

**CITY OF HUNTINGTON BEACH
PLANNING COMMISSION STUDY SESSION**

**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)
MAY 26, 2015**

SUMMARY

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

- **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.
 - 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.

- **Proposed Project:**

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 and sell the subdivided lots to a private home builder.

The project consists of the following entitlement requests:

- Mitigated Negative Declaration (MND): to analyze the potential environmental impacts associated with the project;
- General Plan Amendment to amend the existing land use designation for the LeBard Elementary School portion of the project site from Public (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 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.
- Tentative Tract Map: 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). Lot sizes would average approximately 7,216 sf in total area. Associated infrastructure would also be constructed, to include a private 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.
- Conditional Use Permit (CUP): to expand the surface parking lot at LeBard Park and to provide water quality and accessibility upgrades within the expanded park area. A CUP is also required to allow the development of the proposed 15-lot subdivision on a site with a grade differential greater than three feet.
- Variance: to provide 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 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.

- CEQA – On April 9, 2015 the Environmental Assessment Committee approved the processing of a mitigated negative declaration (MND) for the project. The draft MND indicates 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 has been made available for a 30-day public review period from April 16, 2015 through May 15, 2015 (available at <http://www.surfcity-hb.org/Government/Departments/Planning/Environmentalreports.cfm>). 28 comment letters were received on the MND and responses to comments and errata, if necessary, will be prepared and forwarded to the Planning Commission and City Council prior to action on the project.
- Planning Issues
 - The proposed amendment to change the General Plan land use designations from Public to Open Space – Park and Residential Low Density;
 - The proposed zone change from Public/Semipublic to Open Space – Park and Recreation and Residential Low Density;

- Land use compatibility of the proposed 15-unit single-family residential project with the surrounding properties;
- The environmental impacts associated with the proposed project as analyzed in Draft MND No. 12-008;
- Compliance of the proposed 15-unit project with provisions of the HBZSO and Subdivision Map Act; and
- Development on a site with three-foot grade differential and proposed reductions in perimeter landscape requirements for the expanded and reconfigured parking lot.

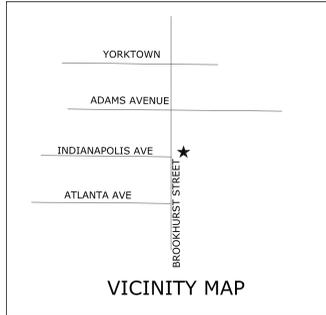
□ **The Planning Commission public hearing is tentatively scheduled for June 9, 2015.**

□ **Public Participation**

1. City Council Meeting – MOU Approval (May 5, 2014)
2. Community Services Commission meeting (November 19, 2014)
3. Community meeting (April 2, 2015)
4. Public review of MND No. 12-008 (April 16, 2015 – May 15, 2015)
5. Subdivision Committee (May 19, 2015)
6. Planning Commission public hearing tentatively scheduled for June 9, 2015
7. City Council public hearing tentatively scheduled for July 6, 2015

□ **Attachments:**

1. Tentative Tract Map No. 17801
2. Park improvement plans
3. Draft MND No. 12-008 – not attached; refer to website:
http://www.huntingtonbeachca.gov/files/users/planning/LeBardPark_DISMND_2015-04-16_web.pdf
4. MND No. 12-008 comment letters
5. City Council approved MOU, May 5, 2014



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 Cramer Lane
 Huntington Beach, CA 92646

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

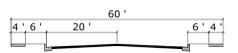


NOTES:

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

EASEMENTS:

- Parcel 1
- An easement for utilities and incidental purposes to Southern California Edison Company (plotted)
- Parcel 2
- CC&R's recorded in Book 7609, Page 794
 - The use and control of cienegas 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 cienegas 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 incidental purposes to Southern California Edison Company; Book 8070, Page 986 (plotted)

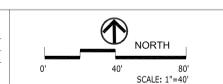


PREPARED FOR:
 HUNTINGTON BEACH CITY SCHOOL DISTRICT
 20451 CRAMER LANE
 HUNTINGTON BEACH, CALIFORNIA 92846
 www.hbcisd.k12.ca.us

PREPARED BY:
 TRG Land
 888 Production Place
 Newport Beach, CA 92661
 www.trgland.com
 The Leader in Hillside Planning & Design

