

**SUMMARY OF SPEAKER COMMENTS
ENCINITAS PLANNING COMMISSION WORKSHOP
HALL PROPERTY COMMUNITY PARK DRAFT PROGRAM EIR
CASE#04-197 CDP/MUP
(March 1, 2007)**

**RESPONSE TO COMMENTS
HALL PROPERTY COMMUNITY PARK**

Kelly Baggins-1918 Shady Acre Circle, Encinitas

Speaking on behalf of Diane Bond, neighbor. Hall EIR does not comply with the General Plan policy No. 1.13. VSC should not be intruding on existing residential communities. Proposed park is too large and would generate too much traffic, noise and pollution. City would be better served if spread out the amenities. Also, it does not comply to the General Plan policy No.2.10. The Hall EIR fails to address these issues and does not comply with CEQA. Traffic study should be done to evaluate existing traffic with the round-a-bout. Needs to address Scripps expansion and traffic impacts of that project. Would like an air pollution study done on the site.

PC1

PC1

Please refer to responses to comment letter C21.

Bob Bonde

EIR title is misleading and incorrect. The name of the site, Hall Property Community Park, but should be changed to The Hall Property Special Use Sports Park. The proposed does not meet the criteria for a community park. The City as viewed this site as a "sports park." No mention of site being a community park, until community meetings were held and the neighbors insisted that their needs be met. Overall, would like to see the name be changed.

PC2

PC2

Please refer to responses to comment letters C22 and C23.

Gerald Sodomka

The City originally tried to do a Negative Declaration on the site, but the citizens from Quality of Life brought a lawsuit and the City lost. This EIR is the result. Hazardous materials on site do not meet standards, and citizens can come in contact with these pollutants. Concerned about the safety of our children if heavily contaminated soil is not removed. A grading plan was not given to the consultant. This puts into question the validity of parts of the assessment. Some levels of contaminates exceed limits. Pollutants getting into waterways. City needs to show that no toxic metals are leaching down into the lagoon and the ocean. Depths of soils testing need to go deeper and have further research. Where is the "soils management plan" that EBS recommended...not in the EIR? Some areas of the site may be considered hazardous waste and require proper disposal. Grading issues in the preliminary grading plan. Wants a community park for the community and not a special interest park.

PC3

PC3

Please refer to responses to comment letter C191.

Scott Henry-541 Caretta Way, Cardiff

Speaker has concerns about the traffic. With the size and scope of the project, there will be serious traffic impacts. Currently insufficient widths of streets, and the EIR should address these impacts on the local streets. Recipe for

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PC4

Please refer to responses to comment letter C88.

disaster. The park should be to the appropriate scale for the access limitations that exist. Speaker would like to have a park, but wants to protect their safety.

PC4

Denny Wolfe-1355 Rubenstein Avenue, Cardiff

Family, friends and other neighbors are not opposed to the park. Two items to discuss, one being from the project objectives in the EIR, which are the unmet needs for soccer fields. Encinitas Soccer League: Based on guidelines, the City of Encinitas should have one soccer field for every 10,000 residents; with 60,000 residents, the City should have 6 fields. Currently less than 25% of existing fields are available for practice and play. Other areas soccer is played are at local schools, which is roughly 75% of the needs met. Speaker believes that all the needs are met. Are we considering convenience over needs? In the project objectives, they are sighting a need. Parking shows 419 parking spaces on the Hall Property, but in the EIR it shows worst case scenario....show five fields with a total of 810 parking spaces needed. One of the fields is divided into two fields, so really there are 6 fields...requiring 972 parking spaces. If one field can be divided, then there could actually be 10 fields. This would be the worst case scenario, resulting in 1,620 spots needed. When you call it a community park, you have to have a few pools. These pools may not go in until many years because the City does not have the money. In the EIR there is an overlay for that area, showing two green areas...measured it out and could result in two more fields. Lighting proposal shows eight, sixty foot field lights in that area. Twelve fields would be the honest EIR resulting in 1,944 spaces needed. The original 810 parking spots (worst case scenario) did not take into account other areas of the park such as basketball courts, amphitheater, skate park, tot lot, and the dog park. These amenities were not included, so the original worst case scenario didn't even take into consideration the rest of the park. Believes this park is designed to fail, especially if it already fails on paper. The needs of fields are already covered by community schools and sports parks. Reducing the number of fields will reduce the need for parking.

PC5

PC5

Please refer to responses to comment letters C230 through C232.

Jerry Jacquet-1727 Glasgow Avenue, Cardiff

Speaker is very disappointed that the City is not putting forth the demands of the community and the design and restrictions of the initially proposed community park that was brought up in 2002. Entirely opposed to a special use park with regional tournaments, as well as the traffic, bright lights and noise that it will produce. Concerns include traffic and congestion. Local streets nearby are narrow and unsafe for any additional traffic from outside of our community. Opposed to the recent opening of the alley at Warwick. This area was inaccessible for 25 years and now has been opened to through traffic with no notice or input from the surrounding neighbors. This action alone has produced more traffic on Glasgow Avenue. Speaker would like to ask that the access on Warwick between MacKinnon and Glasgow Avenue. The lighting is an issue too. Neighbors already have the light from the Vons shopping center at night. Fog and clouds make the reflected light even more intense, covering a larger area. Opposed to any lighting at the park. Eliminating the proposed lighting will help

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Please refer to responses to comment letter C99.

the park financially, and it will reduce noise, traffic, light pollution and other serious impacts. Noise during the park hours of 7am until 10pm, and some days until midnight, are unacceptable. Seventeen hours a day is an infringement on the right to quiet enjoyment. Speaker believes that the park hours should be from sunrise to sunset. Most people work long hours during the day and deserve the right to peace and quiet when they return home at night and the weekends. A park with passive use and no lighted sports fields would be best.

