feel there could be a negative impact on our community should this proposal be approved.

Should you agree with our concerns, it would be great if you could send your comments to the Planning Department as well. If you'd prefer, you could sign agreement of our letter, forwarding it to the Planner.

All comments must be to the Planner by 5:00 p.m., Tuesday, February 17, 2009, with a public hearing tentatively scheduled for early March, which we should all attend.

Hoping you agree that we need to maintain the integrity of our neighborhood.

TERRY & SHARON

Terry and Sharon Crowther
21191 Richmond Circle
Huntington Beach, Ca. 92646 714-963-0312

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

Agreement of attached letter: Date: 2/08/2009

Name: Edgar, & Christina Frias

Signature: *[Handwritten Signature]*

Address: 21142 Richmond Cir, HB, CA 92646

ATTACHMENT NO. 7.20

February 7, 2009

Dear Neighbor:

Last week we received a Public Notice from the City of Huntington Beach Planning Department for a Negative Declaration for the Brethren Christian School Gymnasium Project.

After looking at the draft, we sent the attached letter to the Planning Department.

Because the proposed expansion and added activities change the entire profile of the school, we urge you to review the information. As stated in our letter, we feel there could be a negative impact on our community should this proposal be approved.

Should you agree with our concerns, it would be great if you could send your comments to the Planning Department as well. If you'd prefer, you could sign agreement of our letter, forwarding it to the Planner.

All comments must be to the Planner by 5:00 p.m., Tuesday, February 17, 2009, with a public hearing tentatively scheduled for early March, which we should all attend.

Hoping you agree that we need to maintain the integrity of our neighborhood.

Terry + Sharon

Terry and Sharon Crowther
21191 Richmond Circle
Huntington Beach, Ca. 92646 714-963-0312

To: Rami Tallah, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

FAX 714-374-1546

3 PAGES

Agreement of attached letter: Date: FEB. 9, 2009

Name: DON D. CLENNINGS

Signature: *Don D. Clennings*

Address: 21091 STRATHMORE LN, H.B. 92646

ATTACHMENT NO. 7.21

February 7, 2009

Dear Neighbor:

Last week we received a Public Notice from the City of Huntington Beach Planning Department for a Negative Declaration for the Brethren Christian School Gymnasium Project.

After looking at the draft, we sent the attached letter to the Planning Department.

Because the proposed expansion and added activities change the entire profile of the school, we urge you to review the information. As stated in our letter, we feel there could be a negative impact on our community should this proposal be approved.

Should you agree with our concerns, it would be great if you could send your comments to the Planning Department as well. If you'd prefer, you could sign agreement of our letter, forwarding it to the Planner.

All comments must be to the Planner by 5:00 p.m., Tuesday, February 17, 2009, with a public hearing tentatively scheduled for early March, which we should all attend.

Hoping you agree that we need to maintain the integrity of our neighborhood.

Terry + Sharon

Terry and Sharon Crowther
21191 Richmond Circle
Huntington Beach, Ca. 92646 714-963-0312

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

FAX 714-374-1540

3 PAGES

Agreement of attached letter: Date: Feb. 11, 2009

Name: BRYLON + JOSEPH SPANES

Signature: *[Handwritten Signature]*

Address: 9001 ORIENT DR. H.B. 92646

City of Huntington Beach

FEB 13 2009

February 7, 2009

Dear Neighbor:

Last week we received a Public Notice from the City of Huntington Beach Planning Department for a Negative Declaration for the Brethren Christian School Gymnasium Project.

After looking at the draft, we sent the attached letter to the Planning Department.

Because the proposed expansion and added activities change the entire profile of the school, we urge you to review the information. As stated in our letter, we feel there could be a negative impact on our community should this proposal be approved.

Should you agree with our concerns, it would be great if you could send your comments to the Planning Department as well. If you'd prefer, you could sign agreement of our letter, forwarding it to the Planner.

All comments must be to the Planner by 5:00 p.m., Tuesday, February 17, 2009, with a public hearing tentatively scheduled for early March, which we should all attend.

Hoping you agree that we need to maintain the integrity of our neighborhood.



Terry and Sharon Crowther
21191 Richmond Circle
Huntington Beach, Ca. 92646 714-963-0312

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

Agreement of attached letter: Date: FEB. 10, 2009
Name: STEVE HODGMAN
Signature: Steve Hodgman
Address: 21201 AMBERLWICK LN. H.B.

City of Huntington Beach

February 7, 2009

FEB 13 2009

Dear Neighbor:

Last week we received a Public Notice from the City of Huntington Beach Planning Department for a Negative Declaration for the Brethren Christian School Gymnasium Project.

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Terry & Sharon

Terry and Sharon Crowther
21191 Richmond Circle
Huntington Beach, Ca. 92646 714-963-0312

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

Agreement of attached letter: Date: 11 FEB 2009
Name: HANS AND IDA GRAAFMANS
Signature: *[Signature]*
Address: 21112
INFERNOLN H.B. 92646

Ida Graafmans

FEB 13 2009

February 7, 2009

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Terry + Sharon

Terry and Sharon Crowther
21191 Richmond Circle
Huntington Beach, Ca. 92646 714-963-0312

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

Agreement of attached letter: Date: 10 FEBRUARY 2009
Name: PETER AND PATTY MURRAY
Signature: *Patty Murray*
Address: 9882 EFFINGHAM DR. H.B.