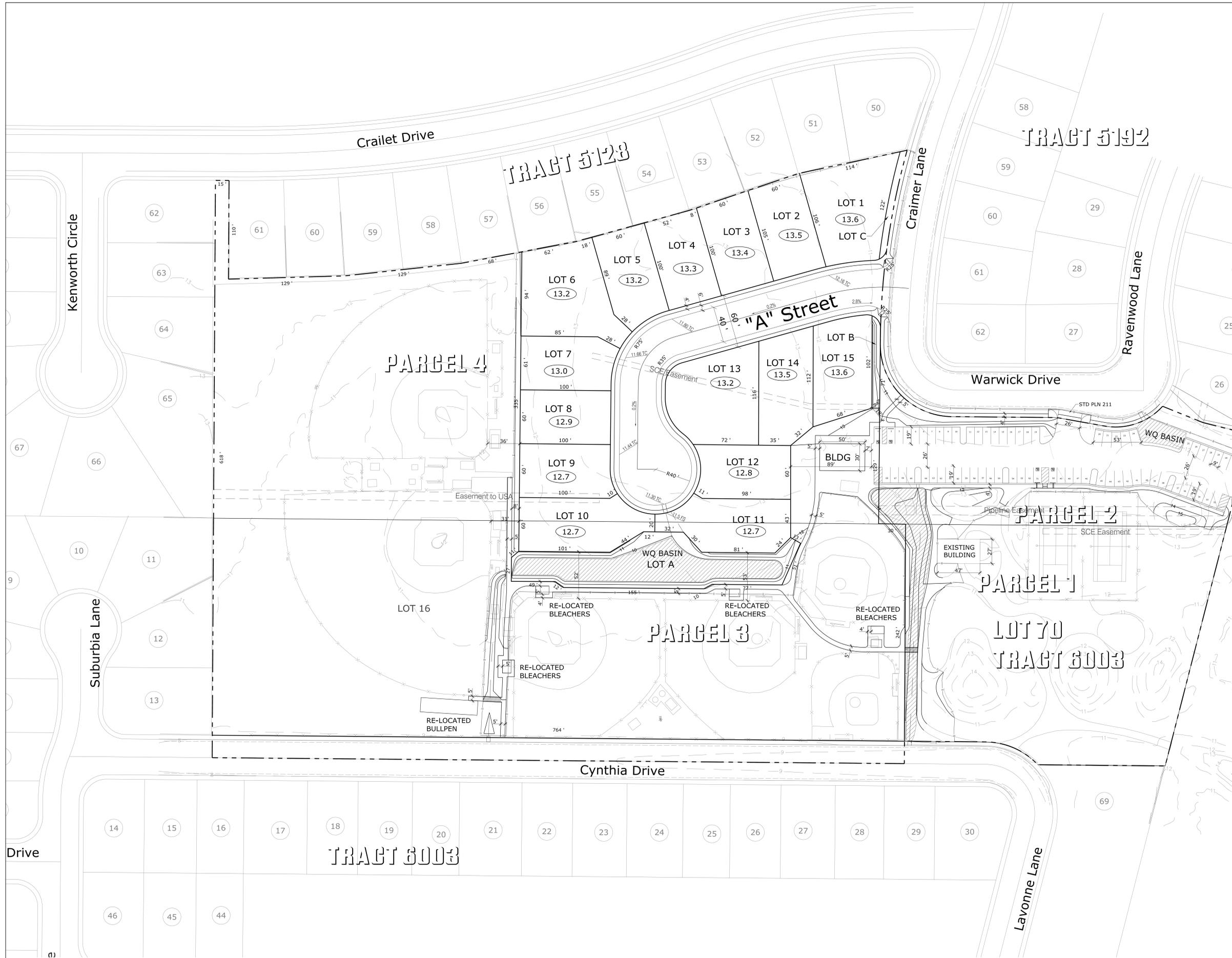
ENGINEER:
 MSA
 Land Solutions, Inc.
 30854 Hamilton Trail, Trabuco Canyon, CA 92679

JOB NO: 40910
 DATE: JANUARY 21, 2015
 SCALE: AS SHOWN



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

SHEET
 1
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LOT DIMENSIONS			
LOT	DIMENSIONS	SQUARE FEET	AC
LOT 1	114' X 106'	9353.9 sq. ft.	0.21 ac
LOT 2	60' X 105'	6412.0 sq. ft.	0.15 ac
LOT 3	60' X 100'	6200.1 sq. ft.	0.14 ac
LOT 4	60' X 100'	6101.8 sq. ft.	0.14 ac
LOT 5 *	60' X 100'	6277.3 sq. ft.	0.14 ac
LOT 6 *	80' X 100'	10070.2 sq. ft.	0.23 ac
LOT 7 *	61' X 100'	6114.5 sq. ft.	0.14 ac
LOT 8	60' X 100'	6005.9 sq. ft.	0.14 ac
LOT 9 *	60' X 100'	6115.0 sq. ft.	0.14 ac
LOT 10 *	60' X 152'	7883.4 sq. ft.	0.18 ac
LOT 11 *	60' X 150'	7479.0 sq. ft.	0.17 ac
LOT 12 *	60' X 107'	6078.7 sq. ft.	0.14 ac
LOT 13	72' X 116'	9783.2 sq. ft.	0.22 ac
LOT 14	60' X 112'	7253.4 sq. ft.	0.17 ac
LOT 15	68' X 102'	7119.7 sq. ft.	0.16 ac
TOTAL		108248.0 sq. ft.	2.49 ac

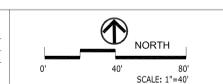
* DENOTES LOTS WITH LESS THAN 60' FRONTAGE