PC6

David Saacks-1291 Rubenstein Avenue, Cardiff

He has been excited about the park. He has been involved in multiple EIR's and would like to express his concerns with this EIR. Rather than recognizing the limitations of the site, which have been discussed since 2000, the unrealistic objectives were set and the EIR either ignores or downplays the impacts a special use sports park will have on the community, freeway and surface streets. The primary objective is to maximize the number and use of athletic fields, that help to offset the unmet needs of Encinitas. CEQA requires decision makers to balance the benefits of a proposed project against its unavoidable environmental consequences. Decision makers must also resolve the issues of density and intensity of park use. There are multiple alternatives that reduce the intensity of the park design and create a more passive use park. The EIR has not done adequate research in order to evaluate the impacts. The daily use of huge trucks using the alley, which is right behind his home, was not addressed in the EIR. If proposing a new street, it should provide a sidewalk, curb and gutter, and also two lanes. The report does not take into account the surrounding projects. The report references them, but does not take into account what is happening with the Scripps facility, San Dieguito and the five(+) projects in the near future. These traffic impacts have not been analyzed in full detail. The alley will need handicapped access to the park and is not sure how that will fit. The park has not been changed yet the original proposed access of MacKinnon has been changed. The report talks about a lot of averages, but not peak times for traffic, lighting or noise. The park access from Santa Fe is going to create unsafe and very poor levels of service at all times of the day.

PC7

PC7

Please refer to responses to comment letters C178 through C181.

Robert Holt-2127 B Edinburg, Cardiff

He supports the community park, as well as coaching sports. He reads an article in regards to air pollution from freeways and how it is harmful to our health. Speaker has contacted the doctor who ran the study. The Hall property is too small and too close to the freeway. He does not want to put the children of Encinitas in harms way.

PC8

PC8

Please refer to responses to comment letter C95.

Jim Wang-Windsor Road

Believes the traffic study is far from full scope. Street segments that intersect MacKinnon were not included in the study. He would like to see Munevar and Windsor Road to be included in the study because many people use these streets as a cut through. Parking is going to create more traffic problems. The plan calls for night lighting on poles, which will be noticeable.

PC9

PC9

Please refer to responses to comment letters C217 through C219.

The EIR says that these poles will blend into the background. Main concerns are traffic and the view obstruction from lighting. He suggests reducing the number of fields and eliminating the night lighting. He also suggests making the park more like Cottonwood Creek Park.

PC9

Connie Stevenson-Corner of Oceancrest and MacKinnon

She has lived there since 1970. She is not opposed to a community park, but is concerned about the impact the park will have in her neighborhood with increased traffic, especially if there is tournament play allowed. The EIR did not include the streets along MacKinnon that will be impacted. There is already traffic during school drop off/pick up hours. When the freeway is backed up, the streets have even more traffic. There needs to be more planning on how to handle the traffic. She suggests that MacKinnon remain open. There needs to be safe walking sidewalks along MacKinnon.

PC10

PC10

Please refer to responses to comment letter C199.

Kim Lande-Caretta Way

After viewing the EIR, it does not adequately address the substantial traffic impacts associated with the tournament levels special use park. The EIR also does not address the impacts of smaller, narrow streets at the south end of the park. Traffic studies were not done on these streets. Off-site parking is not realistic and an inconvenience. Birmingham, MacKinnon and Santa Fe are also streets that cannot handle the increase of traffic. The park is not for the greater good of the community if it compromises the safety of all those using it. EIR must address the size and scale of the park. A tournament park is unsafe for the neighborhood. A safe option is to scale back the park so that it meets the requirements of the community.

PC11

PC11

Please refer to responses to comment letter C119.

Louis Bunn-Starlight Drive

His biggest concern is that waiting for Cal-Trans to build something, that therefore makes the park facilities overwhelm the community to the point where people will get killed.

PC12

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Please refer to responses to comment letter C31.

Gordon Miles-1526 Rubenstein Avenue, Cardiff

For all the efforts that the City has put into calling the site a community park, let's call it what it really is...a regional sports facility. It was a regional sports facility when the City Council outlined the park. Now it has come politically incorrect to call it that, but changing the name doesn't change what it is. He has been involved with this park since the planning began. We want the City to sit down and see that it creates a benefit to everybody, not just a few. When he voted for the bond issue, he didn't realize what this would turn out to be. He thought it was going to be a community park. He felt that this community has always been politically honest with him. At no time when he voted for the bond issue, did it describe the park as being a regional sports facility. Had he been told, he would have voted and campaigned against it. Suggests Council put a this design up to a vote of the residents of Encinitas. He guarantees it will not pass. He attended all City Council meetings. A lot of people speaking and

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Please refer to responses to comment letter C149.

supporting the fields didn't even live in Encinitas. He asks that in the EIR there be a statement of the money to be spent building these facilities and where the money is going to come from. He has some problem that the City's consultant is not an independent consultant. He doesn't think the results would be the same had the City hired an outside consultant.

PC13

Tricia Smith-1745 Rubenstein Avenue, Cardiff

EIR is deficient in so many ways. Amazing how much money has been spent on the EIR so far. The purpose of the EIR is to do a full Environmental Impact Report on the site. The purpose is not to justify what the City Council has put forward. It's supposed to be an honest look and honest approach of what's there. The problem with this EIR is that it's written in justification, and not in a real honest approach of looking at the impact of the proposed project would be. The EIR does mention some alternatives to for the site, but it doesn't really doesn't go into those because it's trying to justify this regional sports park concept and it actually says that at the beginning of the document. When we voted for this, we voted for a community park because that's what was publicized. All of the surveys that were taken all said that they wanted a community park. A park that served all the people and not just 3-5% of a special interest group, would be best. That's not what we have here and it is not honest for the EIR not to look at that alternative and make that alternative the mitigating factors. The alternative really is a community park. Look at some of the deficiencies in the EIR, for example the noise. The noise study is grossly insufficient. It says that yeah...there will be noise from 7am til 10pm or midnight. It talks about what the ambient levels are, but it doesn't talk about peak noise. It doesn't talk about the loud bursts of cars, which will happen. It doesn't talk about the jubilation of a sports event...people yelling and screaming. These are real sounds that we hear. These bursts are what startles you and interrupts you, and makes you crazy as a resident. There is gross deficiencies in the lighting report such as proposing 90ft poles and saying that they're going to have much of an impact. The whole reason the poles are 90ft is so that it has a wide impact, the area that it covers is wide, otherwise the poles would be at a lower height. The report doesn't talk about what Caltrans opinion would be and I feel like this is important, because we're talking about a traffic safety issue. Caltrans does not like bright lights next to the freeway because it's distracting to people driving by. Also there is an effect of the coastal low clouds and fog which has a reflective effect. There is no way to mitigate that other than eliminating the lights. These lights will be the most prominent feature in Encinitas during evening hours. Lights go on at a sports event during sunset, the lights get in the way. What happens to the night animals when their space is lit up? Lights from San Dieguito Academy affect my house. Another deficiency is that the EIR does not address the accumulative impact on the traffic, noise and light pollution. Scripps is expanding, and also the Academy expansion. Other areas like Sunset School and building on Balour are going to affect the Hall Property. We should be doing macro-planning. Parking is going to be an issue. Walking underneath I-5 is unsafe, which is Caltrans. She wants a community park for the community.