714 968 2689

FEB 13 2009

February 7, 2009

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TERRY & SHARON

Terry and Sharon Crowther
21191 Richmond Circle
Huntington Beach, Ca. 92646 714-963-0312

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

Agreement of attached letter: Date: 2-12-09
Name: Albert W. Dittmar
Signature: Albert W. Dittmar
Address: 21201 Binghampton Cr.
Hunt. Beach, Ca. 92646

City of Huntington Beach

February 7, 2009

FEB 13 2009

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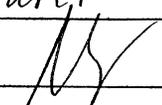
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Terry and Sharon Crowther
21191 Richmond Circle
Huntington Beach, Ca. 92646 714-963-0312

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

Agreement of attached letter: Date: 2-11-09
Name: Margaret Chang
Signature: 
Address: 21052 Amberwick Ln, Huntington Beach, CA 92646

ATTACHMENT NO. 7.27

City of Huntington Beach

February 7, 2009

FEB 13 2009

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Terry and Sharon Crowther
21191 Richmond Circle
Huntington Beach, Ca. 92646 714-963-0312

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

Agreement of attached letter: Date: 2-11-09

Name: Paul SKINNER

Signature: *PS*

Address: 9902 CORNER BROOK DR.

H.B. CA. 92646 714-968-8369

ATTACHMENT NO. 7.28

February 7, 2009

City of Huntington Beach

FEB 13 2009

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Terry & Sharon

Terry and Sharon Crowther
21191 Richmond Circle
Huntington Beach, Ca. 92646 714-963-0312

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

Agreement of attached letter: Date: February 11, 2009
Name: HOWARD E. KRAUSE
Signature: Howard E. Krause
Address: 21042 Red Jacket Circle
HUNTINGTON BEACH,
CALIF. 92646-6444

ATTACHMENT NO. 7.29

February 7, 2009

City of Huntington Beach

FEB 18 2009

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Terry & Sharon

Terry and Sharon Crowther
21191 Richmond Circle
Huntington Beach, Ca. 92646 714-963-0312

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

Agreement of attached letter: Date: 2-13-09

Name: GENE R. SAUNDERS

Signature: Gene R. Saunders

Address: 21092 COCOBANA LANE HUNT. BCH, CA
92646

February 7, 2009

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Terry and Sharon Crowther
21191 Richmond Circle
Huntington Beach, Ca. 92646 714-963-0312

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

Agreement of attached letter: Date: 2-14-09

Name: ROBBIE SAUNDERS

Signature: Robbie Saunders

Address: 21092 Cocobana Lane
HB, Ca. 92646

February 7, 2009

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TERRY & SHARON

Terry and Sharon Crowther
21191 Richmond Circle
Huntington Beach, Ca. 92646 714-963-0312

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

Agreement of attached letter: Date: FEB 12, 2009
Name: BETTY & JENNIFER PERCIVAL
Signature: *Betty Percival*
Address: 21022 SPATHMOOR LANE

City of Huntington Beach

FEB 17 2009

February 7, 2009

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Terry & Sharon

Terry and Sharon Crowther
21191 Richmond Circle
Huntington Beach, Ca. 92646 714-963-0312

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

Agreement of attached letter: Date: 2/15/09
Name: Leslie Rudolph
Signature: Leslie Rudolph
Address: 9531 Panacea Dr, HB 92646

ATTACHMENT NO. 7.33

City of Huntington Beach

February 7, 2009

FEB 17 2009

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Terry and Sharon Crowther
21191 Richmond Circle
Huntington Beach, Ca. 92646 714-963-0312

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

Agreement of attached letter: Date: 2/12/09

Name: Marc and Kate Demers

Signature: Kate Demers

Address: 9882 Cornerbrook Drive

ATTACHMENT NO. 7.34

City of Huntington Beach

FEB 18 2009

February 7, 2009

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21191 Richmond Circle
Huntington Beach, Ca. 92646 714-963-0312

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

Agreement of attached letter: Date: FEB 10, 2009
Name: R E MCHENRY
Signature: *R E MCHENRY*
Address: 21101 INFERNADO LN

HUNTINGTON BEACH 92646

ATTACHMENT NO. 7.35

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

City of Huntington Beach

FEB 17 2009

Agreement of attached letter: Date: 2/17/09

Name: Charles & Alison Goldenberg

Signature: Charles & Alison Goldenberg

Address: 21161 Lockhaven Cir, HB 92646

I can't see how this would not severely change the traffic, noise, etc in our neighborhood - it will be a disaster - all the high schools w/ big gyms & community activities are not within tracts — Please don't ruin our neighborhood

ATTACHMENT NO. 7.36

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

Response to Crowther 2-7-09
letter

Agreement of attached letter: Date: 2-12-2009

Name: [Signature]

Signature: M Jean Bailey

Address: 1042 Strathmoor Ln.
H Beh CA 92646

Am already so
tired of teens &
Moms speeding
down my street!

City of Huntington Beach
FEB 17 2009

No Gym — Home values
have already decreased too
much!

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

Agreement of attached letter: Date: 2/13/09

Name: Maria Nicolau

Signature: Maria Nicolau

Address: 21202 Lockhaven Circle, Huntington Beach, CA 92646

City of Huntington Beach

FEB 17 2009

ATTACHMENT NO. 7.38

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

Agreement of attached letter: Date: 2/11/09
Name: Mary BENEDICT HILLYARD
Signature: Mary Benedict Hillyard
Address: 2152 RICHMOND circle
HB 92646

**To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department**

Agreement of attached letter: Date: 2/11/09
Name: George Gesch & Barbara Gesch
Signature: GEORGE GESCH & BARBARA GESCH
Address: 21161 AMBERNICK LANE
HUNTINGTON BEACH, CA 92646

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

City of Huntington Beach

Agreement of attached letter: Date: 2-8-2009 FEB 11 2009

Name: Mark Zombek & Mary Zombek

Signature: Mark Zombek & Mary Zombek

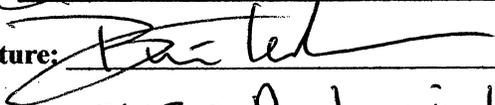
Address: 21122 Richmond Cr. Huntington Beach