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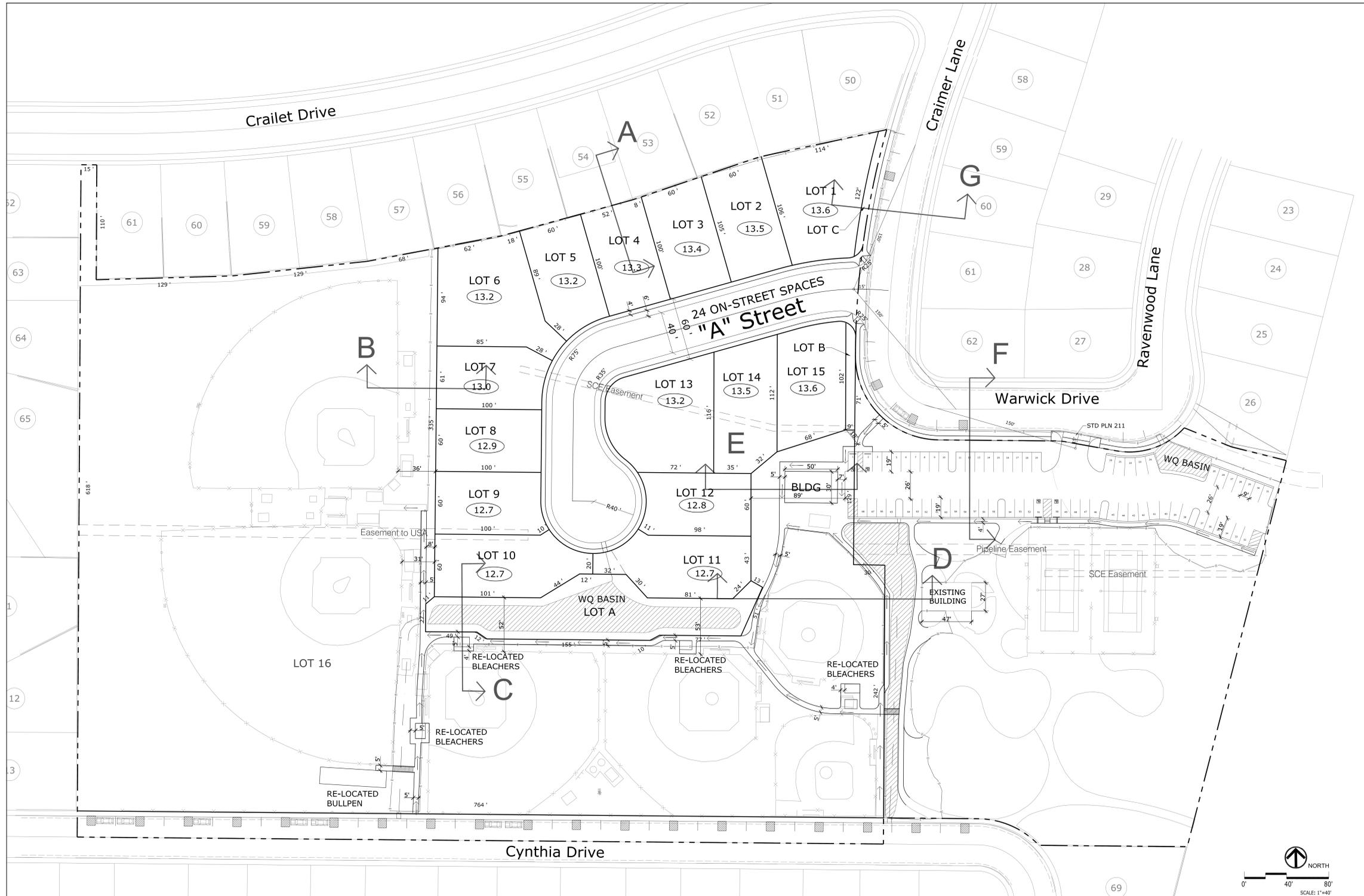
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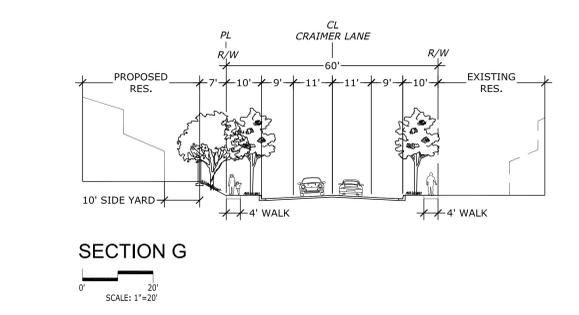
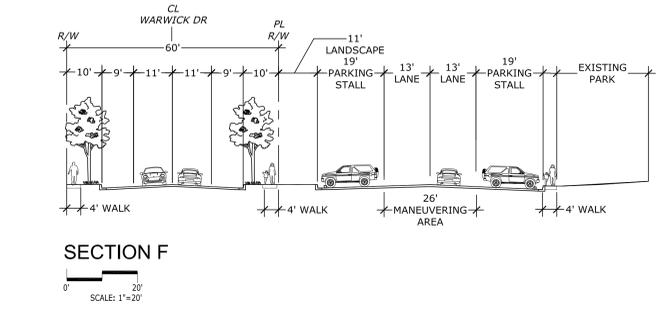
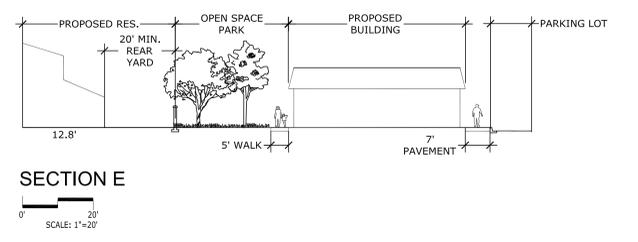
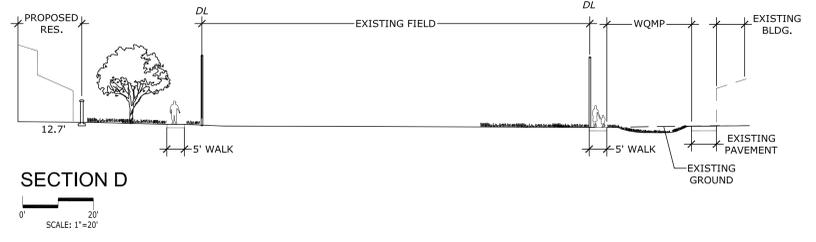
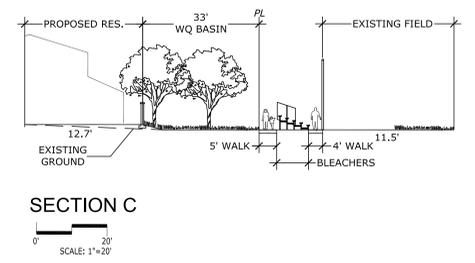
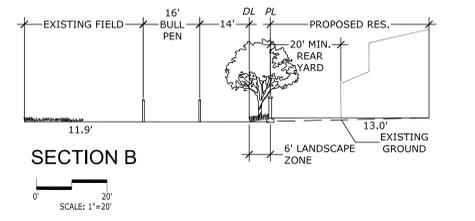
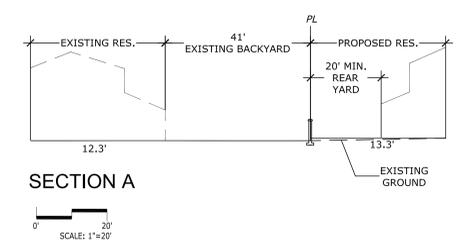


