

Scott Verbeff  
Environmental Coordinator  
505 South Vulcan Avenue  
City of Encinitas, CA 92024

RE: Hall Property

Dear Scott:

I am a concerned citizen that lives in the area of the planned "community park".

There are two items I would like to address the first is "traffic" if Mackinnon is closed all the pressure will be on the Villa Cardiff, Mackinnon East streets, which of course will involve the whole East side of the park from Santa Fe to Birmingham and all the way back to Crest. These neighborhoods will be greatly affected, and would be required to carry the blunt of the traffic.

The other item, is keeping this a "community park", not a sport park for tournament, once tournament play is brought in the whole dynamics of the park changes. The fields will need lighting which will be on 90 foot poles, and I understand there will be approximately 20 of these. The park would be open from 5 AM until 10 PM week days, and possibly midnight on Friday and Saturday nights. If tournament play comes in then that affects the parking, there are only 419 parking spaces, and the EIR stated we needed at least 800. The list of the domino effect could go on and on.

I want a "community park", that will provide something for everyone.

Please consider what would happen to our community if Mackinnon is closed and if once tournament play is brought in, and the issues it will cause.

Sincerely,

Signature Paul E. Stoner Paul E. Stoner

Address 1167 Mansley Pl Encinitas CA 92024

Date 6 MAR 04

C201-1

C201-1

See response to comment #C10-1.

C201-2

C201-2

See response to comment #C10-2.

C201-3

C201-3

See response to comment #C10-3.

Scott Verbeff  
Environmental Coordinator  
505 South Vulcan Avenue  
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C202-1

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C202-2

C202-1 through C202-3

See response to comment #C10-1 through #C10-3.

I want a "community park", that will provide something for everyone.

C202-3

Please consider what would happen to our community if Mackinnon is closed and if once tournament play is brought in, and the issues it will cause.

Sincerely,

Signature *P. Stover*

Address 1167 Monterey Place, Encinitas

Date 6 Mar 2007

Scott Verbeff  
Environmental Coordinator  
505 South Vulcan Avenue  
City of Encinitas, CA 92024

RE: Hall Property

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C203-1

C203-1 through C203-3

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C203-2

See response to comment #C10-1 through #C10-3.

I want a "community park", that will provide something for everyone.

C203-3

Please consider what would happen to our community if Mackinnon is closed and if once tournament play is brought in, and the issues it will cause.

Sincerely,

Signature

*Meade K. Strother*

Address

*9275 Oxford Ave. Cardiff, Ca.*

Date

*3-6-07*

Dear Mr. Vurbeff,

I am a resident of Cardiff Glen and a current board member of Encinitas Little League. I have 4 children, all who have or are currently participating in field sports (soccer, football and baseball)

We purchased our home nearly 5 years ago anticipating living near a beautiful park. Many people have spent much of their personal time and money lobbying for differing issues, articulating excellent points regarding lighting, noise, privacy and traffic. All I ask as a resident of Cardiff and a future user of this fine park is that you do everything in your power to minimize the negative impact on our community.

By this I am advocating for higher walls, greater distances between amphitheatres and resident back yards, no vehicle access to the park from Rubenstein or through Cardiff Glen, and lower lights or no lights.

Thank you for your consideration,

Amy Stuck  
1552 Gershwin Street  
Cardiff by the Sea

C204-1

C204-1

These comments will be provided to the city's decision-makers for consideration when they take action on the proposed project. 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.

C204-2

C204-2

See response to comment #C204-1.

March 12, 2007

Scott Vurbeff  
Environmental Coordinator  
Draft EIR for Hall Property Master Plan  
505 S. Vulcan Avenue  
Encinitas, CA 92024-3633

Subject: Comments to the Draft EIR, Hall Property Community Park

Dear Mr. Vurbeff:

My name is Heather Swortwood and I, along with my husband, Chris, are the homeowners at 356 Bach Street. We have two small children and are very concerned about the existing plans of the EIR.

1.) Increased traffic in our neighborhood and public parking. During sporting games, the traffic would present a huge problem and result in further congestion in the neighborhood. The sporting events would also create a "towing" nightmare and result in angry people who could ultimately retaliate on the houses in our neighborhood. Most important, the traffic would also be a safety risk for our small children who are riding their bikes, and playing in the neighborhood. We would propose extra NO PARKING signage and a no public park entrance from the cul de sac on Bach St.

2.) Dog Park. While I think it is nice to have a place for people to take their dogs, I feel that the existing dog park plans will negatively impact us. The dog park will be adjacent to our property and the proposed lighting and hours will be very disturbing to our house and children. Our kids go to bed at 7:00 p.m. and they will surely hear dogs barking. I propose to eliminate one of the proposed soccer fields and move the dog park to a different area. I would also suggest making the current dog park location a meditation or quiet park area for those people who want to escape the chaos of sporting games.

3.) Lights. We are very concerned about the field lights and how they will affect our quality of life in our home. We are in support of a multi-use park however we do not feel it is necessary to have lights. A viable solution that would severely lessen the impact on our neighborhood would be to eliminate the lights and reduce the hours of operation at the park.

Thank you for your thoughtful consideration of these comments.

Sincerely,

Heather Swortwood  
356 Bach Street  
Cardiff by the Sea

C205-1

See responses to comments #C205-2 through #C205-4.

C205-2

See responses to comments #C5-1, #C17-7, and #C17-15. The city would not be responsible for limiting vehicular access on a private right-of-way. However, it should be noted that pedestrians would be able to use the public pedestrian easement on Bach Street to access the park.

C205-3

Section 3.4 of the EIR evaluated the potential noise impacts of the dog park and determined that with installation of a noise wall, such effects would be mitigated below a level of significance. With implementation of mitigation measures, relocation of the dog park would not be warranted. These comments will be provided to the city's decision-makers for consideration when they take action on the proposed project.

C205-4

An analysis of lighting impacts is provided in Section 3.5 of the EIR, which determined that such impacts would be mitigated below a level of significance with implementation of mitigation measures.

Chapter 7 of the EIR considers three project alternatives without athletic field lighting.

These comments will be provided to the city's decision-makers for consideration when they take action on the proposed project.

March 7, 2007

Scott Vurbef  
Planning and Building Department  
City of Encinitas  
505 Vulcan Avenue  
Encinitas, CA 92024

Dear Mr. Vurbef,

The Hall Property EIR has failed to include the following street sections in our neighborhood. I would like you to extend the scope of the study to include the following streets:

**Bach Street, Gershwin Street and Vivaldi Street**

In addition to this, the access to the park is not clearly defined in the EIR and appears unsafe for pedestrians and bike access into the park. Clearly define the access and egress so that this park can be enjoyed safely.