ATTACHMENT NO. 7.41

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

City of Huntington Beach

FEB 13 2009

Agreement of attached letter: Date: 2-11-09
Name: BRIAN Seleno
Signature: 
Address: 21172 Amberwick Ln. HB 92646

ATTACHMENT NO. 7.42

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

City of Huntington Beach

FEB 18 2009

Agreement of attached letter: Date: 2-13-09

Name: VICTOR & EDITH DWORAK

Signature: Victor Dworak Edith Dworak

Address: 21161 RICHMOND CIRCLE

ATTACHMENT NO. 7.43

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

City of Huntington Beach
FEB 18 2009

Agreement of attached letter: Date: Feb. 14, 2009
Name: Marvin E. Reynolds
Signature: Marvin E. Reynolds
Address: 21052 Red Jacket Circle H.B. Ca 92686

ATTACHMENT NO. 7.44

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

City of Huntington Beach

Agreement of attached letter: Date: 2-10-09 FEB 18 2009

Name: BRIAN AND PAMELA BAILEY

Signature: Pamela Bailey & HB Bailey

Address: 21102 Indigo Circle, HB

Please don't devalue our sweet quiet neighborhood further by adding even more buildings and traffic.

ATTACHMENT NO. 7.45

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

City of Huntington Beach

City of Huntington Beach

Agreement of attached letter: Date: 2-12-09 FEB 17 2009

Name: Lois N. Whelan

Signature: Lois N. Whelan

Address: 2121 Amberwick Lane
H.B. - 92646

ATTACHMENT NO. 746

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

City of Huntington Beach

FEB 17 2009

Agreement of attached letter: Date:

2.12.09

Name:

Deanna Miller

Signature:

Deanna Miller

Address:

21212 Binghampton Cir.
HB. CA 92646

ATTACHMENT NO. 7.47

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

February 10, 2009

City of Huntington Beach

Pamela Tyloch

Agreement of attached letter: Date: Richard Huizenga

FEB 13 2009

Signature: Pamela Tyloch
Name: Pamela Tyloch

Signature: Richard Huizenga

Address: 2141 Richmond Circle
HB, CA 92646

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

Agreement of attached letter: Date:

February 10 - 2008

Name:

Jim & Kay Barone

Signature:

Jim Barone / Kay Barone

Address:

21192 Strathmore Ln.
N.B. CA 92646

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

Based on our location in the neighborhood,
the opposition will be our only view out our
kitchen window - we oppose the project.

Agreement of attached letter: Date: 2/11/09

Name: John Kin & Katherine Hanse

Signature: [Handwritten Signature]

Address: 9792 Effinger Drive, HB, CA 92646

City of Huntington Beach

FEB 17 2009

February 7, 2009

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TERRY & SHARON

Terry and Sharon Crowther
21191 Richmond Circle
Huntington Beach, Ca. 92646 714-963-0312

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

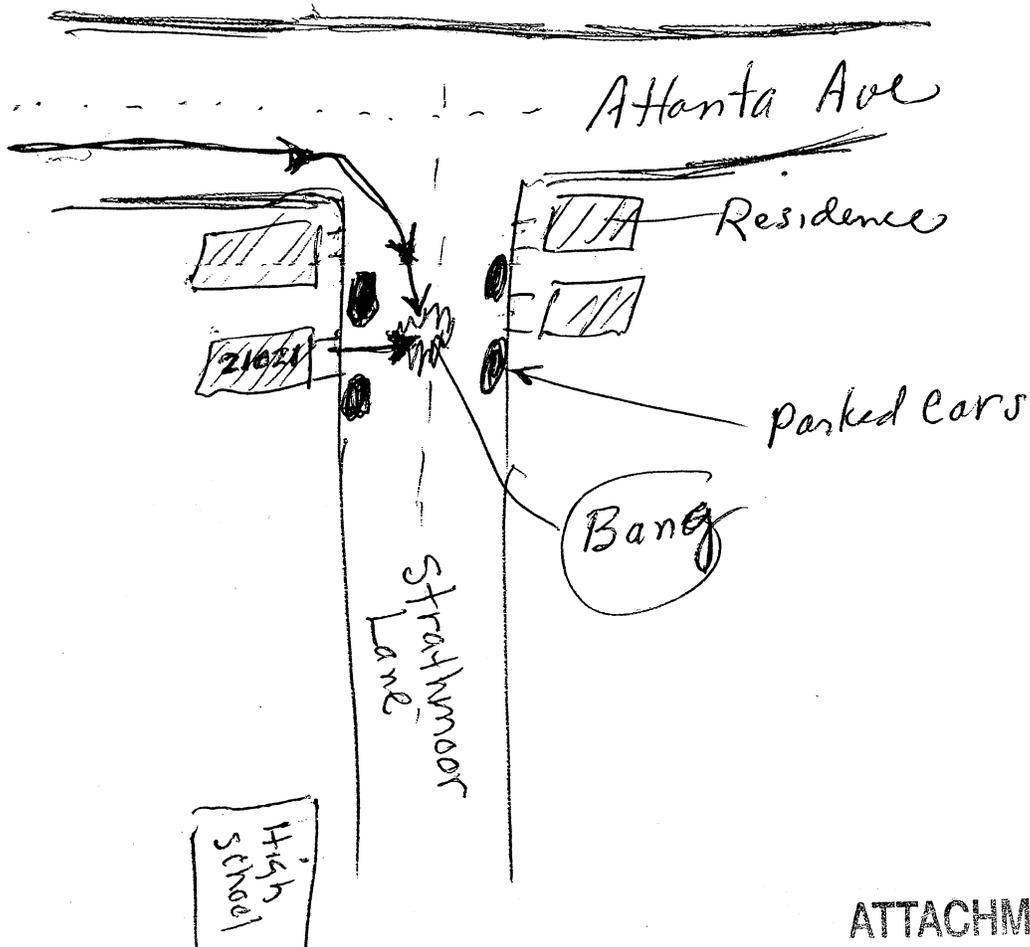
Agreement of attached letter: Date: 2/13/09
Name: James R. & Theresa Nowling
Signature: JR Nowling - Theresa Nowling
Address: 21021 Strathmoor Lane, HB 92646

