City Of Seal Beach
DWP Scoping Meeting – June 20, 2011

Meeting Notes

Following are the comments and concerns presented by attendees at the DWP Scoping Meeting of June 20, 2011. The meeting was called to order at 6:30 p.m.

Mark Persico, AICP, Director of Development Services opened the meeting and introduced Glenn Lajoie and Eddie Torres of RBF Consulting. A brief PowerPoint presentation followed outlining the project review process and the CEQA process.

Speakers were invited to fill-out comment cards and invited to make oral comments regarding the environmental effects of the project.

Comments Received

Jim Caviola

1. Would like copy of blueprints and documentation of original DWP building as well as any changes made to building over the years, and copy of demolition plans.
2. Reports on remediation of property
3. History of declining visitor service uses in Seal Beach
4. Traffic impacts
   a. Modifications to 1st Street
   b. Loss of eastbound left-turn lane at 1st St. & Marina
   c. Loss of southbound right-turn lane onto 1st St. at Marina Dr.
   d. Effects on flow of traffic
5. California Coastal Commission policies re: protection of land for recreational use
6. Retaining the scenic and visual qualities of coastal areas as outlined in Coastal Act Impact to scenic route along 1st St. and Marina Dr.

Rich Coles

1. Density is sufficient to cause increased aesthetic problems
2. Impacts on traffic patterns
3. Aesthetics
4. Overall air quality pollution
5. Storm water receiving systems are completely inadequate
6. Noise problems

Carla Watson

1. Does plan include 70% passive and active recreational area?
2. Will there be less park space?
3. Will there be a public or private park?
4. Is plan consistent with the people and the Coastal Conservancy?
5. Must be bike path access to the site.
6. Will development create aesthetic and economic blight?

7. Loss of revenue to the City with refusal of developer to build hotel?
8. Will project strain infrastructure and City services?
9. Is soil contaminated?
10. Danger of liquefaction.
11. Traffic congestion.

Marc Loopesko

1. Deep soil testing must be done to remediate potential existing pollution.
2. Ensure that all pre-existing tunnels or caves from power plant are filled in.
3. How was change in percentage of open space decided?
4. A new land survey must be complete to determine accuracy of percentage of open space.

Gary Johnson

1. Site plan should replicate existing development in Old Town.
2. Alleys should access to residential parking.
3. Home on west side of 1st Street should face the street as on the east side.
4. Mix 30-ft. wide lots with 25-ft. wide lots.
5. Central Way should align with "B" Street. Offset intersections create traffic issues.
6. No offset intersection at 1st St. and Marina Dr.
7. Private drive should be eliminated or built to public street standards.
8. Unsafe to intersect alley with Marina Dr.
9. Storm drain system is inadequate.
10. New water quality requirements are not addressed.

Sue Dunbar

1. Creation of private drive adversely affects traffic conditions and impedes coastal access and also access to the park area
2. New road also creates access and safety issues along bike trail.
3. New homes should face 1st St.
4. Garages should not face street.
5. No continuity of alleys and streets
6. Alleys should not intersect with Marina Dr.
7. Visual impacts of this highly visible site should be enhanced by development
8. Proposed development inconsistent with Old Town.
9. Safety and security issues created by fences and walls adjacent to undeveloped land.
10. Rather than creating a new road, extend Central Avenue into the new development.

Bill Halpin

1. Requests documentation of how additional acreage added to the site plan.
2. How was reduction in open space agreed upon?
3. Requests copies of previous site plans.
4. Which cultural resources monitor's opinion will take precedence?