Safety is also a concern because all of the streets adjacent to the planned park have poor pedestrian access, no sidewalks, no handicap access, and no bike lanes. Please amend the park plans by making safe biking and walking an option which will reduce traffic and increase enjoyment of our community park.

Thank you,

Signature  Print Name Chris Swortwood Address 356 Bach

Signature  Print Name Paulie N. Gorman Address 434 Bach St

Signature  Print Name Paulie N. Gorman Address 434 Bach St

C206-1

C206-1

See responses to comments #C206-1 and #C206-3.

C206-2

C206-2

See responses to comments #C11-2, #C23-5, and #C39-14.

C206-3

C206-3

See responses to comments #C5-1, #C17-7, and #C17-15.

Signature Erin Pynes Print Name Erin Pyness Address 1504 Vivaldi St.

Signature Shawn Pynes Print Name Shawn Pynes Address LL

Signature Evelyn Dicks Print Name EVELYN DICKS Address 1523 Vivaldi

Signature Nancy Catsbeal Print Name Nancy Catsbeal Address 1510 Gershwin St

Signature Craig Colshack Print Name Craig Colshack Address 1510 Gershwin St.

Signature Rod Anderson Print Name Rod Anderson Address 348 Bach St.

Signature Paul Jansen Print Name PAUL JANSEN Address 1571 VIVALDI ST

Signature Steven Norsworthy Print Name STEVEN NORSWORTHY Address 1510 VIVALDI

Signature Linnea Norsworthy Print Name LINNEA NORSWORTHY Address 1510 VIVALDI

Signature Carl H. Boucher Print Name CARL H. BOUCHER Address 1518 VIVALDI ST.

Signature Wally McCloskey Print Name WALLACE Address 1534 UIVALPI ST.  
MCCLOSKEY

Signature Joss Scott Print Name Todd Scott Address 1515 Uivaldi St.

Signature Laurie Lasswell Print Name Laurie Lasswell Address 420 BACH ST.  
CARDIFF

Signature Robert Lasswell Print Name Robert Address 420 Bach St.  
LASSWELL

Signature Lance P. Abbott Print Name Lance P. Abbott Address 433 Bach St.

Signature Richard L. Angelo Print Name Richard L. Angelo Address 1502 Gershwin

Signature Charlene A. Angelo Print Name Charlene A. Angelo Address 1502 Gershwin

Signature Kenid Shuck Print Name Kenid Shuck Address 1552 Gershwin St  
CARDIFF CA 92007

Signature Ami Shuck Print Name Ami Shuck Address 1552 Gershwin St  
92007

Signature Robert Gottlieb Print Name Robert Gottlieb Address 1558 Gershwin St  
92007

Signature Marianne Gottlieb Print Name Marianne Address 1558 Gershwin St  
Gottlieb 92007 Cardiff

Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Address \_\_\_\_\_

February 27, 2007

City Hall  
City Council and Planning Commission  
505 S. Vulcan Avenue  
Encinitas, CA 92024

Subject: Hall Property

Dear Planning Commission:

I am the property owner of 1359 Rubenstein Avenue in Cardiff by the Sea and am very concerned with plans for the Hall Property.

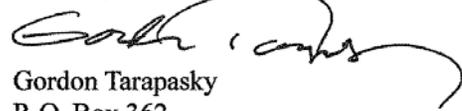
PLEASE, let this be a beautiful community park for all to enjoy with multi-use athletic fields and children's playgrounds.

I am completely OPPOSED of any plans calling for "Special USE" park --a special (soccer) tournament park and any program that allows the park to be open until midnight.

Congestion in the neighborhood, noise, field lights and parking are all great concerns.

Please let this property truly be an asset for all of us, not just special athletic programs.

Sincerely,



Gordon Tarapasky  
P. O. Box 362  
Cardiff by the Sea, CA 92007

C207-1

C207-1

These comments will be provided to the city's decision-makers for consideration when they take action on the proposed project. 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.

C207-2

C207-2

See responses to comments #C17-3, #C22-1, and #C207-1.

C207-3

C207-3

See responses to comments #C17-7, #C17-14, and #C17-15.

C207-4

Noise impacts of the project are addressed in Section 3.4 of the EIR. The noise analysis determined that with implementation of mitigation measures, noise impacts of the project would be reduced to below a level of significance.

An analysis of lighting impacts is provided in Section 3.5 of the EIR, which determined that such impacts would be mitigated below a level of significance with implementation of mitigation measures.

C207-4

See response to comment #C207-1.

March 10, 2007

Scott Vurbeff  
Environmental Coordinator,  
City of Encinitas  
505 S. Vulcan Avenue  
Encinitas, CA 92024

Dear Mr. Vurbeff:

Thank you for taking my comments draft EIR for the Hall Property into consideration. I am a Cardiff resident who lives on the southeast side of the park.

C208-1

C208-1

See response to comment #C96-1.

I am concerned about the impact of traffic on MacKinnon, Villa Cardiff, Munevar, Cathy, Justin, Windsor, Kings Cross and Ocean Crest. Please do a more thorough study in the EIR of how these streets would be affected by cut-through traffic, traffic signals, and a larger volume of cars.

C208-2

C208-2

See response to comment #C96-2.

I am also concerned about proposed night lighting. Many homes in our neighborhood have second stories. The lights themselves and the glare from lights that will be allowed to be on until midnight, will have significant impact on our views, not to mention more traffic at night.

C208-3

C208-3

See response to comment #C96-3.

I am excited about a beautiful park within walking distance from my house, but I do not understand why we must have 5 athletic fields that will accommodate regional soccer tournaments. Encinitas has many soccer fields already. What about improving those fields that already exist and maximizing their use?

C208-4

C208-4

See response to comment #C96-4.

In summary, why is a less intensive use not being recommended? It seems like the location of the entry points to the park and the fact that the park is surrounded by residential neighborhoods would lend itself to a park to be used most by those closest to it.

C208-5

C208-5

See response to comment #C96-5.

Thank you again for responding to my concerns.

Thank you.

Name

Jesse Taylor

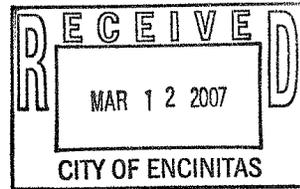
Address

728 Munevar

Signature



Planning and Building Department  
City of Encinitas  
ATTN: Scott Vurbeff  
505 Sout Vulcan Avenue  
Encinitas, CA 92024



Mr. and Mrs. William Thomas  
1600 Glasgow Avenue  
Cardiff by the Sea, CA 92007

March 12, 2007

Dear Planning and Building Department:

My name is Christina "Keena" Thomas. I first moved to Cardiff in 1988 and one year ago my husband and I bought our first home on the corner of Warwick Avenue and Glasgow Avenue, directly adjacent to the park's south perimeter.