PC14

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Please refer to responses to comment letter C189.

Keena Thomas-1600 Glasgow, Cardiff

She lives directly adjacent to the south side of the park. She is in favor of the park, but just wants the park to be scaled down. She wants a park that serves the needs of Encinitas. She believes the park will increase her home value. Her main concern is access. There is a slim probability that MacKinnon to close. She believes if MacKinnon is not closed, there will be serious traffic implications on the alternative streets off of MacKinnon. Earlier this year the City opened up access to Warwick and she believes this was no accident. She wants Warwick to be re-closed. There was no traffic analysis or a public debate or any notice. She wonders if this is because it would help alleviate some of the traffic that the City is already aware of is going to be building up on MacKinnon Avenue and they need a way to divert it. She wants to save the small streets, especially for the safety of children. She has come to the City staff about this concern and they won't deny it, and that's a concern. If this wasn't one of their possibilities, then they'd inform her that she doesn't need to be up in arms about it. There is a block wall that starts at the north end of the site and goes along the edge to the south end, and then turns and stops at Somerset...perhaps an unofficial access to the park. As you go along to Glasgow heading east, there is no block wall. She is worried about significant impacts along Warwick. She would like to propose a berm or wall. She would like to see a drainage plan because on her street and others nearby, there is already a drainage problem.

PC15

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Please refer to responses to comment letter C209.

Rod Anderson

He supports the community park. When he moved in to his place, he was well aware of the park going in. He has several concerns about the EIR, many touched on earlier. He would like to see the supporting document to show any unmet need of sports fields in Encinitas. Bach Street, where he lives, will have increased noise due to the dog park purposed. He would like to know what other mitigation measures have been explored. 8ft walls with dense material? Moving dog park to another location? Environmental impact to the protected wetlands? He would like to see a park operating during day light hours.

PC16

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Please refer to responses to comment letter C8.

Paul Jansen

He thanks the City staff and Planning Commission. He has been to numerous meetings on the Hall Property and recognizes that most people are in favor of a park, yet their concerns are becoming more detailed because they feel as if their issues have not been heard/addressed. He believes this is the just of the problem. He would like to see the community and the City to work together to accomplish the goals and what everyone wants to do. He states that the majority of the people think that the City has no intentions of doing what the majority of the community would like to see done. There are two fundamental flaws in the EIR. One being a disagreement of goals. The EIR says that the maximum the number and use of sports fields and nobody wants that. This caused the entire EIR to be written to justify the sports field and to dismiss every other alternative. The EIR underestimates the impacts on the surrounding

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Please refer to responses to comment letter C100.

neighborhood. The mitigation measures that it proposes are woefully inadequate to address those impacts. What are those impacts? Traffic on City streets, noise and lights. What can you do to solve this whole problem? Lessen the sports fields and don't put lights up.

PC17

Brian Buckholtz

He would like to give his heartfelt feelings on the situation. He gives the example of the Target Center off of El Camino Real and how, as time went on, they realized that they did need a shopping place in that area. Parks supply many useful amenities for children such as playing, meeting new friends, sports, play and laugh. Encinitas needs the parks and needs the fields. This park would go a long way in keeping some of our children away from some of the dangers that other cities are facing, such as gangs. The facility would also help local sports clubs by providing a beautiful, centralized site. It would attract children and families to stay with their hometown sports clubs rather than venturing out to other cities. He knows that Encinitas has lost a lot of kids to neighboring sports clubs due to lack of quality fields and facilities. This is a positive program they are asking for, for all the right reasons. The project should have already been finished and our children should have already been reaping the benefits of it. If this facility is not best for the community, then what really is?

PC18

PC18

These comments do not specifically address the sufficiency or adequacy of the EIR in identifying and analyzing the project's environmental impacts and are therefore noted for the record.

Peter Stern-1232 Rubenstein Avenue, Cardiff

He has submitted written comments to Scott and he hopes they are part of the record. We already have plenty parks. The EIR is woefully deficient because it didn't address the mitigation. It was basically a whitewash...how are we going to shoehorn this park? Example: It is suggested in the EIR that traffic on Santa Fe will be completely unacceptable. In a small area they are proposing two more roundabouts and two traffic lights. It won't work. Don't shoehorn it. Don't try and make that street a mess. It's going to be a mess from the hospital. This should not be an entrance way to the park. The EIR in regards to lighting, suggests that if we remove the lights that it would avoid a significant impact to lights and glare. Significant impact? It would remove the problem, it shouldn't be there. Traffic issues and calculations. He would like to see the Commission use their common sense. They know about the marine layer and how the lights reflect. Don't do this here, it will destroy the neighborhood.

PC19

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Please refer to responses to comment letter C198.

Scott Bostick-1546 Vivaldi Street, Cardiff

The EIR was driven by a lawsuit and so it was basically it was driven to have a fact base decision. He is in favor of the sports sport.

PC20

PC20

These comments do not specifically address the sufficiency or adequacy of the EIR in identifying and analyzing the project's environmental impacts and are therefore noted for the record.