Our driveway is 25 yds from Atlanta Ave. Cars on Atlanta sometimes hit 50 MPH (speed limit is 45). Sometimes East bound traffic slows only 15 mph & then makes the sharp right turn on Strathmoor to reach the highschool or soccer fields. Their visibility
(Next page)

ATTACHMENT NO. 1.51

is restricted by high speed, parked car (or SUV's) & the sharp turn angle. When backing out of our driveway it is very unsafe. Many fender benders have occurred to myself, my wife, friends family & neighbors. Let's restrict traffic & not increase it with more & new facilities in our noisy & dangerous residential area in H.B.

R. Nowlin
(714) 964-1005



FEB 12 2009

February 7, 2009

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Terry and Sharon Crowther
21191 Richmond Circle
Huntington Beach, Ca. 92646 714-963-0312

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

Agreement of attached letter: Date: FEB 11, 2009

Name: JOHN & DOTTIE CARDULLO

Signature: [Handwritten Signature]

Address: 21051 BEEKWORTH CR, 92646

PLEASE SEE LAST PAGE

ATTACHMENT NO. 7.53

The Crowthers make some compelling arguments against the Brethren Christian School gymnasium/expansion Project. Are what they state facts? We think there is some validity to their point of view.

What are your positions/answers to their questions?

JOHN CARULLO
2-11-09

February 7, 2009

FEB 26 2009

Dear Neighbor:

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Terry + Sharon

Terry and Sharon Crowther
21191 Richmond Circle
Huntington Beach, Ca. 92646 714-963-0312

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

Mary J. Cavalieri
and

Agreement of attached letter: Date: 2/11/09
Name: John L. Kent (AKA Jack Kent)
Signature: *John L. Kent*
Address: 21032 Strathmoor Ln. HB, CA

A limit should be put on the number of students allowed to attend the Brethren School. Otherwise it will grow indefinitely.

February 7, 2009

City of Huntington Beach

FEB 13 2009

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Terry and Sharon Crowther
21191 Richmond Circle
Huntington Beach, Ca. 92646 714-963-0312

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

Agreement of attached letter: Date: 2/12/09

Name: Lydia Nguyen

Signature: *Lydia Nguyen*

Address: 21041 AMBERWICK Ln. HB, CA 92646

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

Agreement of attached letter: Date: 2-10-09
Name: Dorothy Steele
Signature: *Dorothy Steele*
Address: 2412 Strathmoor Lane

City of Huntington Beach
FEB 23 2009

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

Agreement of attached letter: Date: Feb. 16, 2009
Name: David & Cindi Clapp
Signature: David Clapp & Cindi Clapp
Address: 21111 Red Jacket Creek City of Huntington Beach
HB, CA 92646

FEB 19 2009

City of Huntington Beach

FEB 19 2009

February 7, 2009

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Last week we received a Public Notice from the City of Huntington Beach Planning Department for a Negative Declaration for the Brethren Christian School Gymnasium Project.

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Because the proposed expansion and added activities change the entire profile of the school, we urge you to review the information. As stated in our letter, we feel there could be a negative impact on our community should this proposal be approved.

Should you agree with our concerns, it would be great if you could send your comments to the Planning Department as well. If you'd prefer, you could sign agreement of our letter, forwarding it to the Planner.

All comments must be to the Planner by 5:00 p.m., Tuesday, February 17, 2009, with a public hearing tentatively scheduled for early March, which we should all attend.

Hoping you agree that we need to maintain the integrity of our neighborhood.



Terry and Sharon Crowther
21191 Richmond Circle
Huntington Beach, Ca. 92646 714-963-0312

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

Agreement of attached letter: Date: 2/11/2009
Name: CORNETT, Robert + Sywe
Signature: Sywe Jyf Cornett
Address: 21142 Binghampton Cir
HB, CA 92646

ATTACHMENT NO. 7.59 11

February 7, 2009

City of Huntington Beach

FEB 19 2009

Dear Neighbor:

Last week we received a Public Notice from the City of Huntington Beach Planning Department for a Negative Declaration for the Brethren Christian School Gymnasium Project.

After looking at the draft, we sent the attached letter to the Planning Department.

Because the proposed expansion and added activities change the entire profile of the school, we urge you to review the information. As stated in our letter, we feel there could be a negative impact on our community should this proposal be approved.

Should you agree with our concerns, it would be great if you could send your comments to the Planning Department as well. If you'd prefer, you could sign agreement of our letter, forwarding it to the Planner.

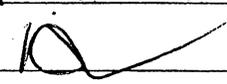
All comments must be to the Planner by 5:00 p.m., Tuesday, February 17, 2009, with a public hearing tentatively scheduled for early March, which we should all attend.

Hoping you agree that we need to maintain the integrity of our neighborhood.



Terry and Sharon Crowther
21191 Richmond Circle
Huntington Beach, Ca. 92646 714-963-0312

To: Rami Talleh, Senior Planner
Senior Planner
City of Huntington Beach
Planning Department

Agreement of attached letter: Date: 13 Feb 2009
Name: Angela & David Casella
Signature: 
Address: 21031 STRATHMOOR LN -

I can't even believe what the school is proposing - please also see attached!