Scott, as you know, my husband and I are in favor of the park. Not only do we see it as an asset to our community, we are looking forward to enjoying it ourselves and we see the park as adding value to our property. *We thank you, the Council, and the other City employees who have worked diligently in bringing us thus far.*

As you heard, at the public meeting on March 1<sup>st</sup>, many of us have concerns about some of the details of the park; specifically, access, size, sound, drainage, light, and sports.

### Access

Access needs to be further evaluated. The current plan of making MacKinnon into a cul-de-sac and having park access come from a new bridge that goes across the freeway is a good idea. However, we're realists. We understand that the bridge costs far too much money for the City to do on its own. We understand that the bridge would come in conjunction with Cal Trans' plans to widen the I-5. And, we understand that the bridge and the I-5 widening may be in our future, but it would be in around 10-years. So, the question stands...what do we do in the meantime? How can we proceed?

*We strongly feel that the City must honor the original agreement that was presented to the community when the bond measure went up for vote - access to the park will not take place through the small, adjacent residential streets.*

C209-1

C209-1

See responses to comments #C209-2 through #C209-17.

C209-2

C209-2

As discussed in Section 2.5.1.1 of the EIR, the realignment of the Mackinnon Avenue bridge is a separate project that would be carried out by Caltrans. The bridge realignment has independent utility and the subject park project can be carried out regardless of whether the bridge is realigned.

C209-3

C209-3

These comments will be provided to the city's decision-makers for consideration when they take action on the proposed project. 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.

Like so many streets in Cardiff, Glasgow Avenue is a narrow street in poor condition. Glasgow's intersection at Birmingham, the main point of entry and exit is dangerous because of its juncture with Somerset just prior to Birmingham. Added to the fact that the Glasgow and Somerset intersection is a blind corner with cars bombing down Birmingham. ***This is not a safe situation with its current traffic load. Do not add to the problem.***

C209-4

C209-4

See responses to comments #C17-7, #C17-14, and #C17-15.

Warwick Avenue is also an interesting situation. Just this year, ***Warwick Avenue was opened after it had been a closed street for 25+ years and was opened with no public notice or traffic analysis.*** According to Adam Seligman, the owner of the property at the corner of MacKinnon and Warwick Avenue, he went down to the City to ask that the City clean up what he correctly referred to as a dumping ground. He says the City said alright, but he would have to pay. Adam said, 'no, this is not my responsibility to clean the City's land.' Greg Sheilds, Senior Civil Engineer, agreed with Adam and waived the fee and offered that Adam could return the 'Warwick Alley' (as we refer to it) to a regular right of way. Adam liked that idea because then he could access his garage directly off of MacKinnon and not have to go around the block to get to his garage. When we saw the work that was being done at Warwick (10'+ trees that had been growing in the middle of Warwick Alley were torn down, the dirt was re-graded so cars could pass and some gravel was put down) I went down to the City to ask what was going on.

C209-5

C209-5

These comments will be provided to the city's decision-makers for consideration when they take action on the proposed project. These comments on Warwick Avenue pertain to an action separate from the proposed project and are therefore noted for the record. See responses to comments #C17-7, #C17-14, and #C17-15.

As luck would have it, I was able to meet with Greg Shields. Greg told me that he had made a mistake because he did not require that a traffic report be done and the opening of the street could affect the traffic flow, particularly since Glasgow Avenue had always been a dead-end street (we even have a city sign that says Dead End). Since the work was already done, I asked Greg what we should do now. He suggested that we compile a petition asking the City that the street be re-closed. I had never done a petition before and the City didn't have a template of what information was needed in a petition, so Greg was kind enough to type up a petition for us. Please see the attached.

We circulated the petition and received 100% approval from our neighbors to return the street as it always had been. The petition was submitted to the City and was declined. We, the neighbors of Glasgow Avenue, Warwick Avenue and Berkshire, were concerned that not only has the opening of Warwick changed the pace of our streets, but it also was setting an unfavorable precedent that the City was a) not listening to our needs and b) may have intentions to utilize this new 'street' as part of the park's south access. ***We do NOT want to be the drop off route or a cut through street. Our street cannot handle the additional traffic and it would completely change our neighborhood.***

As badly as we want to protect our street, we must also speak for the other streets that have the same set of concerns. While the EIR does provide a traffic analysis, it completely ignores the traffic implications to the adjacent streets. **We need a complete traffic analysis that includes all of the adjacent streets and that addresses the probable influx of parking on these streets.**

C209-6

C209-6

See responses to comments #C17-7, #C17-14, and #C17-15.

**Another issue that has not been discussed is if the alternate plan were to be implemented (where MacKinnon is kept open) then you have just developed the 'Grocery store route'.** For anyone living south of the park, the new park road, accessed through the MacKinnon entrance, will be the shortest, fastest, easiest, most beautiful route to the Vons shopping center – or any other destination on Santa Fe. Let's not kid ourselves, this will be a considerable traffic impact and must be added to the analysis.

C209-7

C209-7

It is possible that some traffic may use the park roads to reach destinations north of the park such as the Von's Shopping Center; however, due to the relatively small nature of the park roads and the planned speed limit on the roads within the park, the cut-through traffic is not expected to be high. If the cut-through traffic did become excessive, the City could choose to install traffic calming devices such as stop signs and/or speed bumps to slow traffic and discourage any cut-through traffic.

## Size

The park is supposed to be a community park. Please reduce the number of fields to only meet our direct community needs, not regional needs. Five to eleven fields is simply too many. The plan does not have adequate parking to handle this many people and meeting regional needs is not one of our communities goals. **Please scale down the park.**

C209-8

C209-8

See responses to comments #C17-3, #C17-6, and #C22-1. Chapter 7 of the EIR addresses a reduced intensity project alternative, as well as other project alternatives that reduce impacts of the project. The city's decision-makers will determine whether the project should be approved as proposed or whether a project alternative should be selected.

Additionally it should be mentioned that there is a group of citizens (we are not associated with them) who are planning on suing the City unless the park's design is altered. Please scale down the park and avoid an unnecessary lawsuit. I would hate to see the monies that are intended for the development of the park be wasted on a lawsuit that could be avoided if some alterations were made – particularly, when the community came out in droves saying please change the design of the park, it does not meet our needs. And, we would hate to see the development of the park be further prolonged. **Please address the community's concerns with their design changes and let's get on with building the park!**

C209-9

C209-9

See response to comment #C209-8.