Gary Cohn-1315 Rubenstein Avenue, Cardiff

He would be embarrassed to present the EIR as it has been prepared. It is misleading, inaccurate, it is deliberately bias and does not adequately address the impacts of the purposed sports park. Why did the EIR deliberately pick apart the design that stripped away everything and then say it couldn't be considered because it couldn't meet the project's objectives? They could have analyzed a

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Please refer to responses to comment letter C39.

similar park with only three playing fields and no lights. This would have been the environmentally superior alternative. There is no basis to make a determination that a three field park would not fulfill the City's unmet needs. The City refused to do a study to determine this need. The EIR itself supports the contention that five fields are for regional requirements, not the City's needs. The EIR doesn't talk about the cumulative traffic impact measures. It's going to cause gridlock. Noise...the EIR only addressed average noise levels. He has done studies with a whistle. These sounds are the most intrusive. There is a basic assumption of how they established the noise sources. Why is no monitoring to verify sound levels under actual use being required and no proposed mitigation? It's being done for lighting, but not for noise.

PC21

Conrad Baumgartner-1621 Somerset, Cardiff

He sees the Hall Property has a huge opportunity for his family. He's been involved since the beginning. This park is still not what the majority of the people want. Right now on a Saturday his neighbor puts out an orange cone. If there is a park at the end of the street, it's going to cause a disaster for the neighborhood. He's worried about at night when you look at the potential lights you won't be able to see the stars. The traffic in the whole area is not a good plan. We need to mitigate down and lessen the parks in the community.

PC22

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Please refer to responses to comment letter C17.

Bob Lasswell-421 Bach Street, Cardiff

His house backs the park, the dog park. He has met with his community HOA, and they have diverse opinions but have come to a consensus and wrote it in a letter (which he reads). This letter represents the majority of Cardiff Glen residents. The things they are came to agreement on include: support the development of a mixed use park; do not support the current conceptual plans because multiple impacts would have a significant negative affect on the community; they hope to collaborate with the City and the community to modify the conceptual plan and implement additional mitigation measures for the final EIR; if the City is unwilling to make changes, residence of Cardiff Glen will undertake significant efforts to prevent the current conceptual plan from development. There are parking issues on Bach which is a private street. Would like the City to help Cardiff Glen with sign postings.

PC23

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Please refer to responses to comment letter C123.

Nancy DeGhionno

She wants to express her support for approving the conceptual plan the City Council proposed without decreasing any fields. She believes artificial turf would need serious consideration. She has concerns with the draft EIR. During fall and winter months, sports field lighting is sometimes necessary before 5pm. With all the technical improvements made regarding directed field lighting, it's clear to her that the spill over light that may reach park neighbors yards will be less than what her home receives from neighbors glaring flood lights, front side and back, and she lives in a dark skies neighborhood. It is essential that field lighting be installed. Hours of operation can be set as appropriate. With Encinitas' only multi-plex theater being closed, there is even greater reason to

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Please refer to responses to comment letters C53 and C54.

prioritize the building of the teen center. This is an investment in the community that our residents need sooner than later. The senior citizens have had a wonderful center for several years and our youth deserves the same investment. The overall Hall Property conceptual plan duplicates some recreational facilities in town in order to meet the demands of the City's growth, but no where do we have a teen center. Blocks of time at the Community Center gym just don't meet the need. In order for a round-about to allow visibility and reaction time, it really must be two lanes wide, like the one in Carlsbad by Legoland. That one works well. The one we have on Santa Fe does not. Not all drivers slow enough to allow for reaction time or safety under the circumstances. More distance gives drivers more time to anticipate each other's actions; allows for more confidence in decisions about timing, and more reaction time in general. Please ask Chris Hazeltine for the City's Needs Assessment for specialized facilities and note the substantial unmet need regarding full basketball courts. The Hall conceptual drawings show half courts. She didn't see it in writing, but the map suggests half courts. Our City is scattered with half basketball courts, but by parks standards definition a community park of this size would install full courts. Half courts were designed for small neighborhood parks because of space limitations and meeting a need for casual pick up games or practices. This large park will be an opportunity to add full basketball courts to meet Encinitas' facility needs. She would expect an herb garden in a public park to experience midnight harvesting, and require replacement after a short period of time. She'd like to see the City leave all the specialty gardens to the local botanical garden. Staff maintenance time and expenses could be much better spent elsewhere. She would like to see the City use water permeable surfaces for the trails at the park. Stroller and bicycle use is much more enjoyable on a hard surface. When planning for parking lot and turning standards please bare in mind that very large SUV's show up and parents have set a precedence of vehicles dropping of children in handicapped parking spaces, because of convenience and have made a habit of it. She would like to see drop-off areas. Why does the access on the northeast corner not being addressed like the north corner is? Additionally food concessions are going to be needed. She encourages the City and the citizens of Encinitas to speak out to Caltrans to prioritize freeway and ramp improvements on Santa Fe. This huge project is not even on Caltrans' radar. There is a growing need for vehicular and pedestrian safety. She sees traffic as being the major issue. Caltrans needs to prioritize this project and for all of the community to gain momentum in that direction. She is optimistic about the journey that awaits us. As a strong parks advocate she is thrilled that we have such an opportunity to install such a wonderful park to serve so many of us.

PC24

Jed Staley

The Planning Commission has always been a wonderful source of balanced deliberation and equitable thinking. The interesting thing about the Hall Property is that the applicant is the City. He wants to emphasize that the community really looks to the Commissioners to be the balancing factor and to willingly take on the responsibility of holding the City, as a developer, as the

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Please refer to responses to comment letter C195.

same logical, tough standards that they would hold any developer to. He knows that the Commission will and ask that they proceed with caution and slowness to make sure the process is open, transparent and to make sure the City does not jam things through that really aren't appropriate. Three simple requests he'd like to mention: 1) that story poles be put up to outline one field with 90ft story poles to see the impact that they will have. He would like cross pieces there to show the angle of the aiming of the lights themselves. This would be useful and produce very meaningful comments about the light feature. 2) He is concerned that the City is going to do a response after tonight. He'd like to request a continuance of tonight's meeting and at some future date have a second meeting to come back and respond to the specifics that the City staff have provided. 3) The driving force behind the plan that is now being presented, as stated in the EIR, is to fulfill the sports facility unmet needs...yet the City has repeatedly refused to provide a study.

PC25

He asks that the City have a study done by a legitimate outside concern. He'd like to see the study create an inventory of the existing sports fields. He'd like to also request that for the year 2006 the hours of usage for each of these existing parks be specified. If there are unmet needs, they will certainly show up. This would be absolutely invaluable.