ATTACHMENT NO. 7.602

FEB 18 2009

DEAR MR. TALLEH:

WE LIVE ON STRATHMOOR LANE. ALREADY WE HAVE PROBLEMS PULLING OUT ONTO OUR STREET DAILY DUE TO THE CARS GOING TO AND FROM THE SCHOOL AND THE SOCCER EVENTS ON THE WEEKENDS. THEE ARE SOME WEEKENDS WE CAN NOT EVEN PARK IN FRONT OF OUR OWN HOME OR HAVE FRIENDS OVER BECAUSE THERE IS NO PLACE TO PARK.

THERE ARE MANY ACCIDENTS AT ATLANTA AND STRATHMOOR AND WE HAVE COMPLAINED ABOUT THIS NUMEROUS TIMES. WE HAVE CALLED OFFICERS, TALKED TO THEM WHEN THEY WERE AT THE ACCIDENTS, WE HAVE EMAILED TO GET SPEED BUMPS, LIGHTS, JUST TO HAVE AN OFFICER GIVE TICKETS TO THE RECKLESS DRIVERS THAT ON ANY DAY JUST MISS OUR CHILDREN AND ANIMALS..ANYTHING TO HELP US. OUR NEIGHBORS' CARS HAVE BEEN HIT, OURS HAVE BEEN HIT AND NOW YOU WANT TO ADD MORE CALAMITIES TO OUR SITUATION? THIS IS UNFAIR.

WE LIVE IN A NICE, MODEST HOME. WE DESERVE A NICE, MODEST LIFE. THE NEIGHBORHOOD ALREADY COMPLAINS TO THE SCHOOL. WHAT THE SCHOOL IS PROPOSING TO BUILD IS RIDICULOUS FOR A SCHOOL SITUATED IN THE INTERIOR OF A NEIGHBORHOOD. I HAVE LIVED IN HB ALL MY LIFE AND THE PLACES WITH THESE FACILITIES ARE NOT USUALLY LOCATED INSIDE LIKE THIS. SOWERS WOULD HAVE BEEN A MUCH BETTER FACILITY FOR THIS. THIS SHOULD HAVE STAYED A JR. HIGH, NOT THIS SPORTS FACILITY THEY ARE TRYING TO MAKE IT.

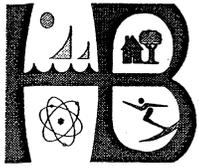
WE ARE AGAINST THIS 100% AND WILL DO EVERYTHING WE CAN TO PREVENT IT FROM OCCURRING. IT IS UNFAIR TO OUR NEIGHBORHOOD, NOT TO MENTION WHAT IT WILL DO TO THE PROPERTY VALUE OF OUR HOME.

THANK YOU FOR YOUR TIME.

SINCERELY,



ANGELA AND DAVID CASELLA



CITY OF HUNTINGTON BEACH

ENVIRONMENTAL BOARD

February 17, 2009

City of Huntington Beach
Department of Planning
2000 Main Street
Huntington Beach, California 92648

Attention: Mr. Rami Talleh, Senior Planner

Subject: Entitlement Plan Amendment # 2008-005 & CUP # 2008-052, Brethren Christian School Gymnasium

Dear Mr. Talleh:

At the February 5th, 2009 Environmental Board meeting the members reviewed the subject Environmental Impact Report (EIR). The Board is pleased to see the attention to neighborhood environmental issues. We offer the following comments and recommendations for your consideration.

A) Awareness of City's published Green Policies

The City Council and City Staff have committed to a citywide green policy. Guidelines for green design, engineering, construction, and operation are now available to the public and developers. Many recent projects have addressed green issues within their Environmental Assessment. There is little consideration given to energy, construction waste, water usage or building best management practices (BMP's) in any section of this EIR. The Board suggests that the overall building energy profile be reviewed in the context of upgraded options and design. We are not necessarily suggesting a LEED standard, but are suggesting consideration of options for long term energy and resource saving. We suggest the design team visit <http://surfcity-hb.org/Government/Departments/Planning/gbplanning.cfm> for additional information.

B) Parking Concerns

Several critical assumptions go into any parking space requirements. Nominal assumptions were used to determine the number of parking spots needed for this project. The analysis apparently did not include any guest parking spaces. In fact, nowhere in the entire document does it give the actual seating capacity for the gym for different events. Only a square footage basis is given. It would seem something as basic as seating capacity would have to be prominent in any analysis to a project such as this, especially in regards to parking. It is a fact that many sites such as this in the city burden their surrounding neighborhoods during functions and special events which tend to happen regularly. The Board requests that a significant impact be identified and that real life assumptions be used for a variety of event scenarios to determine a realistic estimate of total parking spaces required.

ATTACHMENT NO. 7.62

C) Noise and Lighting Concerns

There will be nighttime events on playing fields close to residences that will require permanent and temporary illumination. The height of the lighting standards is discussed in general. The Board recommends that illumination problems on local residents and energy use be discussed in further detail.

We appreciate the opportunity of working with you on this review. Please don't hesitate to contact us with questions.

Very truly yours,

HB Environmental Board

David Guido, LEED A.P.
Chair

CC: City Council
Planning Commission

February, 23, 2009

Kevin A. Coleman
DevelopmentNet Co
3130 Airway Ave.
Costa Mesa, CA 92626
714-754-4454
kcoleman@netdevco.com

City of Huntington Beach

FEB 23 2009

Dear Kevin,

Sharon and I want to thank you for the message last Thursday thanking us for taking the time to meet with you. We also want to thank you for 'walking your talk' when it comes to being a good neighbor by contacting the police department to have the driving speeds on our interior residential streets enforced. Also, thank you for saying you are going to pass out notices to inform our neighbors so they would be aware of why the police would be in our neighborhood.

Where the three hour meeting was longer than my wife I had anticipated, we do appreciate all you had to say in an effort to demonstrate that you and Brethren Christian want to be good neighbors.

After you left, we reflected on your comment about being a good neighbor and thought about if my wife and I were being good neighbors to Brethren Christian.

We believe we were good neighbors by supporting the movement to save the school sites for future generations.