**Finally, make the size of the park meet the current infrastructure and financial capabilities.** It is apparent in the traffic analysis that the proposed plan fails in meeting the City's traffic standards (and the current traffic analysis doesn't even take into account the smaller streets that will inevitably also fail because they can barely handle their current load). When and if Cal Trans makes improvements to the adjacent streets and freeway, then we could talk about expanding the scope of the park if the community finds the need.

C209-10

C209-10

See response to comment #C209-6 and #C209-8.

## Sound

When the park plan was released to the community, I went down the City to meet with Jennifer Smith because we were concerned with the park's sound implications at our house. I showed Jennifer how the park plan has a wall that starts at the north end of the property and makes it way down to the south – at every house – until you hit Somerset. We found this suspicious and wanted to know why we didn't get the same sound protection (respect) as the other neighbors who are directly adjacent to the park. Jennifer too thought this was weird and assured me that this, "must be an oversight...a mistake," she said.

When the EIR was released it turned out that the missing wall was not an oversight. The EIR clearly shows that the wall stops and does not start again at our house. In fact, the EIR specifically draws attention to our street, page 3.4-12.

The existing walls and walls proposed as part of the project would provide approximately 12 dBA of noise reduction along the eastern side of the project and the majority of the southern side. An exception would be for residences directly south of the proposed playground, fronting or abutting Warwick Avenue, where no wall is proposed. In summary, landscape maintenance activities prior to 7:00 am would create noise that could exceed the City's performance standards for this time period, resulting in a **significant impact** to the surrounding residences, especially in the vicinity of Warwick Avenue (**Impact Noise-2**).

It is apparent that the City realizes, just as we do, that the sound issue has not been mitigated at our street. *Please provide a wall and additionally, consider that berms be used to further help with sound issues.* Berms should be considered at all perimeters of the park. Berms are significantly effective for sound reduction and would be a great asset to the community. They could be landscaped and be a beautiful feature of the park. A berm at the freeway will quiet the freeway noise for park users and make the park even more enjoyable. Additionally, park users would not have to compete with the freeway sound and therefore try to raise their voices to be heard over the freeway.

*Park sounds should not be allowed until 10:00 p.m. on weekdays or midnight on weekends. Amplified events should not be allowed either.*

C209-11

C209-11

Under the proposed project, through access from MacKinnon Avenue would be terminated and overall traffic noise levels would be lower at these locations. Based on the noise impact assessment noise level from on-site park activities would not exceed the allowable noise levels limits, with the exception of landscaping activities, which the noise assessment conservatively assumed may occur prior to 7:00 AM. The implementation of Mitigation Measure Noise-2 would ensure that these activities would not occur prior to 7:00 AM. A significant noise impact is not anticipated at the locations cited by the commentor.

C209-12

C209-12

Although berms may also serve to mitigate noise impacts, they are typically not used for this purpose when considering the amount of grading and land area necessary to construct them. Walls are typically preferred since they take less land to implement and are more easily maintained than berms. The City, at its discretion, may substitute any mitigation measure it determines to be as effective or more effective than mitigation identified in the EIR.

C209-13

C209-13

The comment expresses opposition to the hours of operation until 10:00 PM on weeknights and midnight on weekend as well as opposition to any amplified events. No specific comments are provided on the environmental analysis within the EIR.

## Drainage

*The introduction of the park is also an opportunity to resolve some of the adjacent street's drainage issues.* We know first hand on our streets that street drainage is not working. Currently all of the water that makes it's way to Glasgow Avenue flows towards the park and when it hits Warwick Avenue, it makes a left hand turn and flows down Warwick Avenue. Where Warwick Avenue has previously been vacated to the two neighbors on Somerset the water stops flowing and a large pond develops at the base of Warwick Avenue. The pond grows so large that at times that during the raining season we regularly cannot access our garage and at times the water has flooded into our garage! We would like to see a storm drain be placed at the end of Glasgow Avenue. Water that makes it into that drain could be tied into the park's drainage plan. We know that we are not the only ones who struggle with Cardiff's drainage issues. Please consider adding storm drains at the end of each of the park's adjacent streets to help this problem. It certainly will be more cost effective to do this now than once the park has been hardscaped and landscaped.

C209-14

C209-14

As addressed in Section 3.7 of the EIR, the majority of project drainage would be directed towards Rossini Creek. The drainage analysis determined that the project implementation would not result in the need for off-site drainage improvements.

## Lights

90' light poles are simply not necessary if the park is trying to meet the Cardiff and Encinitas community needs. *The light poles are a huge eyesore and will ruin our skies, ruin our yards, and ruin our views to the horizon.* The EIR is erroneous in stating that because they are slender they will not disrupt the view. Anything 90' in the air will disrupt the view! Remove the lights completely. This park does not need to be a night use park.

C209-15

C209-15

See responses to comments #C17-17, #C17-19, and #C20-6.

## Sports

80% of the park being devoted to soccer fields is not balanced. *Please diversify the park to accommodate other interests.* Instead, add unmarked open spaces that are sprinkled with trees – to ensure that they will not turn into more soccer fields. Also, a full basket ball court is more useful than the half courts. Please add tennis to the plan – it is quiet, takes up space, and is a sport that all ages are inclined to participate in. We do not want a special use park. We want a park where we can go for a walk, throw a Frisbee and play bocce ball. That being said, we understand the need to provide specific fields for specific sports, but please do not devote most of the space to this – particularly to one sport. Balance out the park and reduce the number of athletic fields to 3.

C209-16

C209-16

See responses to comments #C209-3 and #C191-19.

## Conclusion

All in all, we are looking forward to the park. Please make changes to the plan so the park can be a good neighbor. Based on the current design, we consider the park a bad neighbor. The good news is, with some minor changes, we welcome the park with anticipation!!!

If you would like to discuss any of the points that I have discussed, please feel free to contact Keena on her cell phone (760) 275-9847, Bill on his cell phone (858) 337-2958 or via e-mail at keenaandbill@yahoo.com.

Sincerely,

*Keena Thomas*

*Bill Thomas*

Christina "Keena" Thomas

William "Bill" Thomas

C209-17

C209-17

See responses to comments #C209-3 and #C209-5. Chapter 7 of the EIR addresses a reduced intensity project alternative, as well as other project alternatives that reduce impacts of the project. The city's decision-makers will determine whether the project should be approved as proposed or whether a project alternative should be selected.

This petition was submitted July 2006 and was 'declined' in December 2006. Obviously, we are very concerned about this issue.