Kyle Martin

He lives near the south end of the park. When he thinks of the park, he thinks of the City's emblem. The definition of the park has changed. This seems to coincide with the changes of the plans after the public was invited to design the park years ago. There was a plan that came out of the meetings and then years later the City came up with this (new plan). The City didn't listen to the citizens and went through with whatever they wanted to. He is in the sporting goods industry and he knows that it's not just schools anymore. The sports leagues are growing. The whole idea of this park is to bring in sports leagues from other cities, charge them money and help them pay for this. They are going to bring people in from all over the county. It's going to be overrun. It's not going to be for the community. Traffic ignores the entire south side. Another problem with the whole project is, and it's not addressed correctly in the EIR, are the traffic issues and the opening of Warwick. Neither of the two proposed entrance/exits to the park will be able to accommodate the increased traffic flow. Children use these streets to walk too and from school, and pose a safety concern during peak park times. He believes with a park and the access points suggested that the area is going to be a vehicular mess. He doesn't have a solution, but he is still concerned. The sports clubs are not just elementary school kids, so young teenagers that drive will be parking and driving as teenagers do...speeding with their loud music, goofing off, etc... The streets in Cardiff are narrow and have blind turns. He is concerned about the safety of the community.

PC26

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Please refer to responses to comment letter C136.

Steven Norsworthy

If this was really about objectivity and about fairness and about majority interests in Encinitas, then this would have been resolved a long time ago. It's not about that. It's not about the EIR, it's not about what's right about the citizens of Encinitas, it's not about the legitimate needs of sports fields. The EIR is not about an environmental impact report. What it is about is about the desires and the wishes of three people in Encinitas who hold the votes. It's not about anything else. These three people are so hell-bent to drive their desire, which represents maybe 2-3% of the community. They reject everything else that the community has spent so much time, and angst and money...and earnest objective time into this. They are not interested in that. These three people are going to do what they want to do unless a court orders them not to do it. We've already been there. The reason we have an EIR is because they lost the first lawsuit and they appealed it and lost the appeal at our expense. They're going to do the same thing again and call us complainers, because they simply hold the power. Who knows how many backroom meetings were held with a special interest sports lobby, so that they could fulfill that need. Those three people are Mr. Dalager, Mr. Stocks and Mr. Bond. That's all this is about. If this isn't what it's about, then they would have listened to the initial input of 1,000+ people, and listened to the original group that drew up a plan. They would have not let this thing have gone to a lawsuit and then appealed it when they lost. This is about their pride. When people don't want their pride insulted, so they're not going to back down. They're not going to listen to what we write tonight, or what we spoke. It's really that simple. He honestly believes this. He's worked in multiple businesses and even has been confronted with lawsuits. He kinda already knows what the end game is going to be. He apologizes to the citizens for putting their time and efforts into bringing forth objectives to the Planning Commission. In the end, they're not going to be able to listen to it because they're being directed by three people who hold the vote and they're going to do what they're going to do. How convenient it will be to drive onto a private street (Bach I believe), drive into the cul-de-sac, drop their children off, and have the children walk through the easement. It'll just be a constant carpool of people. Cardiff Glen is going to turn into a grand central station of drop off points for the easiest access to the park.

PC27

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Please refer to responses to comment letter C157.

Tom McCabe-MacKinnon Avenue

In terms of the trip generation, the EIR uses three parts Poway, Kearny Mesa and Poinsettia. What he'd like to see is...like the YMCA, it would be nice for those figures included in the trip generation also, since this is a more localized use and may give us different information. The trip generation seems to be based upon an average acreage as opposed to specific uses. It would be nice to have a reliable source for these traffic generations. What's coming out of this is that basically the traffic is a failed situation and that's what the report is concluding. In order to mitigate the traffic problems, seven lights need to be installed. Question...when were the traffic counts taken? MacKinnon Avenue is a shortcut for local traffic that are dropping their kids off at schools. The EIR does not take

PC28

PC28

Please refer to responses to comment letter C144.

into account that there is an all-way stop at Berkshire. This school traffic coupled with MacKinnon being a shortcut for traffic trying to avoid going under the intersection at Santa Fe and the onramp. Santa Fe is one lane, one car at a time. Birmingham is two lanes and two cars at a time which means you'll get through Birmingham faster, but what happens is that all the traffic starts piling up. There will be 15 cars at the Berkshire sign. His main point is, he's hoping that the main traffic report was done during the school season rather than the summer season because it is completely different. The traffic report is clearly stating that the access points are failing. One idea at the beginning of purchasing the property was to have an access through the shopping center. He knows the City does not own the shopping center, but they do have domain rights. It's very feasible to remove the shop buildings between the Rite Aid and the Vons, and bring traffic directly through there. In the traffic study, this alternative should be looked at, because bringing regional traffic through an alley or residential street is very complicated. Mostly in terms of way finding. He can imagine people on I-5 seeing the park and trying to find access through the truck access alley.

PC28

Toni DeCarlo

She is representing the Rotary Cup of Encinitas. Rotary is a worldwide organization of business and professional leaders that provide humanitarian service, encourage high ethical standards, in all vocations and helps build goodwill and peace in the world. The main objective of the Rotary of Encinitas is service in the community, the workplace and throughout the world. Rotarians develop community service projects that address many of today's most critical issues, such as children at risk, poverty and hunger, the environment, illiteracy and violence. We also support programs for youth, educational opportunities, and international exchanges for students. One of the programs we do host is a soccer tournament. This is the only soccer tournament that is not hosted by a soccer club, itself. What we do with the revenue is give it back to the community. It also brings people to the City of Encinitas which brings revenues for the small businesses, hotels, gas stations, restaurants. It helps the community of itself too. You have put in so much time into this wonderful park and we do support the park as it is, maybe with a few exceptions. They do really agree with what you've done so far. Personally she's been a coach in the Encinitas area for an under 8(yr) team, and they told her at that time that in a few years there would be a great community park with a lot of amenities. She'd like the Commission to know that as of last year, those girls are now in college. It's been a long road and she's hoping that we can get past this and get a community that will service the City of Encinitas.

PC29

PC29

These comments do not specifically address the sufficiency or adequacy of the EIR in identifying and analyzing the project's environmental impacts and are therefore noted for the record.