TECHNICAL SITE PLAN
 TENTATIVE TRACT NO. 17801
 in the City Huntington Beach, County of Orange, California

SHEET
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- NOTES:**
- CURRENT GENERAL PLAN - PUBLIC WITH AN UNDERLYING DESIGNATION OF RESIDENTIAL LOW DENSITY
 - PROPOSED GENERAL PLAN - RESIDENTIAL LOW DENSITY RL-7 AND RECREATION FOR THE PARK PORTION
 - CURRENT ZONING - PUBLIC AND SEMI-PUBLIC WITH AN UNDERLYING 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



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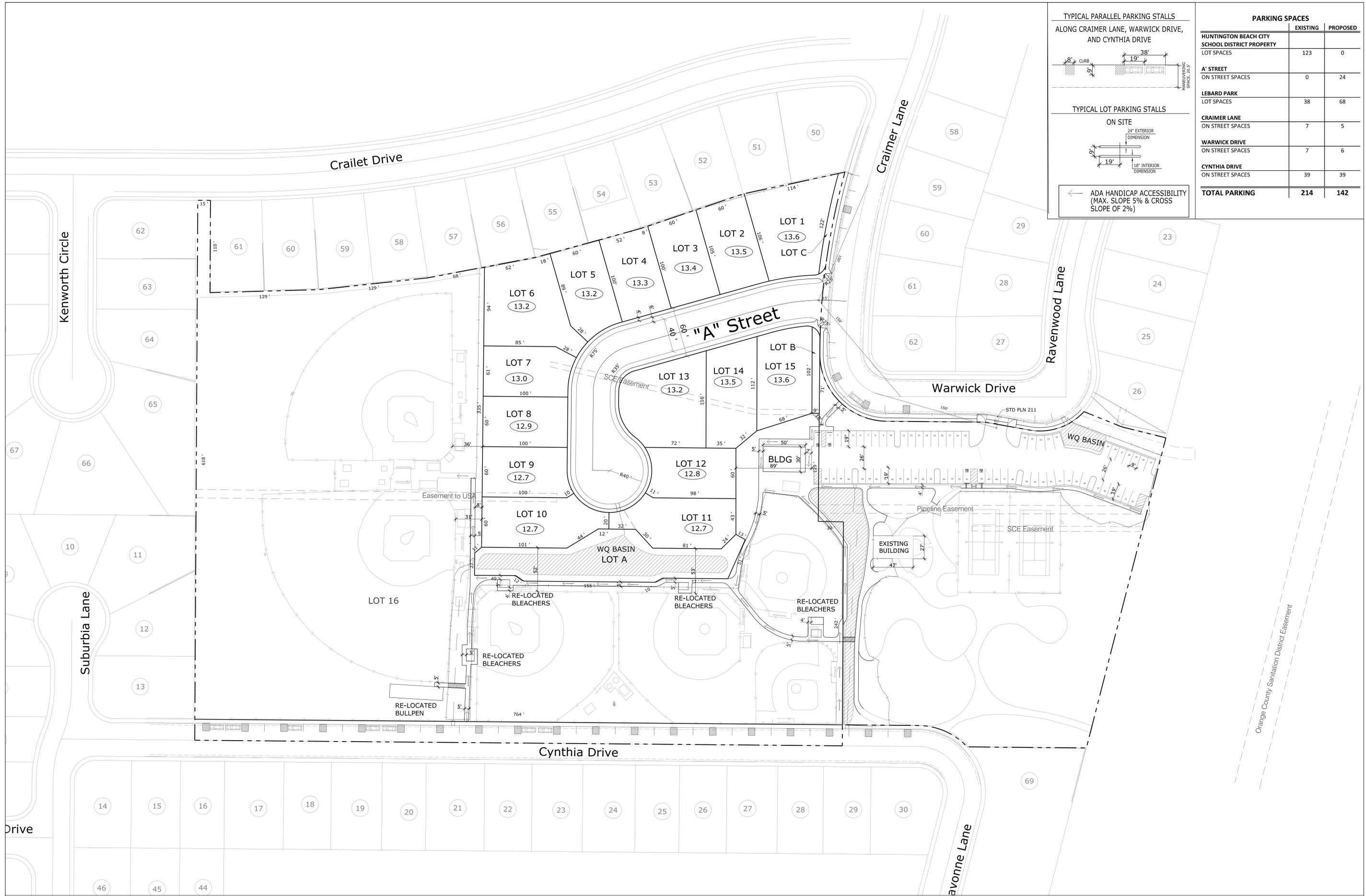
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ENGINEER:
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DETAIL SHEET
TENTATIVE TRACT NO. 17801
in the City Huntington Beach, County of Orange, California