### Petition to restrict through traffic on Warwick (MacKinnon - Glasgow)

Petition summary and background: June 2006, Warwick west of MacKinnon was graded and trees removed allowing traffic to use the right of way. Prior to this time, traffic was not able to use the street. By grading the street and opening it up to traffic there will be a redistribution of traffic onto Warwick and Glasgow due to the high volumes on MacKinnon during school drop off and pick up hours.

Action petitioned for: **We, the undersigned, are concerned citizens who urge our leaders to act now to restrict the traffic on Warwick. As a suggestion, we offer that posts be placed at the property line between 1606 MacKinnon and 1605 Glasgow.**

| Printed Name                     | Signature | Address                   | Comment  | Date      |
|----------------------------------|-----------|---------------------------|--|-----------|
| 1. Lisa Wanzelried               |           | 1707 Glasgow Ave          |  | 7/18/06   |
| 2. David Wanzelried              |           | 1707 Glasgow Ave          |  | 7/18/06   |
| 3. Kenneth H Stahl               |           | 1665 Glasgow Ave          |  | 7/18/06   |
| 4. James Hjalmarsson             |           | 1642 Glasgow Ave          | WARWICK IS VERY NARROW AND NOT SAFE FOR PARENTS AND IS NOT SAFE FOR CHILDREN TO TRAVEL | 7/18/06   |
| 5. Mary Hjalmarsson              |           | 1642 Glasgow Ave, Cardiff |  | 7/18/2006 |
| 6. Rosanna Martin<br>Kyle Martin |           | 1702 Glasgow Ave, Cardiff |  | 7/18/06   |
| 8. Lori Roark                    |           | 1701 Glasgow              |  | 7/18/06   |
| 9. RYAN BUTRYM                   |           | 2581 MONTGOMERY           |  | 7-18-06   |
| 10. Diana Kuttow                 |           | 1634 Glasgow Ave.         | this route is the only safe walking route for school kids                              | 7-18-06   |
| 11. John Burroughs               |           | 1615 Glasgow Ave.         | Unsafe ingress/egress/safety issue   | 7-18-06   |
| 12. Lela Sexton                  |           | 1615 Glasgow Ave          | Traffic to trust for neighborhood  | 7-18-06   |





## Petition to restrict through traffic on Warwick (MackInnon – Glasgow)

|  |   |
|--|---|
| <p>Petition summary and background</p> | <p>June 2006, Warwick west of MackInnon was graded and trees removed allowing traffic to use the right of way. Prior to this time, traffic was not able to use the street. By grading the street and opening it up to traffic there will be a redistribution of traffic onto Warwick and Glasgow due to the high volumes on MackInnon during school drop off and pick up hours.</p> |
| <p>Action petitioned for</p>           | <p><b>We, the undersigned, are concerned citizens who urge our leaders to act now to restrict the traffic on Warwick. As a suggestion, we offer that posts be placed at the property line between 1606 MackInnon and 1605 Glasgow.</b></p>  |

| Printed Name     | Signature               | Address            | Comment | Date    |
|------------------|-------------------------|--------------------|---------|---------|
| Christina Thomas | <i>Christina Thomas</i> | 607 Warwick Avenue |         | 7-17-06 |
| Shelia Burniss   | <i>Shelia Burniss</i>   | 2590 San Elijo Ave |         | 7-17-06 |
|                  |                         |                    |         |         |
|                  |                         |                    |         |         |
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|                  |                         |                    |         |         |

20.

21.

## Petition to restrict through traffic on Warwick (Mackinnon – Glasgow)

|   |  |
|---|--|
| <b>Petition summary and background:</b> | In June, 2006, Warwick west of Mackinnon was graded and trees removed allowing traffic to use the right of way. Prior to this time, traffic was not able to use the street. By grading the street and opening it up to traffic there will be a redistribution of traffic onto Warwick and Glasgow due to the high volumes on Mackinnon during school drop off and pick up hours. |
| <b>Action petitioned for:</b>           | We, the undersigned, are concerned citizens who urge our leaders to act now to restrict the traffic on Warwick. As a suggestion, we offer that posts be placed at the property line between 1606 Mackinnon and 1605 Glasgow.   |

| Printed Name          | Signature                | Address             | Comment  | Date    |
|-----------------------|--------------------------|---------------------|--|---------|
| 22. Tanie DeLelles    | <i>Tanie DeLelles</i>    | 1631 Glasgow Ave    | Very dangerous for cars turning onto Mackinnon | 7/18/06 |
| 23. Bernice Schmitt   | <i>Bernie Schmitt</i>    | 1618 Glasgow - East |  | 7/19/06 |
| 24. Julie Karsay      | <i>Julie Karsay</i>      | 1605 Glasgow Ave.   |  | 7/19/06 |
| 25. Bess Kutow        | <i>Bess Kutow</i>        | 163A Glasgow Ave.   |  | 7/19/06 |
| 26. Kim Babil         | <i>Kim Babil</i>         | 2210 Montgomery Ave |  | 7/19/06 |
| 27. George Warner     | <i>George Warner</i>     | 1717 Glasgow        |  | 7/19/06 |
| 28. Hiroko Mck        | <i>Hiroko Mck</i>        | 1735 Glasgow        |  | 7/19/06 |
| 29. Anna M. Zimmerman | <i>Anna M. Zimmerman</i> | 620 Burseshire Ave  |  | 7/19/06 |
| 30. Danna Sasso       | <i>Danna Sasso</i>       | 647 Burseshire Ave  |  | 7-19-06 |
| 31. Jennifer Turner   | <i>Jennifer Turner</i>   | 649 Burseshire Ave  |  | 7-19-06 |



Scott Verbeff  
Environmental Coordinator  
505 South Vulcan Avenue  
City of Encinitas, CA 92024

RE: Hall Property

Dear Scott:

I am a concerned citizen that lives in the area of the planned "community park".

There are two items I would like to address the first is "traffic" if Mackinnon is closed all the pressure will be on the Villa Cardiff, Mackinnon East streets, which of course will involve the whole East side of the park from Santa Fe to Birmingham and all the way back to Crest. These neighborhoods will be greatly affected, and would be required to carry the blunt of the traffic.

C210-1

C210-1

See response to comment #C10-1.

The other item, is keeping this a "community park", not a sport park for tournament, once tournament play is brought in the whole dynamics of the park changes. The fields will need lighting which will be on 90 foot poles, and I understand there will be approximately 20 of theses. The park would be open from 5 AM until 10 PM week days, and possibly midnight on Friday and Saturday nights. If tournament play comes in then that affects the parking, there are only 419 parking spaces, and the EIR stated we needed at least 800. The list of the domino effect could go on and on.