Lynn Leschutz

She is in favor of a revision of the EIR as it stands now based on everything we've heard tonight...the traffic, the access, the congestion. She thinks the definition "less than significant" in this EIR is particularly disturbing. When she looks at the addition of seven traffic signals in her neighborhood, within walking distance, and she thinks of the impact of that...it is surely more than "less than significant" on her quality of life. The mitigations that are called for involve traffic lights and or round-about, and now the suggestion of two lane round-about (she doesn't like). Off site parking, which includes the San Dieguito campus and the park and ride off Birmingham, both of those exits will be used to go to the park. She wonders what the effectiveness of off-site parking is when they're using the same exits as the people who are actually going to go to the park to find parking. Another thing she finds disturbing is the definition of "special event." How many people will it take for a special event? She didn't see any numbers called out and we have this opened ended definition. Is a special event 5,000 people for a soccer tournament, is it 1,000? What does that mean in the EIR? She'd like some more details on that. And with that, the mitigation measures for the special use permits would involve "traffic cones and flag men." When she thinks of traffic she thinks of the Del Mar Fair in June. Traffic cones and flag men. She doesn't want that in her neighborhood. She is really perplexed at the "less than significant."

PC30

PC30

Please refer to responses to comment letters C66 and C67.

Jay Stoffel-1843 Hilltop Lane, Encinitas

He volunteers for some of the youth leagues. He is one of the members of the Encinitas Community that lives east of the freeway that strongly supports the sports park for the citizens of Encinitas. Not a regional park...this is a park for the City of Encinitas. We realize that it's going to have an impact on the adjacent properties and we're looking at ways to mitigate those, but we want this park. The overall benefit to the City as a whole he believes is important. Part of the mitigation needs to be involved in the lighting. If we do have a sports park with lights, it has to have the same computerized system that the Ecke Sports Park has now. He suggests the traffic studies focus on the time periods during the week of 4-6pm, because that's going to be the use during the week. There will be no morning effect for these fields. Again, there are a lot of people east of the freeway that strongly support this park. We are looking and realize that it's going to be an impact on the local adjacent properties and talk about mitigation and what that can be. We realize that there is going to be an impact and there will be an effect, but we want this park.

PC31

PC31

These comments do not specifically address the sufficiency or adequacy of the EIR in identifying and analyzing the project's environmental impacts and are therefore noted for the record.

Sheri Hines

She thanks everyone who spoke before her because they have done their homework. She is delighted that a dog park and community park are coming her way. She's worried and concerned about the traffic in her neighborhood. She is also concerned about the 90ft lighting poles. Light pollution is a major concern and she believes that a day use park is community friendly. She has children that are becoming teenagers, she has a soccer player and she doesn't think that

PC32

PC32

Please refer to responses to comment letters C89 through C91.

the hours until midnight is ludicrous. The beaches close at sunset. People should not be in the park until midnight. She thinks that ten o'clock is late. She believes these hours reflect the times of a sports park. How are we going to protect our natural wetlands area? She does not want MacKinnon closed to through traffic because it poses a risk to the neighborhood by having the fire trucks delayed. If you close MacKinnon, you might as well close all the streets off of MacKinnon to keep the traffic out of the neighborhood. From her house, she can see the San Dieguito high school lights, and she can't imagine that the EIR stating that these are not going to be a problem. At anytime at night, she has daylight in her backyard. She doesn't see the stars when those lights are on. Is this community park for us and the neighboring cities, or is this all a façade masking the real truth that the real intention is a mega sports park for the San Diego region to generate money for the City of Encinitas. She doesn't think this will benefit the children in the neighboring cities. She thinks we have enough fields and if we take care of the fields that we have and make them better. She thinks our fields are plenty. If we are going to be playing these competitive games, then we should go inland where there is more land and it would be less intrusive to the City. She believes the elected officials want to do the right thing and it's often not the most popular thing. She doesn't think it's the most lucrative thing, but she does think that you have to take a good hard look and do the right thing.

PC32

Gina Renteria

She lives on Devonshire and is well aware of all the traffic issues, especially from Scripps employees. The first problem with the draft EIR is that there is inadequate parking. The draft EIR projects a peak demand of 810 spaces. The project plans 419 parking spaces. Where will the remaining cars park? They will park all over the residential neighborhood roads. The neighboring streets can't handle more cars. The traffic forecast several intersections that will have an unacceptable level of service. The EIR states that after mitigation they will be reduced to less than significant. How will a traffic light or round-about adequately mitigate traffic congestion, especially on Santa Fe. She believes that there is too much development concentrated in one area...Scripps and Hal Property. The traffic study is not complete on the Scripps expansion plan. These projects should be considered as a whole. A true community park will fit in this location not a super special use sports park. It seems to her that someone decided to throw every possible suggestion onto this piece of land. The amenities fit onto the land, but don't fit into the community, and it does not preserve the community character. The project needs to be scaled down. This area will be destroyed by the traffic, lighting and noise. City ordinances limit structural heights to 30ft so views are not obstructed. Ninety foot tall light structures should not be allowed. The draft EIR states that the lighting impact would be less than significant but then it concedes that the neighboring residential areas may have significant impacts. This is clearly a contradiction. This light will flood the adjacent neighborhoods. They didn't allow this type of lighting at the Leo Mullin sports park and that's next to Target. Only minimal

PC33

PC33

Please refer to responses to comment letter C175.

down light should be allowed at this location and they should be placed far away from residents. It should be stated in writing that park activities will not include amplified events, ever. She wants to see a true community park, one that will complement the community, not destroy it.