We believe we were good neighbors when we went direct to the principal of Brethren Christian to express our concerns over the teachers, students, and parents driving at unsafe speeds in our neighborhood.

We don't believe we were good neighbors when we wrote our letter to the City regarding the proposed expansion of the facilities at Brethren Christian and didn't contact or copy the principal. For that we apologize.

This brings me to the question I asked you on Wednesday, "What benefits are there for us in the proposed expansion of the facilities at Brethren Christian?" And your honest reply was, "None."

So, if the honest answer is none, and we believe it is, we're left with: Is Brethren Christian equally concerned about us as they are about themselves?

We don't have the answer to this question, but we do see what you're proposing and we believe what you're proposing with your expansion will:

- Allow others, outside our neighborhood, to use your facilities increasing traffic beyond the 8:00 am – 3:00 pm school hours, and beyond the school year.
- Add additional traffic on our interior residential streets and erode the safety of our neighborhood.
- Change the quiet residential character of our neighborhood forever.
- Further reduce our over \$800,000 property value.

Because of this, we are left with continuing to do what we can to demonstrate that your proposed expansion of facilities, inside a single-family residential community, is inconsistent with the surrounding land use.

Sincerely



Terry and Sharon Crowther
21191 Richmond Circle
Huntington Beach, CA 92646
714-963-0312

Cc:

Rick Niswonger, Principal Brethren Christian

~~Rami Talleh~~, Senior Planner, City of Huntington Beach

Planning Commissioners, City of Huntington Beach:

Elizabeth Shier-Burnett

Blair Farley

Barbara Delgleize

Tom Livengood

John Scandura

Fred Speaker

Council Members, City of Huntington Beach:

Keith Bohr

Jill Hardy

Don Hansen

Cathy Green

Devin Dwyer

Gil Coerper

Joe Carchio

March 2, 2009

Dear Neighbors,

Thank you again for allowing us to be part this neighborhood family. Our desire is to be a pleasant and positive addition. As you know, we have submitted plans to the city for an on-campus gym. In response, neighbors have inquired about traffic, lighting and other issues related to the use of our campus.

We would like to invite you to the campus at 3:00 pm, Sunday, March 8, in our drama room to receive your input on the significant, permanent adjustments to policies and practices put in place in response to these concerns. The following document summarizes many of these changes.

Please join us on Sunday. Also, please know that you can always email me at rniswonger@mail.bchs.net or call me at 714.962.6617. My cell phone is 562.706.2869. Thank you again for allowing us to be part of the neighborhood!

Sincerely,



Rick Niswonger
Principal

Frequently Asked Questions (FAQ)

Here are some of the questions neighbors have been asking regarding the Brethren Christian campus.

Is Brethren Christian seeking to grow enrollment beyond the original school facility design?

Brethren Christian currently operates on a conditional use permit (CUP) from the city that holds enrollment well below the original design for the facility. Brethren Christian is not seeking to increase this limit. The school believes strongly that small schools are the most effective.

Saturday, Sunday and sometimes Friday events have increased traffic and parking on our neighborhood streets. What is being done about this?

As a requirement in Brethren Christian's lease with the Huntington Beach City School District, and as a requirement in our city CUP we must make the fields available to community groups like AYSO. In an effort to curtail the impact to the neighborhood we have stopped allowing any tournaments on the field beyond AYSO use.

Brethren itself does not use the field on Sunday and has only very rare use on Saturday. Additionally we have decided to open the north side of the field for parking for our 5-7 Friday night football games per year. This should virtually eliminate the need for football parking in the neighborhood. You have our apology for not foreseeing this issue.

The lights on the field have impacted the neighborhood. How is this being handled?

These lights have actually been on the field for decades. Brethren did not install them nor do any Brethren sports or other programs require their use. Their sole purpose is for AYSO. Apparently the bulbs were changed recently and one or two of the lights were knocked out of alignment. They shine into the neighborhood. AYSO has agreed to have the lights adjusted so that the "spillage" is reduced. They have also agreed that the lights will be off before 9:00 pm every night.

Is the height of the planned new gym in scale with the surrounding community?

The scale of the building is in harmony with the surrounding neighborhood. It is the same height as the apartments across the park. It is also within two feet in height of the two story homes that back up to the school property. The placement of the gym is at the back of the campus with trees and other buildings largely obscuring it from view.

Drivers have been observed speeding through the neighborhood. What is being done to stop this?

Brethren Christian has actively taken steps to curtail speeding in the neighborhood by students, parents, and other users of the facility. The school has contacted the Huntington Beach Police Department and they have agreed to unannounced, ongoing traffic patrols in the neighborhood. Additionally, the school has requested from the city public works commission that deceleration lanes be installed on Brookhurst and Atlanta leading to the neighborhood. This will slow traffic before it enters Effingham or Strathmoor.

What is being done about others using the property hanging around long after the event is over?

Brethren Christian now requires all users of the facility to pay for security before and after each event. Additionally, should our improvement plans be approved, four gates will be installed to prevent vehicles from being on campus other than during scheduled events.

A Ministry of Greater Long Beach Christian Schools, Inc.