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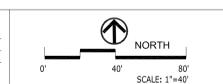


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30254 Hamilton Trail, Trabuco Canyon, CA 92679

JOB NO: 40910
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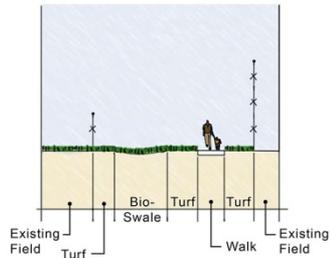
PARKING AND DIMENSION PLAN
TENTATIVE TRACT NO. 17801
in the City Huntington Beach, County of Orange, California

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of
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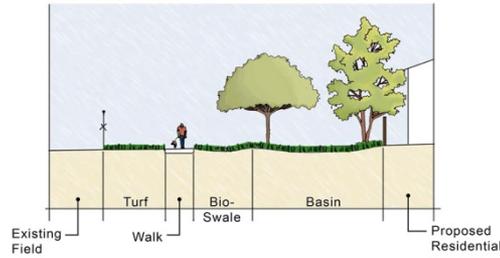
Proposed Park Plan



Sections



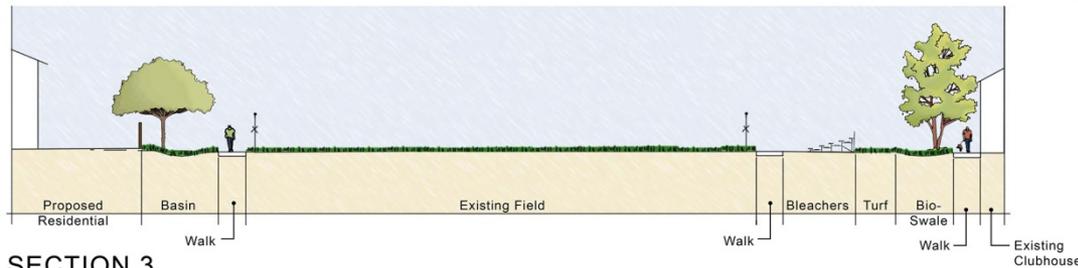
SECTION 1



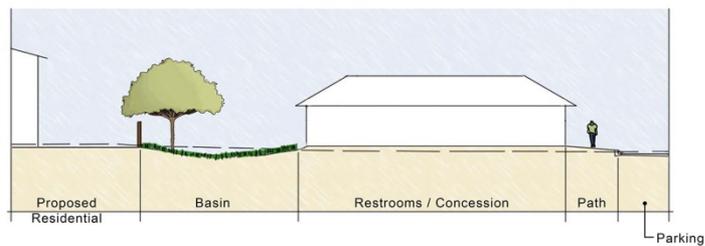
SECTION 2



BRIDGE DETAIL



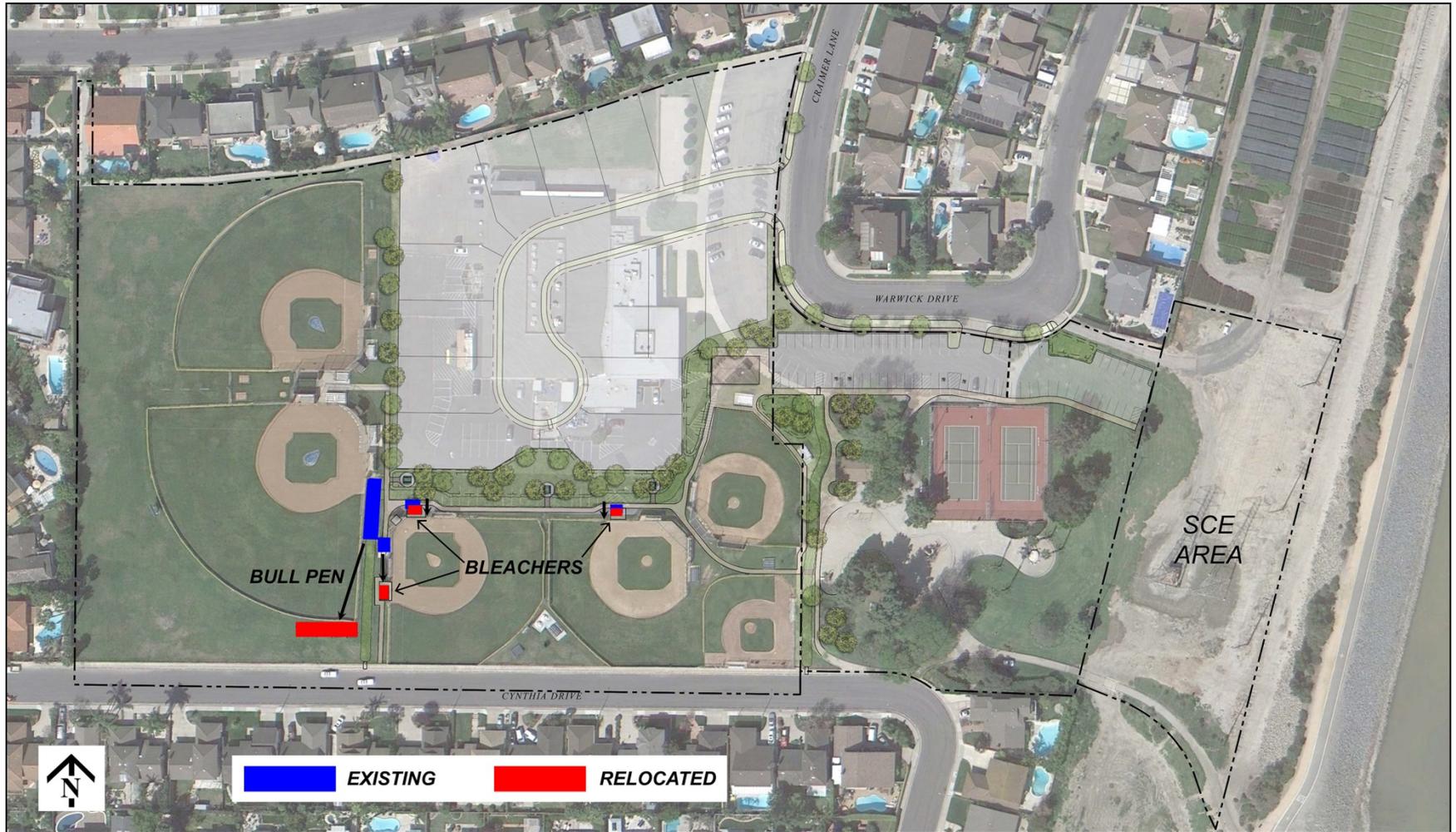
SECTION 3



SECTION 4



Relocated Equipment



Draft MND No. 12-008

not attached

refer to website:

**[http://www.huntingtonbeachca.gov/files/
users/planning/LeBardPark_DISMND_2015
-04-16_web.pdf](http://www.huntingtonbeachca.gov/files/users/planning/LeBardPark_DISMND_2015-04-16_web.pdf)**

From: [PAT ALLEN](#)
To: [Villasenor, Jennifer](#)
Date: Thursday, May 14, 2015 3:37:25 PM

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

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:

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

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

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.**

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.

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.

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

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.**

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.”

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

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 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

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

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.

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

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.

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

May 14, 2015

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

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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.

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.

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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.

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.

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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

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.

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.

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Thank you,

Dawn Bear

Dawn L Bear

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:

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In particular my concerns are:

Traffic

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).

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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

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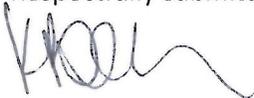
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Respectfully submitted,



Kirsten Beecher

1/8

Tony Bisson
20442 Craimer 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,

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 Craimer 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

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.

The loss of trees and bordering planter spaces along Cramer 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 proposed narrowing of required narrowing of planters and buffers from 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 Cramer 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.

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.

Biotreatment Vegetated Swale:

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.

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 their 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.

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 its residents at large.

Grading

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

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

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.

The proposed housing with side exposure bounding Craimer 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 spacious aspect of Meredith is a key part of why this remains a desirable and unique neighborhood 50 years after it's construction.

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.

5/8

Expanded parking lot proposal into existing parkland.