PC33

John Georgeson-129 Five Crowns Way, Encinitas

It seems to be that the special events topic is causing a lot of concern. The estimation of 810 vehicles is overstated, from the standpoint of...we're not a regional park. Our park is going to have 5 full size multi-use fields. On average the younger leagues have about 11 kids on average. Older boys you may have 14 or 15. So, if you have 5 full fields going at once, with 10 teams playing, that's 150 kids. There is going to be overlap when one team is leaving and another is getting on the field. The times will be staggered. It will likely be two spectators to a single player. The 810 parking spaces required was based on the assumption that there would only be 2 people per vehicle. Normally when people come to the park, they're bringing in their whole family...no less than 2 people. He is not sure the sizes of the spaces, but wants to make sure that the larger vehicles can fit into those parking spaces. The project study area there were 8 un-signalized intersections that were reviewed, 7 signalized intersections and 11 street sections under a variety of different situations. One was with no mitigation measures at all...worst case scenario. The levels of thresholds that were designated for signalized intersections and un-signalized intersections gave acceptable ratings on an A thru D basis. E and F were considered significant impact areas. The difference between signalized intersections and un-signalized intersections as far as the delay per vehicle, the signalized intersections was more than an 80 second delay. For the un-signalized intersections there was more than a 50 second delay. What is significantly impacted right now? There were 32 time segments done for the week days and there were 16 during the mid-days, on a Saturday. Three of the 16 mid-days Saturday, are impacted on an E or F classification, which would be significant. On the week day situation, seven of the remaining 32 time segments were impacted on a significant basis. The existing street segment operations show only one of 11 street segments right now that are negatively impacted. What is the existing project looking like verses the existing location, plus the planned project? Forty-five timed segments, thirty on the weekdays and 15 on the Saturday mid-days. Thirteen were either impacted by a 2 second delay per vehicle or had a higher impacting range...from an E to a D, or a C to a B. Nine of these are at freeway ramps. On a Saturday situation, there were 15 time segments done and were jumping from 3 to 5 being negatively impacted. That's with no mitigations taken place at all. MacKinnon through access would be preferable then to what is proposed now.

PC34

PC34

It is acknowledged that the EIR provided a conservative estimate of parking during Special Events. Tables 3.2-2 and 3.2-3 of the EIR provide existing operating conditions for street intersections and segments within the traffic analysis study area. The remaining comments do not specifically address the sufficiency or adequacy of the EIR in identifying and analyzing the project's environmental impacts and are therefore noted for the record.

Marie Dardarian-Evergreen (east of the freeway)

There's going to be a huge impact on streets like Windsor and Villa Cardiff. There is already too much traffic on the streets. Plans for changing traffic flow on MacKinnon will disrupt all the quiet neighborhoods east and west of the park. It will have a tremendous impact. This is too high of a price to pay for a

PC35

PC35

Please refer to responses to comment letters C45 and C46.

special interest park which should have never been placed in the middle of a residential area. This is the wrong location. There are reasons why other communities have refused to have this special use tournament park. Surely there is a better place for this proposed park. Give the neighborhood back the real community park that they voted for in 2001. Concerning an amphitheater in the middle of a residential area, the sound will spread. The community doesn't want this amphitheater in this park. Within a mile radius of the proposed park, the small community will not be able to support the increase in traffic due to projects proposed in this area. With all these projects and expansions, the roads in the area are not being widened, so where will this traffic go? People can come into contact with residual pesticides and other toxins. That will put our health at risk. Our children will also be at risk and she has asked the City to investigate studies to see if there is a rise in illness in people who have been exposed to the toxins on this site. The light pollution from Lake Drive, I can see from the junction of I-805 and I-5. What she is asking is please give the community park that is going to serve all the members of our community and find another location for the park being proposed.

PC35

John Bromstad-1616 Rubenstein Drive

As he understands it, the park will be an 8 month park, based on what is happening in the City right now. Lake park is closed for 4 months. So, would this happen to be an 8 month park? The Hall Property, and the other plan, was put in front of the City Council many years ago and the EIR has only addressed the one plan. It hasn't taken the same look at the Hall Property. Scott said earlier that this plan has been turned down because it doesn't meet the objectives. One of their consultants disagrees with that. The consultant says that alternative three is feasibly obtains all the project objectives. The answer to the soccer situation is numerous soccer and baseball fields are available in Encinitas. Although this alternative does include these uses, the CQL plan provides for other unmet and underserved recreational needs within the City. The report goes on further to say that these are environmentally superior alternatives. A public agency shall not approve a project as proposed if there are feasible alternatives or mitigation measures available that would substantially lessen any significant effects the project would have on the environment. The City has continued to spend money on the park design. Since April 2004 when a lawsuit directed the City to undertake a comprehensive EIR study, the City went on ahead with plans for a mega sports facility. You would have thought the City would have waited for the results of the EIR from EDAW. Instead they have gone ahead with RJM, the design firm planning the sports park. According to current county records, the City has paid \$345,889 to RJM since February 2002. Since the ruling of the lawsuit in 2004, the City has continued working with RJM and has paid them \$113,215 with the last payment made just yesterday. This indicates the City is proceeding with a mega sports park. Who is giving direction on the program? One of the good things that will come out of this EIR report is that it will have a tremendous effect on our community. Because of the findings on the Hall Property, the greenhouse designation will have an effect on other

PC36

PC36

Please refer to responses to comment letters C28 and C29.

pending developments. That is the area of hazardous soils and materials. At the very least, a careful study must be done. This should be the initial step in the permit process.

PC36

BJ Kelly

She came to show her support of the Hall Property as designed, and hopes that they will move the EIR process along as quickly as possible. Enough people have discussed their personal analytical analysis of the EIR, and she can't say she agrees with all of the personal conclusions over what the experts say. She has been through EIR processes before and she has confidence that the City will address the issues, correct some of the statements, and hopefully be able to move on with this process. She also wants to address a comment that someone made earlier about the General Plan in stating that the General Plan requires one soccer field for every 10,000 residence. This means that there's five more full size soccer fields that need to be built in this City in order to comply with the General Plan. The support of the park meets the needs of the community. She thinks the City, for many years, has been disenfranchising a group of children between the ages of 5-17 that don't have enough active sports fields to play on. We have lots of passive use parks and tot lots, and half basketball courts, but we do not have enough full size active sports fields for our children to develop themselves. She asks that the EIR be approved and to build the park as quickly as possible. Also, to address some of the comments made earlier about noise from parks, and whistles. She lives across from Diegueno Middle School. She has people turning around in her driveway every morning. She works her day around that school's schedule. This happened after she moved into that community. There is an ugly yellow line down her street that the Fire Department uses to get to the community next door. She loves the sound of the whistles and children playing because it shows life to her and she thinks that we need to share this community with everyone.