21141 Strathmoor Lane • Huntington Beach, California 92646 • (714) 962-6617 • Fax (714) 962-3171

Website: www.bchs.net • E-mail: rniswonger@bchs.net

ATTACHMENT NO. 8.2

**ENVIRONMENTAL CHECKLIST FORM
CITY OF HUNTINGTON BEACH
PLANNING DEPARTMENT
ENVIRONMENTAL ASSESSMENT NO. 2008-018**

1. PROJECT TITLE:

Concurrent Entitlements: Entitlement Plan Amendment No. 2008-005 and Conditional Use Permit No. 2008-052 (Brethren Christian School Gymnasium)

2. LEAD AGENCY:

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

Contact: Rami Talleh, Senior Planner
Phone: (714) 536-5271

3. PROJECT LOCATION:

21141 Strathmoor Lane (west side of Strathmoor Ln., south of Atlanta Ave.)

4. PROJECT PROPONENT:

Kevin A. Coleman, Net Development, 3130 Airway Avenue, Costa Mesa, CA 92626

Contact Person: Kevin A. Coleman
Phone: (714)754-4454

5. GENERAL PLAN DESIGNATION: P(RL) (Public – Residential Low Density Underlying Designation)

6. ZONING: PS (Public Semipublic)

7. PROJECT DESCRIPTION:

The project consists of recreational facilities and associated improvements at an existing private junior high and high school site. The components of the project include the construction of a 34-foot tall, approximately 27,000 sq. ft. gymnasium, enhancements to existing landscape areas, displacement of 87 parking spaces for the construction of the gymnasium, construction of three new parking areas totaling 92 parking spaces, resurfacing existing parking lot areas, and expansion of the existing sport program to include evening football and basketball matches.

The proposed gymnasium is located along the southerly property line furthest away from residential uses to the north, east and west abutting an approximately 180 ft. wide Southern California Edison

easement currently developed as a park. The gymnasium will occupy a portion of the existing school parking lot and replace six outdoor basketball courts. The gymnasium will displace approximately 87 parking stalls which will be relocated to an area at the entrance of the gymnasium and along the northerly property line. The gymnasium contains three practice size basketball courts which convert into one full sized basketball court that doubles as an indoor volleyball court, bleacher seating, restrooms, team rooms, weightlifting room, concessions area, and restrooms for the adjacent fields. Activities within the proposed gymnasium will consists of indoor sports activities and ancillary events catering to the surrounding community, churches, and youth sports programs during school hours in addition to some weekend and nighttime events. Other uses include band and choir practice and drama rehearsals and events. These uses will be relocated from unenclosed areas of the school campus in an attempt to reduce existing noise impacts.

The existing landscape areas along the Bluefield Dr., Strathmoor Ln., and Effingham Dr. street frontages will be enhanced with new ornamental landscaping. All existing landscaping on site will remain and be protected in place. The displaced parking spaces resulting from construction of the gymnasium will be replaced in three new parking areas: a 34 space parking area along the northerly property line, a 37 space parking area along the west side of the main school buildings, and a 21 space parking area adjacent to the gymnasium entrance. In constructing the new parking areas an existing fire lane that ends in a hammer head design on the west side of the main buildings will be extended to the north to connect with the existing parking area at the intersection of Bluefield Drive and Strathmoor Ln.

The existing sports program at the school will be expanded to include basketball games within the gymnasium. Basketball practice is expected to occur daily during school hours. Basketball games will be scheduled two times per week between the hours of 7:00 pm and 9:30 pm. Football matches have already begun in the existing lighted fields. Football practice is held during school hours. The football season consists of 5 night games between the hours of 7:00 pm and 9:30 pm. Bleachers will be constructed for the existing full sized soccer field/football field along the southern property line abutting the Southern California Edison easement. Additional portable lighting will be used for the football matches. Up to four portable light standards will be wheeled out onto the field during night games. The portable light standards when cranked to their highest point are approximately 30 ft. high. The existing light standards used throughout the sports fields are approximately 70 ft. high.

- 8. SURROUNDING LAND USES AND SETTING:** The project site is located at Gisler School, a closed school site currently being used as a private junior high and high school (Brethren Christian School). The private school was temporarily approved by the City for a period of two years with a maximum of 500 students in 1998. The City later approved the school to operate with a maximum of 720 students on a permanent basis in 2000. Currently, the school operates at less than the maximum capacity at approximately 500 students. The surrounding uses consist of primarily single family residences to the north, east, and west. Gisler Park is located to the south of the site. The park is approximately 11 acres in size and is located within a Southern California Edison easement. The Gisler Park parking lot is located to the southwest of the site. The parking lot contains 55 parking spaces.

In addition, the Huntington Beach City School District has an agreement with the American Youth Soccer Organization (A.Y.S.O.) to allow use of the existing lighted, full sized soccer fields and parking at the Gisler School site. A.Y.S.O. uses the existing lighted fields and parking lot at the subject site on weekday afternoons and on weekends. The hours of operation of operation for Brethren Christian School uses are between 7:00 am to 5:00 pm, Monday through Friday. The

A.Y.S.O. uses the parking lot on weekdays between the hours of 5:00 pm and 9:00 pm and on weekends. The school buildings and soccer field uses do not occur simultaneously. In the event that school events at the gymnasium and existing fields are scheduled to occur after 5:00 pm and on weekends, they will not occur simultaneously with A.Y.S.O. matches and practices.

9. OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION:

None.

10. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED) (i.e. permits, financing approval, or participating agreement):

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

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

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

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

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

Signature Rami Talleh

Date 1/20/09

Printed Name Rami Talleh

Title Senior Planner

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.
2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. "Potentially Significant Impact" is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more "Potentially Significant Impact" entries when the determination is made, preparation of an Environmental Impact Report is warranted.
4. "Potentially Significant Impact Unless Mitigated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVIII, "Earlier Analyses," may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVIII at the end of the checklist.
6. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided in Section XVIII. Other sources used or individuals contacted have been cited in the respective discussions.
7. The following checklist has been formatted after Appendix G of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the City of Huntington Beach's requirements.

(Note: Standard Conditions of Approval - The City imposes standard conditions of approval on projects which are considered to be components of or modifications to the project, some of these standard conditions also result in reducing or minimizing environmental impacts to a level of insignificance. However, because they are considered part of the project, they have not been identified as mitigation measures. For the readers' information, a list of applicable standard conditions identified in the discussions has been provided as Attachment No. 4.