C210-2

C210-2

See response to comment #C10-2.

I want a "community park", that will provide something for everyone.

C210-3

C210-3

See response to comment #C10-3.

Please consider what would happen to our community if Mackinnon is closed and if once tournament play is brought in, and the issues it will cause.

Sincerely,

Signature Arlene Thompson

Address 706 OCEAN CREST RD CARDIFF

Date 2-6-07

Scott Vurbeff,

With respect with the Hall property, I think it's important to remember the good of the many is more important than the good of the few.

That having been said, I believe several of the concerns have validity and I would not be to happy if there were lit fields till 10 pm in my neighborhood.

My concern was the elimination of the skatepark because of the liability they create for the host city, and the creation of more tennis courts in their place. As it stands now there are more kids nationwide skateboarding than playing basball! This trend will continue no doubt replacing baseball as Americas Pastime. This was brought home very clearly when traveling in Texas where it was over 100 degrees and all the fields were empty and the skatepark was jammed.

It's amazing to me that the Mecca of skateboarding (and it is as families and pro's alike move here to be at the empicenter) does not have a free skatepark. ( Leucadia Oaks doesn't count.

Please do not build extra tennis courts to allow two or four people to play when hundreds of kids don't have a safe place to go. Keep them from skating unsafe streets and provide an environment to encourage their development skills without having to pay the YMCA 10 dollars for one session.

Hundreds of cities nationwide have built facilities for skaters. Skaters seem to have the reputation that surfers had when I started surfing in the sixties. Is this the real reason hidden behind the liability excuse? I've lived in Leucadia for nearly 40 years and surfed several years longer than that. I feel that most of us surfers have grown up to be positive members of our community. Let's allow the skaters to prove what an asset they are to this city and vote to build a skatepark worthy of this city!!

Respectfully submitted, Jeff Timpson

C211-1

C211-1

These comments will be provided to the city's decision-makers for consideration when they take action on the proposed project. 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.

C211-2

C211-2

See response to comment #C211-1.

Dear Scott,

I would like to give you my opinion on the skatepark. First of all my name is Zane Timpson and I'm 11 years old and I would like for you to listen to my views on the skatepark. I believe that it is an amazing investment because it would give kids like me, a place to skate. I know, (well I don't really) but I think you are probably saying to your self "well what about the YMCA skatepark". Think about the kids that don't have the money to pay 10 dollars to skate for two and a half hours. I've noticed that a few (well a lot) of Encinitas residents are complaining about skating in front of your house or on school property. Well I have devised a very simple way to solve that problem, BUILD A SKATEPARK. I've heard rumors that instead of building a skatepark (that most of the population of kids of Encinitas would use) that Encinitas would build a tennis court that like 30 old dudes would use. Think about it we a multitude of free tennis courts but only one (pardon my language) CRAPPY free skatepark. In comparison how many tennis players are in Encinitas? and how many skaters are there in Encinitas? Think about what I have said and do something good for the community of Encinitas.

Do the right thing PLEASE,  
Zane C. Timpson

C212-1

C212-1

These comments will be provided to the city's decision-makers for consideration when they take action on the proposed project. 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.

Troy Tinney  
1674 Crest Drive  
Encinitas, CA 92024

THIS WAS COPIED TO  
ALL COUNCIL MEMBERS

cc: Scott Verbuff  
Phil Cotton

March 7, 2007  
Encinitas Planning Commission  
Encinitas City Council  
RE: Hall Property

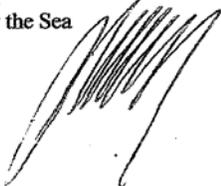
By raising two athletic kids in Encinitas I'm getting pretty good at reading a Thomas Guide. I've learned where even the most clandestine elementary schools are here in Encinitas and our surrounding communities. This is all to common for parents and coaches hauling kids all over town looking for a small patch of dirt and backstop to practice football, baseball, softball or soccer. What's more disheartening is the city of Encinitas with population of over 60,000 has not provided its community a multi use sports complex since 1989 when the city paid \$1.00 a year rent and volunteers donated the facilities lights and landscaping. Trying to redeem itself the City made a big problem worse because of its add nausium community input meetings, talking about flower gardens and such, bungling the environmental impact study and failing to be prepared and take the offensive in litigation against the NIMBY's. Consequently the future athletic fields at the hall property have been put on the back burner for years.

Politicians are quick to pander to their constituents with talk about all the great things they are doing like new roads, fire station, libraries, walking paths and the like but have only 44 acres of weeds to show for their efforts to relieve our shortage of playing fields. I challenge the city council to answer why a beautiful and prosperous coastal southern California city with a healthy tax base and budget has such a pathetic record in supporting its kids when beautiful facilities are popping up all around us in neighboring communities. Even my 4<sup>th</sup> and 6<sup>th</sup> graders know something is wrong when we travel to neighboring community's new complexes and fields to play.

Meanwhile the cellular antenna farm approved by the city council at the Cardiff Sports Park is generating 100's of thousands of dollars for our city to spend on more bike paths. The sad fact is the hall property is the perfect location for a lighted sports facility bordering a shopping center and the I-5 freeway but it will be too little too late for today's thousands of kids, coaches, parents and youth organizations who make up the silent majority in this community. They will continue to make due and hustle the kids off to practice after school before the sun goes down.

It will be well over two decades before Encinitas has only its second multi use facility available to the community. A dismal and pathetic record given the booming economy, housing market and tax base this community has enjoyed. It hasn't been lawsuits, lack of money, or resources that has created the shortage of athletic fields in this community but a lack of leadership and resolve. What we don't need is any more input meetings, surveys, whining and carping. What we do need is the leadership in this town to exercise the commitment and desire of the coaches, parents and youth organizations and make building these lighted athletic fields a priority.

Troy Tinney, Cardiff by the Sea



C213-1

C213-1

These comments will be provided to the city's decision-makers for consideration when they take action on the proposed project. 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.

**new**

**From:** "Shannon Vejar" <csvejar@cox.net>  
**To:** <ddalager@ci.encinitas.ca.us>  
**Sent:** Monday, March 12, 2007 1:36 PM  
**Attach:** EIR concerns sent to city.doc  
**Subject:** Fw: Letter regarding the Hall Property and EIR

----- Original Message -----

**From:** Shannon Vejar  
**To:** jbond@ci.encinitas.ca.us ; jstocks@ci.encinitas.ca.us ; tbarth@ci.encinitas.ca.us ;  
mhoulihan@ci.encinitas.ca.us ; ddalager@ci.encinitas.ca.us  
**Sent:** Monday, March 12, 2007 1:33 PM  
**Subject:** Letter regarding the Hall Property and EIR

Hi To All,

My name is Shannon Vejar and I am very concerned about the proposed Hall Property plans. I first want to say **I am for a park** but a park that the infrastructure of the **existing** city can handle. I know many people have many concerns, but my number one concern is the safety of the residents in Cardiff so I will only touch on that. I have many more concerns i.e. lights,noise but the safety of Cardiff and the surrounding neighborhoods is most important to me.