PC37

PC37

Please refer to responses to comment letter C110.

Leslie Anderson-1207 Crest Drive, Encinitas

She wants to express her concern about the traffic study for the EIR that it only went as far east as Windsor drive. She sees a line of cars in the mornings backed up as far as El Camino Real when the parents are driving their kids to the Academy. Santa Fe Drive right now, according to the data in the EIR, is running at 85% capacity between Nardo and Windsor. In 2010 it will be running at 100% capacity and that's not taking into account the Scripps expansion, the Hall Property Park, the Brown property condominiums, without the expansion of the Academy, and without the TIP Academy going in on Ocean Knoll School. The stretch of Santa Fe Drive east of the freeway, from Regal to MacKinnon, will be at 107% capacity. She'd like to see the traffic study expanded to El Camino Real. There really is a safety issue on Santa Fe Drive. There is a hodge-podge of so called sidewalks. From Crest, east to El Camino pedestrians are forced to walk in the street. There's no protection from the cars going 40mph. This is grossly unsafe. There are other streets that force people to walk in the street. The traffic volume is higher west of the freeway because it is a four lane road, but

PC38

PC38

Please refer to responses to comment letters C6 and C7.

the road capacity is more saturated east of the freeway. She'd like to request that the PC do some planning and plan to put in some sidewalks. This is one way to mitigate vehicular traffic by walking or riding their bikes. Santa Fe is supposed to be part of the Encinitas trails system, as well as the bicycle path system but none of this is mentioned in the EIR. Please upgrade Santa Fe before the park is put into place.

PC38

Jeff Parshalle-1725 Village Run, Encinitas

He thinks the software that was used to study the lights bill was flawed in that it was the manufacture's point by point light software and it's really not designed to take into account when you introduce a million of tiny water droplets into the air, each one of them acting like a mirror. This software is really just designed to study how the light will shine directly on the ground when there is no particular matter in the air. There have been many times that he's had to rely on Santa Fe drive to get to the hospital. He is concerned about a plan that shows stacking up a number of traffic lights which we know when you introduce that much traffic, it's going to lock up. He's surprised the hospital is not concerned about this. He participated in the community workshops and he thought it was a great experience. He's an architect and it was a peak experience for him. He thought that when the City's consultant created the consensus plan, that it wasn't exactly what he wanted, but he thought it was democracy in action and he was okay with that. He was shocked when the City Council, to our faces, told us that they were just going to throw all of that out. All of those hours from all those people, just thrown out. It still angers him and he thinks it was wrong and what the City in their arrogance has continued to do is to run over the CEQA process. He's been doing this type of thing for over 30 years. The City is so hypocritical that they would behave this way where as if the shoe was on the other foot, we wouldn't have gotten two inches in the front door. He feels this group has put forward an alternate plan, whether it's that plan or something else, it's a reasonable alternative, it addresses everyone's special need that they wanted and he thinks that it's ludicrous that the City is trying to push forward. These people are organized, they're intelligent and they're not going away. There's a reasonable alternative and he feels the City should look in the sphere of compromise because that's what he's always expected to do as a professional architect. Except the alternative, and build something there that we can all use.

PC39

PC39

Please refer to responses to comment letters C165 and C166.

Karen Sawchenko

She is the executive director of the Encinitas Soccer League. She has worked for the league for over 10 years. Her job is to secure the fields and do the practice and game schedules of the league that service over 1,700 children this year. She has been to many field allocation meetings with the City. The City knows the pressure that has been put on them to provide fields for the youth leagues. They don't need to do a study because they face it during their meetings. They know they don't have enough fields to provide what's needed. They have asked her and other leagues to provide the field allocations that we use. The report that someone spoke to earlier was drawn up by her and was in

PC40

PC40

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response to the need. The City has assessed that they need to provide six full size soccer fields. They only provide one at Leo Mullen field and it doesn't have lights. Her league uses the school fields because they have no other option. The school fields are limited by their size. They are playgrounds and they make due with them. These fields are not maintained as well and can be dangerous. They are also limited to their availability. Right now the one field they do have needs to have lights. What they have to do is bring portable lights which are expensive. The City requires a 75% Encinitas residency in order to be able to use the fields. Encinitas soccer league is well over that. Traffic has already been addressed. They need to have lights on the fields in order to provide the service. She also cares about holding practices during the week and holding games during the weekends. Someone brought up the field closing issue and it is her understanding that the closures would be on a rotating basis, so the park could be open year round. So essentially, you're talking about one field being closed all the time, so really only access to four fields instead of five. She finds it hypocritical that people are willing to support sports, provided that it's not in their own backyard. She hopes and trusts that the Commission deal with whatever legitimate mitigating concerns that are being brought up by the community because she wants to be a good neighbor and get along. We need this park.

PC40

Peter Orr-1608 Valetta Lane, Encinitas

He is the president of Encinitas National Little League. Encinitas National Little League is 460 kids from the community with over 95% living in Encinitas and go to Encinitas schools. He can talk to experience. They play the majority of their games at Park Dale Lane Elementary school, which is right in the middle of a residential neighborhood. There are four baseball fields there. He went through the math and each game is about 24 kids times 4 which is less than 100 kids on four fields. He sees 3 baseball fields on that. He invites anyone to come out to their Saturday games, when they have all fields going, and there is not a traffic or noise problem. Last year he walked the neighborhood and had a letter in his hand and spoke to those who were home or left the letter for those who were not. He left his cell phone number and asked that they call him should there be any issues with his league, please call him personally. He got zero phone calls. He had one gentleman approach him about the batting cages too early in the morning and that issue was resolved. He works with the community to make sure the league is good neighbors. The second item he talks about is the lack of field space. There was references that it's a real problem, and it is. They would love to have a fall baseball season, but they can't because there are not enough fields. He's also involved in Pop Warner football as a coach and that sport is fighting for space too. We need more fields for the youth sports. The reference to the regional sports tournaments, he can't speak for other organizations, but he can speak for the Encinitas National Little League that is not their intent. All they need are fields for our kids and our community to play baseball. Special interest, as it has been called...absolutely. He has a special interest and that is for the kids of Encinitas.

PC41

PC41

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