SAMPLE QUESTION:

<i>ISSUES (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Would the proposal result in or expose people to potential impacts involving:</i>				
<i>Landslides? (Sources: 1, 6)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

ISSUES (and Supporting Information Sources):

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. LAND USE AND PLANNING. Would the project:

- a) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: 1 and 2)
-

Discussion: The existing General Plan land use designation and zoning for the property are P (RL) (Public – Residential Low Density Underlying Designation) and PS (Public Semipublic), respectively. The 27,000 sq. ft. gymnasium as an accessory use to an existing private school and associated improvements are consistent with both the zoning and general plan designations; however, the proposed gymnasium construction is subject to approval of a conditional use permit. Therefore the project will not conflict with any land use plan in the city of Huntington Beach, including the Municipal Code, the Zoning and Subdivision Ordinance and the General Plan. No impacts are anticipated

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

Discussion: The proposed project involves the construction of an approximately 27,000 sq. ft. gymnasium as an accessory use to an existing private school (Gisler School) and associated improvements. The project site is not located within an area designated as a wildlife habitat area. The proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan as none exists in the City. No impacts are anticipated.

- c) Physically divide an established community? (Sources: 1,3, and 4)
-

Discussion: The proposed project will not disrupt or physically divide an established community. The proposed project involves the construction of an approximately 27,000 sq. ft. gymnasium as an accessory use to an existing private school (formerly Gisler School) and associated improvements. The project does not consist of the construction of any roads, road widening, rail lines, bridges or other features that would physically divide a community. No impacts would occur.

II. POPULATION AND HOUSING. Would the project:

- a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extensions of roads or other infrastructure)? (Sources:1)
-

Discussion: The proposed project will not induce substantial population growth in an area, either directly or indirectly. The proposed project involves the construction of an approximately 27,000 sq. ft. gymnasium as an accessory use to an existing private school (formerly Gisler School) and associated improvements. The project does not consist of the construction of new homes, business, or extension of roads or other

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

infrastructure. The existing private school was previously approved with a maximum of 720 student and 75 employees. No changes to the maximums are proposed. Construction of the gymnasium and associated improvements will be new amenities that may attract new students to the school and possibly attract more people to reside in the City. However, any increase in the student body resulting from the new gymnasium will not exceed the maximum threshold previously established for the school. A less than significant impact is anticipated.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources:1,3,4, and 5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

See discussion under item c.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources:3,4,and 5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Discussion: The proposed project involves the construction of an approximately 27,000 sq. ft. gymnasium as an accessory use to an existing private school (formerly Gisler School) and associated improvements where no residential uses exist on site. In addition, acquisition of land would not be required to accommodate the proposed improvements. The project would not result in the displacement of any housing or people. No impacts would occur.

III. GEOLOGY AND SOILS. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault ? (Sources:1 and 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion: The project is not known to be traversed by an active fault and is not located within the Alquist-Priolo Earthquake Fault Zone for surface fault rupture hazards. The nearest active fault is the Newport-Inglewood fault located approximately 1 mile west of the project site. No impacts are anticipated.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| ii) Strong seismic ground shaking? (Sources:1 and 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Discussion: The project site is located in a seismically active region of Southern California. Therefore, the site could be subject to strong ground shaking in the event of an earthquake. Structures built in Huntington Beach are required to comply with standards set forth in the California Building Code (CBC) and standard City codes, policies, and procedures which require submittal of a detailed soils analysis prepared by a Licensed Soils Engineer. Conforming with CBC requirements and standard City code requirements will ensure potential impacts from seismic ground shaking are less than significant.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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iii) Seismic-related ground failure, including liquefaction? (Sources:1,9 and 16)

Discussion: Although the site is located within an area identified by the City's General Plan as having a very high potential for liquefaction, the project site is not located within a liquefaction zone, according to Seismic Hazard Zones maps of the California Division of Mines and Geology (CDMG). Additionally, the potential for liquefaction of the subsurface soils at the site is considered low, due to the absence of loose sandy soils above the groundwater level as is typical in the vicinity of the project site. Therefore liquefaction impacts associated with seismic related ground failure to people and structures on-site would be less than significant.

iv) Landslides? (Sources:1)

Discussion: According to the City of Huntington Beach General Plan, the site is not in an area susceptible to slope instability. The project site is located on a flat parcel of land and no slopes or other landforms susceptible to landslides exist in the vicinity of the property. Moreover, the California Division of Mines and Geology has not mapped any earthquake-induced landslides at, or in the vicinity of, the site that would be indicative of the potential for slope instability at or in the vicinity of the site. No impacts from landslides are anticipated.

b) Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources:1 and 9)

Discussion: Minor grading and landscape modifications may result in short term wind and water erosion impacts. However, after completion of the project, the site will be covered with structures, landscaping, and paving which would preclude substantial soil erosion. Construction of the gymnasium will occur in the paved parking lot area adjacent to the existing school buildings. The new parking areas will be constructed on existing paved areas and some landscaped areas. Other improvements such as the landscape enhancements and football bleachers will occur in existing planter area and fields. The site is primarily flat and does not contain any unique physical or geologic features. There will be no export of soil. A less than significant impact is anticipated.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Sources:1 and 9)

Discussion: Refer to Responses III.a iii) and III.a iv) for discussion of liquefaction and landslides, respectively. Subsidence is large-scale settlement of the ground surface generally caused by withdrawal of groundwater or oil in sufficient quantities such that the surrounding ground surface sinks over a broad area. The project site has not been identified as an area with the potential for subsidence. In addition, withdrawal of oil or other mineral resources would not occur as part of the proposed project and, therefore, subsidence is not anticipated to occur. However, in the event of an earthquake in the Huntington Beach area, the site may be subject to ground shaking. The CBC and associated code requirements address lateral spreading and subsidence. Less than significant impacts are anticipated.