C214-1

C214-1

See responses to comments #C214-2 through #C214-5.

My major concern is the EIR does not even go into what will be happening in the smaller streets neighboring the park. Yes most people will take the Santa Fe route but **many** will be cutting through the already in disrepair streets of Cardiff to find a less congested route. This is very dangerous to the children out in the streets riding their bikes and the pedestrians walking to the park. Also the EIR did not go into what are we going to do about all of the people parking in our already narrow streets?? Emergency vehicles will have a tougher time squeezing through!!

C214-2

C214-2

See responses to comments #C5-1, #C17-7, and #C17-15.

C214-3

C214-3

I live on Glasgow ave which has always been a dead end street at least for the last 25 years ( what I hear from my neighbors than have lived here for over 25 years) Like so many streets in Cardiff , Glasgow is a narrow street in poor condition. Warwick ave at the north end of Glasgow was recently opened up **with no public notice or traffic analysis** allowing traffic to cut through between Glasgow and Mackinnon avoiding the stop sign at MacKinnon and Burkshire. This has already changed the tone of our once quiet street. Warwick has always been a safe pedestrian path but the longer it stays open the more people are finding it a quick way to avoid the stop sign and zip through. Every day we have a few more cars using this route (which is very dangerous) If this street is left open and the MacKinnon bridge is not closed this will become a **major issue of safety** and truly needs to be addressed.

C214-4

See responses to comments #C3-7, #C5-1, #C17-7, and #C17-15.

C214-4

See responses to comments #C17-7, #C17-14, and #C17-15.

I am writing all of you and asking for you to please look into this. I know Mr. Vurbeff is in charge of the comments regarding the EIR but I feel it necessary for all council members to know what is going on in our neighborhoods and all council members must hear what the **entire community** has to say and not just "sports groups" want you to hear. A park with too many playing fields will ruin the quality of life for the bordering neighbors..... bottom line.

C214-5

C214-5

I just want to say Thank you for all you do, I know this must not be an easy task. I hope we can all come to a compromise which is best for the **entire** community

See response to comment #213-1.

Thank you  
Shannon Vejar

Shannon and Chris Vejar  
1623 Glasgow Ave.  
Cardiff CA 92007

# Shannon and Chris Vejar

March 12, 2007

Scott Vurbef

City of Encinitas  
505 S. Vulcan Ave  
Encinitas CA 92024

Dear Mr. Vurbef:

I am writing in regard to the Hall Property and the EIR Draft. I find the EIR to be flawed and misleading in many ways but I'd like to address the issues I find most important and those are the issues of safety for all of the neighbors surrounding the Proposed Park. There are too many unanswered questions.

C215-1

C215-1

See responses to comments #C215-2 through #C215-8.

## Traffic:

The EIR report only addresses the Santa Fe entrance and does not even go into the impact it will have from the south of the park namely MacKinnon/Birmingham and west of that point. It doesn't address impact on/at Warwick (which has recently been opened between Glasgow and MacKinnon), Glasgow, Berkshire, Somerset, Oxford, and Brighton to name a few. Cardiff has always been a sleepy town with no sidewalks and poorly maintained roads. Most streets west of 15 have (less than) adequately paved roads as well as improper drainage if any at all. If Warwick is allowed to stay open this would become a thorough fare for families to get to Mackinnon and the proposed entrance there. Also the EIR does not even look into the traffic generated from people going to the beach via Santa Fe and Birmingham on Saturdays. As a mother of two children in the Cardiff School District I have many times been **in complete gridlock** because the coast was closed or there was an accident or a crime scene. This is with the existing traffic flow NOT thousands of new cars per day in our neighborhoods if the new ball fields are erected. What is the escape route if there is an emergency??? With only Birmingham and Santa Fe as main east/west route how will you get all the cars out if the coast and/or fwy is shut down?? After reviewing the EIR it is very obvious that many intersections will be given a D or F which makes this a safety issue. Traffic controls for ALL surrounding areas not jut to the north of the park must be addressed.

C215-2

C215-2

See responses to comments #C17-7, #C17-14, and #C17-15. The EIR's traffic analysis addressed peak hour traffic conditions on Saturdays.

C215-3

C215-3

Project traffic may take alternative routes across surface streets throughout the city's circulation system if emergencies close down Interstate 5 or Highway 101.

C215-4

C215-4

Section 3.2 of the EIR addresses all necessary traffic mitigation measures for significant traffic impacts of the project.

## Parking:

Where are all the people going to park? I know the park has proposed 415 spaces but as a mother of 2 children in sports I know how many cars are at the fields at one time. You must understand when one game ends the entire parking lot doesn't empty out until the next round of players come in. With JUST 3 baseball fields with 2 teams playing on each 20 cars per team at an hour game that is 120 cars per hour with out the overlapping making it **at LEAST 240** at one time and that's if every family LEFT right after the game was over. What about all of the families, like mine, that like to stay and watch their friends play?? Some of these 240 cars will be there all day leaving only 200 spots for the

C215-5

C215-5

See responses to comments #C17-7, #C17-14, #C17-15, #C35-2, #C66-6, #C69-35, and C81-2. There is no substantial evidence that the project would prohibit emergency vehicles from accessing local streets that surround the project site. If necessary, off-site parking areas during special events would be determined as part of the special event permit.

rest of the thousand or so families coming to watch **just 3 ball games** going on all day. **Parking outside the park:** Every street west of I5 is narrow and with out sidewalks. When cars are parked on both sides of the street it is very tight to get one car through needless to say an emergency vehicle. Please think about this scenario which is very real and could happen if this is not addressed. Say the cars are parked all along Berkshire and down Glasgow. 911 gets a call, a child stopped breathing on Glasgow, the fire station just on Mackinnon and Birmingham would not be able to get their truck down this street just yards away from its own station. This is a **huge** issue that was not addressed in the EIR and **MUST** be addressed before we proceed. Where is the overflow going to park?? What about the pedestrians that want to walk through our streets?? How can they be safe when cars are forced to take the smaller roads when the main roads are congested??

C215-5  
cont.

