

APPENDIX C ERRATA TO THE DRAFT RECIRCULATED MND

Text changes are intended to clarify or correct information in the Draft Recirculated MND in response to comments received on the document, or as initiated by Lead Agency staff. The changes to the Draft MND do not affect the overall conclusions of the environmental document. Revisions are shown below as excerpts from the Draft Recirculated MND text, with a ~~line through~~ deleted text and an underline beneath inserted text. In order to indicate the location in the Draft Recirculated MND where text has been changed, the reader is referred to the page number of the Draft Recirculated MND. Revisions to park acreages (required dedication, proposed dedication, and total reduced area) that are provided throughout the entirety of the Draft MND is also listed below.

Park Acreages throughout Entire MND:

Due to inaccurate required park dedication calculations, the minimum required park dedication was 0.69 acres; however, the correct acreage is 0.77 acres. In addition, the applicant elected to increase the proposed park dedication. The park dedication was 1.07-acres, but revisions to the park will provide a total dedication of 1.15 acres.

Furthermore, the existing park is inaccurately listed in the General Plan and the Park and Recreation Master Plan as 1.52-acres. After further research, staff finds excess square footage was included in the park acreage. The Westminster School District property extends to the centerline of Sands Drive, which is an additional 30 ft. along the entire park frontage. When the park was developed in the 1970s, the 1.52-acre measurement included the existing park area, sidewalk, parkway, and the area to the centerline of Sands Drive. The amendment to the Environmental Resources and Conservation Element of the General Plan will correct the park acreage with the new park dedication, and would reduce the City's overall park acreage inventory by 0.37-acres (1.52-acres less than 1.15-acres = 0.37-acres). The proposed development of 53 detached single-family residential units would result in an increase of approximately 137 persons; and due to this limited increase in population, the 0.37-acre reduction of parkland would not affect the current conditions of 5.4 acres per 1,000 residents.

However, the actual measurement of the park area should only extend to the back-of-sidewalk, or to the property line boundary, which excludes the sidewalk, parkway, and one-half of Sands Drive, or 1.30-acres. The proposed park dedication is 1.15-acres, and excludes any public right-of-way areas. Therefore, the actual parkland reduction is 0.15-acres.

Page 1, Project Information

Tentative Tract Map No. ~~18057~~ 18147

Page 2, Proposed Project

The proposed project also involves a Tentative Tract Map (TTM) to allow for the subdivision of the approximately 8.75-acre parcel to allow for the development of a single-family residential Planned Unit Development (PUD) and associated infrastructure and open space improvements consisting of 53 numbered lots and four lettered lots (refer to Attachment No. 3). Lot A is for a private street, public utilities, and emergency vehicle access purposes; Lot B is for common areas; Lot C is for water quality purposes; and Lot D is for a public park. All existing on-site structures and the approximately 1.52 acre public park (Franklin Park) are proposed to be removed as part of the project. The 1.52 acre park acreage was measured from the centerline of Sands Drive and included the parkway and sidewalk area. The proposed public park dedication of 1.15 acres will be measured from the actual property line and not from the centerline of Sands Drive. It should be noted that the The City currently operates the existing Franklin Park through an agreement with the Westminster School District, but does not own the park in fee. The joint use agreement will be amended to remove Franklin Park if the project is approved.

Page 3, Surrounding Land Uses and Setting

The project site is currently developed with the James W. Franklin Elementary School, which was closed by the Westminster School District in 1994 and comprised of four single-story brick classroom and support buildings, one prefabricated building formerly used by a Head Start preschool program that occupied the school site from 1996 through 2015; a paved recreational playground, two surface parking lots, and landscaping. A portion of the closed school site consists of an existing approximately 1.52-acre City park that is operated and maintained by the City through a joint use agreement with the Westminster School District. The joint use agreement includes Franklin Park at the Franklin School Site and the Clegg-Stacy Park at Stacey Middle School. The joint use agreement will be amended to remove Franklin Park if the project is approved. The site is currently developed with five access driveways and entries along Hammon Lane. However, except for the City park and adjacent school field, there is currently no public access to the site and most of the site is fenced or gated.

Page 44, Land Use Planning, item a

The existing site has a 1.52-acre public park (Franklin Park), which would be removed as part of the proposed project. Franklin Park is owned by the Westminster School District and is maintained by the City through a joint use agreement. The joint use agreement includes Franklin Park at the Franklin School Site and the Clegg-Stacy Park at Stacey Middle School. The joint use agreement will be amended to remove Franklin Park if the project is approved. Although the project includes the removal of Franklin Park, the applicant is proposing to provide a ~~1.07~~ 1.15-acre public park in generally the same area of the site that Franklin Park currently exists, which would be dedicated in fee to the City. The ~~1.07~~ 1.15-acre public park would exceed the minimum ~~0.69~~ 0.77 acres of parkland required to be dedicated per the provisions of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO) and the Quimby Act. The applicant is also proposing to improve the ~~1.07~~ 1.15-acre public park as part of the public benefit required for approval of the Planned Unit Development. The ~~0.45~~ 0.37-acre reduction of parkland requires an amendment to the Environmental Resources and Conservation (ERC) Element of the General Plan to reflect the change in park acreage at Franklin Park and citywide. However, the ERC Element of the General Plan establishes a parkland acreage standard of five acres for every 1,000 Huntington Beach

residents to ensure the community has enough parkland to serve the population. Based on the current (2017) Department of Finance population estimates of 197,574, there is approximately 5.4 acres of parkland for every 1,000 residents. The project is anticipated to increase the population by approximately 137 persons and provide a dedicated 1.07-acre public park. While there will be an overall ~~0.45~~ 0.37-acre reduction of parkland, the City will maintain the current park per capita ratio of five acres for every 1,000 persons consistent with the goals and policies of the Environmental Resources and Conservation Element of the General Plan.