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

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

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

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.

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 be 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.

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.

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.

7/8

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. Tying 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.

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.

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

spaces along both Cramer 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.

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.

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.

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>

From: [Amy Bond](#)
To: [Villasenor, Jennifer](#)
Subject: LeBard Park & Residential Project MND Comments
Date: Wednesday, May 13, 2015 9:00:23 PM

May 12, 2015

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

Subject: LeBard Park & Residential Project MND Comments

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Thank you,

Amy and Jordan Bond

Meredith Gardens Resident, Huntington Beach

From: [JOZANN BORENSTEIN](#)
To: [Villasenor, Jennifer](#)
Subject: Building Plans for Le Bard Park!
Date: Thursday, May 14, 2015 9:24:23 AM

May 13, 2015

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

Subject: LeBard Park & Residential Project MND Comments

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

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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.

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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.

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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.

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Thank you, Jozann Borenstein

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,

In response to the LeBard MND, I have 2 serious qualms and would like to make my suggestions to remedy both.

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 exist 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.

Qualm #2 Swales to drain into Cynthia -

It's distressing to see more water will drain into Cynthia street which 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

ATTACHMENT 4.27

May 14, 2015

Jennifer Villasenor

Acting Planning Manager
City of Huntington Beach
Huntington Beach, CA 92648
Subject: LeBard Park & Residential Project MND Comments

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Thank you,

Susan Claudius

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Thank you,

Susan Dauer

mamas00210@gmail.com

10232 Niagara Dr, H.B.



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:

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:

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

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

May 12, 2015

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

Subject: LeBard Park & Residential Project MND Comments

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Tanya Ferrell

10141 Jon Day Drive

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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.

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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

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:

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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.

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.

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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

May 12, 2015

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

Subject: LeBard Park & Residential Project MND Comments

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(MARIANNE HOMER)

May 15, 2015

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

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Jennifer Vertican

20022 Beaumont Cir

May 12, 2015

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

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Thank you,

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:

On behalf of the Meredith Gardens Homeowners Association (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

The traffic analysis used in the document is inadequate. **The stop controlled intersection of Crailet and Cramer 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.

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 Cramer 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

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 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.

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.

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.

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

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.** 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.

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.”

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

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

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

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 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

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.

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.

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.

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

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:

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

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.

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

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

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).

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.

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

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.

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.

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.

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.

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.

From: [N.L. Rasoletti](#)
To: [Villasenor, Jennifer](#)
Subject: Subject: LeBard Park & Residential Project MND Comments
Date: Thursday, May 14, 2015 3:06:06 PM

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,

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

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

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.

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.

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.

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

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.

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."

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

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 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

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

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.

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

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.

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

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:

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

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

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.**

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.

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.

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

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.**

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.”

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

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 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

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

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.

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

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.

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

From: [Kevin Smith](#)
To: [Villasenor, Jennifer](#)
Subject: LeBard Park Development
Date: Friday, May 15, 2015 1:47:31 PM

Hello,

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.

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 striped parking spaces and 50 on-street resulting in the loss of 79 striped 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.

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.

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

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:

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

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

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.**

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.

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.

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

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.**

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.”

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.

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May 14, 2015

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Jason Vertican

20022 Beaumont Cir

Huntington Beach, CA 92646

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:

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:

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.

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.

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

May 12, 2015

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

RECEIVED

MAY 15 2015

Dept. of Planning
& Building

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Thank you,

Ashley White
Ashley White
10071 Crailet Dr.
Huntington Beach, CA
92646

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

Jennifer

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.

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

May 12, 2015

Jennifer Villasenor
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City of Huntington Beach
Huntington Beach, CA 92648

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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

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 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

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

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.

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

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.

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,



KELLY C. RAMSEY
10052 STONYBROOK DRIVE
MEREDITH GARDENS
HUNTINGTON BEACH, CA
92646
(949) 533-0427 cell

**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, statute, 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:

City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648
Attn: City Manager

To District:

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

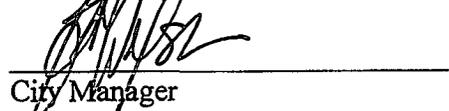

City Clerk

APPROVED AS TO FORM:


City Attorney

4/28/14 per 4/28/2014

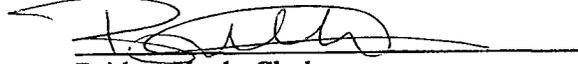
INITIALED, REVIEWED AND APPROVED:


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.

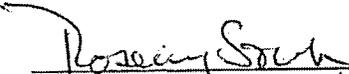
The foregoing, and Exhibit "A" attached hereto, set forth the entire MOU between the Parties.

