

APPENDIX C ERRATA TO THE DRAFT 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 MND text, with a ~~line-through~~ deleted text and an underline beneath inserted text. In order to indicate the location in the Draft MND where text has been changed, the reader is referred to the page number of the Draft MND. Revisions to park acreages (required dedication and proposed dedication) that are provided throughout the entirety of the Draft MND is also listed below.

Number of Dwelling Units throughout Entire MND:

The project was proposed with 53 detached single-family dwelling units as described in the draft MND. Subsequent to the public comment period on the draft MND, and in response to comments received from the public on the draft MND, the project was revised to reduce the proposed number of units to 51 detached single-family dwelling units. The reduction in units was a result of an increase in the proposed park area as described below. The change from 53 units to 51 units is incorporated throughout the document by this reference. As analyzed in the draft MND, all impacts based on the 53-unit project are anticipated to be less than significant or reduced to a less than significant level with incorporation of mitigation measures. As such, the reduced project is also anticipated to result in less than significant impacts or less than significant with incorporation of mitigation measures.

Park Acreages throughout Entire MND:

Due to inaccurate required park dedication calculations, the minimum required park dedication was 0.69 acres; however, the correct dedication acreage is 0.77 acres. In addition, the applicant elected to increase the proposed park dedication. The park dedication was 1.07-acres, but subsequent to the public comment period and in response to comments received on the draft MND, revisions to the proposed project would increase the park area for a total dedication of 1.30-acres. The change in required park dedication area and proposed park dedication area is incorporated by this reference throughout the draft MND document.

Furthermore, the existing park is inaccurately listed in the Park and Recreation Master Plan as 1.52-acres. After further research, staff determined that the existing park acreage includes area that 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. 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, for an actual total existing park area of 1.30-acres. The proposed park dedication is 1.30-acres, and excludes any public right-of-way areas. Therefore, there is no reduction in park acreage when comparing actual existing park area to the proposed park area.

The amendment to the Environmental Resources and Conservation Element of the General Plan will only amend Figure ERC-1 and ERC-2 to reflect the proposed park layout and park name.

Page 1, Project Information

Tentative Tract Map No. ~~48057~~ 18147

Page 2, Proposed Project

The proposed project involves a request to amend the General Plan land use designation on the approximately 8.75 acre closed Franklin School site from Public-Semipublic, with an underlying designation of Low Density Residential, to Low Density Residential (7.68 acres) and Open Space – Parks (1.07 acres), and to amend ~~the Figure ERC-1 and ERC-2 of the Environmental Resources and Conservation element to reduce the overall City parkland by 0.45 acres to reflect the proposed park layout and park name;~~ and amend the zoning designation from Public – Semipublic to Low Density Residential (7.68 acres) and Open Space – Parks and Recreation Subdistrict (1.07 acres).

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 ~~5351~~ numbered lots and ~~four~~ five 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 ~~CD~~ is for water quality purposes; and Lot ~~DE~~ 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; however, the actual park acreage is 1.30-acres when excluding the parkway, sidewalk, and the street to the centerline of Sands Drive. The proposed public park dedication of 1.30-acres will be measured from the actual property line and not from the centerline of Sands Drive, which results with no reduction in park acreage. 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 City of Huntington Beach and the Westminster School District will consider whether to amend the joint use agreement to remove Franklin Park if they project is approved.

~~52 of~~ The proposed residential lots do not meet the minimum Residential Low Density (RL) lot width (60 ft.) and size (6,000 sq. ft.) requirements of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The proposed lot widths range between 45 ft. and ~~64~~ 54 ft. and lot sizes are between 3,870 sq. ft. and ~~6,541~~ 5,835 sq. ft. The resulting density is 6.98 units per acre, which is within the permitted density of the proposed General Plan land use and zoning designations¹.

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

¹ 53 units / 7.68 acres = 6.9 units per acre

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 City of Huntington Beach and the Westminster School District will consider whether to amend the joint use agreement to remove Franklin Park if they 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 City of Huntington Beach and the Westminster School District will consider whether to amend the joint use agreement to remove Franklin Park if they project is approved. Although the project includes the removal of Franklin Park, the applicant is proposing to provide a ~~1.07~~ 1.30-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~~ 1.30-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~~ 1.30-acre public park as part of the public benefit required for approval of the Planned Unit Development. There is a zero net loss of park area as the existing park is measured at 1.30-acres and the proposed park dedication is 1.30-acres. ~~The 0.45-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 1.0730-acre public park. While there will be an overall 0.45-acre reduction of parkland, the~~ 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.