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

HUNTINGTON BEACH CITY SCHOOL
DISTRICT, a public body

Mayor



Rosemary Saylor, President
Board of Trustees

City Clerk

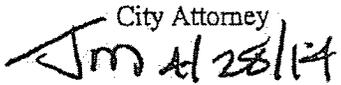


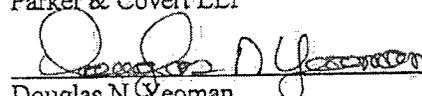
Bridget Kaub, Clerk
Board of Trustees

APPROVED AS TO FORM:

APPROVED AS TO FORM:
Parker & Covert LLP

City Attorney

 *per 4/28/2014*



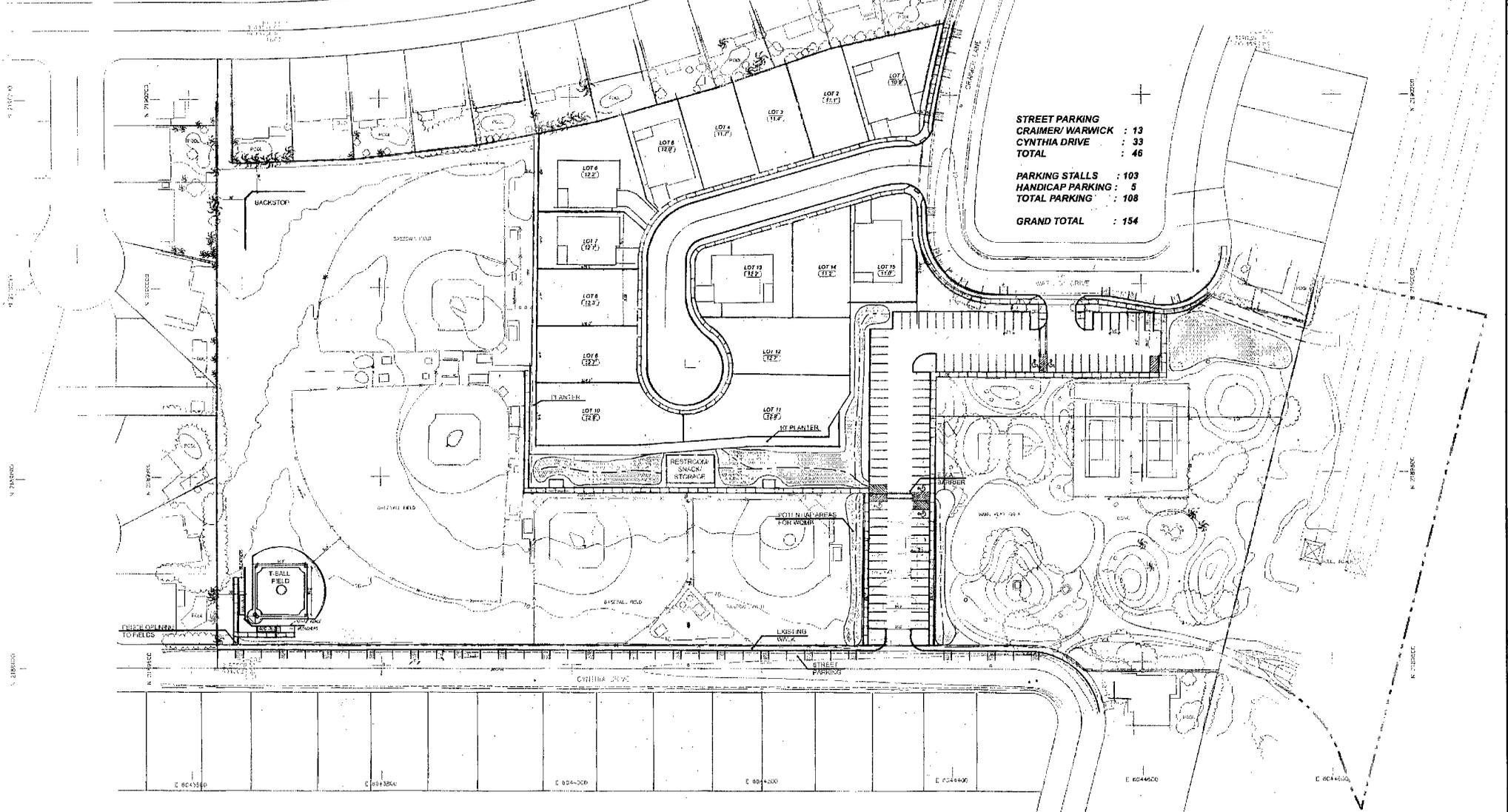
Douglas N. Yeoman
Attorney for District

INITIATED, REVIEWED AND APPROVED:

City Manager

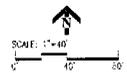
COUNTERPART

CONCEPT PLAN ONLY



STREET PARKING	
CRAIMER/ WARMICK	: 13
CYNTHIA DRIVE	: 33
TOTAL	: 46
PARKING STALLS	: 103
HANDICAP PARKING	: 5
TOTAL PARKING	: 108
GRAND TOTAL	: 154

EXHIBIT 1A1



Prepared by:  TRG Land The Leader in Site Plan Planning & Design	Applicant: HUNTINGTON BEACH CITY SCHOOL DISTRICT 2047 CRAINER LANE HUNTINGTON BEACH, CA 92649 714 964 2638 www.houndstec.com
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**15 LOT - PLAN
LE BARD
HUNTINGTON BEACH, CA**

Date: 04-01-14
Sheet 1 of 1