**Trip Generation and Distribution is completely FLAWED:**

The EIR states it ran tests at the Poinsettia Park, the Kearney Mesa Park, and The Poway Park. First off, all these parks were built with a master plan. They were not put into a neighborhood with little or no infrastructure what so ever and try to make it work. These parks are surrounded by wide roads and sidewalks and traffic controls and signals already in place. Another thing which is a GREAT misrepresentation is that the studies were done in the summer. Only one on a Saturday "to get the full impact of a busy Saturday". First off there is **NOT ONE SPORT** played in the summer. Soccer and Football are from Sept. 1-November 30<sup>th</sup> with a few teams moving on to Regional competitions maybe through December. Baseball and Lacrosse are in the spring from late January through June. The months of July and August are an off season for ALL sports so to use the data from one Saturday in August is a complete misrepresentation and deceptive. The EIR must do this study again!! But not in a master planned community but in a neighborhood similar to the proposed site. Why not at Lake Park in Cardiff on a Saturday either in softball season Jan-June or in soccer season Sep.-November? **Why not do an average per acre trip generation rate there??** This would be a better indication of what to expect. Why not Leo Mullen park near Target, Why not Berkich Park in Cardiff?? Why not put your measuring cords outside of the Magdalena Ecke YMCA on any given Saturday during baseball season?? We have 3 baseball diamonds at The YMCA why weren't Trip Generation Rate Calculations done there?? This would be a more accurate reading than the parks that are miles from the beach and miles from the small towns Cardiff and old Encinitas. It states that the Hall property is assumed to have at the most 190 trips inbound and outbound at midday on Saturday. This is a gross miscalculation and needs to be readdressed. If we keep JUST 3 playing fields 190 trips will be less than half of the traffic on any given Saturday. The EIR Trip Generation Rate Calculation is flawed and NEEDS to be revisited in an area like the proposed site, NOT in a master planned community!!

C215-6

C215-6

In an attempt to determine the best real-world estimate of the project's trip generation rate, the traffic analysis averaged trip generation rates from actual traffic counts at three existing community parks with use intensities that are representative of the proposed project (see Section 3.2.3 of the EIR). The traffic counts are a function of the number of park users at each park site, not surrounding street infrastructure. No other existing parks in the City of Encinitas have park use intensities that would be representative of the proposed project. The commentor is correct that many sports leagues do not have scheduled games during summer months. However, during summer months parks typically host many sports clinics, camps, and other similar training and practice activities. Summer months are also a high use time for children who are out of school.

**Hazardous Materials:**

I live yards away from the proposed park. My daughter and husband are both asthmatic. If dangerous chemicals are allowed to be freed in the atmosphere it can be extremely dangerous to their health. When the green houses were demolished my daughter was sick for months I truly hope this will be addressed.

C215-7

C215-7

As addressed in Mitigation Measure Air Quality-1, the project would be required to provide dust control measures during construction activity to ensure fugitive dust impacts are not significant.

C215-8

In closing I just want to say I am not opposed to the park. I think we do need playing fields for our children but the park should be more of a "Community park" with a FEW playing fields. **The park was first presented to the community as this and it should be left as a small local sports park not a Regional Center for all other sports groups.** We as a community should not let special interest groups dictate how we use the park. The site might be big enough for many playing fields but the surrounding areas can not handle the traffic. The park should be designed with the **existing**

C215-8

These comments will be provided to the city's decision-makers for consideration when they take action on the proposed project. 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.

Chapter 7 of the EIR addresses a reduced intensity project alternative, as well as other project alternatives that reduce impacts of the project. The city's decision-makers will determine whether the project should be approved as proposed or whether a project alternative should be selected.

March 12, 2007

Page 3

infrastructure in mind. **It should be built to handle all the traffic the community can handle NOW** and at a later date if the infrastructure improves add more fields.

C215-8  
contd.

Thank you for a quick response to my concerns

Sincerely,

A handwritten signature in black ink, appearing to read "Shannon and Chris Vejar". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Shannon and Chris Vejar  
1623 Glasgow Ave  
Cardiff Ca 92007

*[Click here and type slogan]*

Honorable City Council Members, City Manager, Planning Commissioners, Parks and Recreation director, etc.:

First, let me state that I am in favor of the Hall property project as drafted and the only issue I'd have with the EIR, which seems able to be mitigated is the traffic flow and potential congestion around the park for the neighborhoods. However, from my understanding of the change to allow MacKinnon to flow through and not make it a cul-de-sac that should help considerably and the benefits of this park for the whole community far outweigh potential traffic problems if properly mitigated.

It is my hope that the planning commission will do a better and fairer job for all the citizens of Encinitas in controlling the next public meeting on this issue. Those opposed seemed to think it was acceptable to be rude and threatening to those who had the time to wait nearly 4 hours and state positive public remarks about the park as proposed. This is the United States and we all have a right to our opinion and to be heard without the rude behavior of a few as well as the attempted physical intimidation of a woman by a gentleman who disagreed that she had a right to her view that the park was needed as planned for the community and its children. It wasn't until Karen Sawchenko asked for the Commissioners in charge to ask that she be allowed to speak without heckling and interruption that this was mentioned by the Planning Commission and the Commissioner in charge.

Now about this "Regional Soccer Complex". I am the President of the Encinitas Soccer League here in our fair City. It has come to my attention that some people opposed to the Hall Property/Park are opposed due to the likelihood that it will host "numerous" regional events, such as Soccer Tournaments with people from everywhere traveling to this site and that we as the local soccer club are touting that. First, those are untruths, we have never nor do we plan to host/hold a "Regional Soccer Tournament" at this "proposed" site!

There are presently two local soccer tournaments that could be included in any discussion of that issue, Encinitas Rotary Cup, which is sponsored by the Encinitas Rotary as a fund raiser for that clubs charitable uses during the year (note the Rotary Motto - "Service

C216-1

C216-1

These comments will be provided to the city's decision-makers for consideration when they take action on the proposed project. 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.

C216-2

C216-2

See response to comment #C216-1.

C216-3

C216-3

See response to comment #C216-1.

Above Self" , and the stated "Four Way Test" that Rotary and Rotarians follow) and the Commissioners Cup.

Here is the Rotarians "Four Way Test":

1. Is it the TRUTH?
2. Is it FAIR to all concerned?
3. Will it be BUILD GOODWILL and BETTER FRIENDSHIPS?
4. Will it be BENEFICIAL to all concerned?

Maybe there is something in there I don't see, but this tournament has been played for 10+ years in our community on various fields over one weekend in August and it benefits not only those who play, but our community based on the money raised being returned to "OUR" community in the forms of scholarships for High School children to further their college educations, donations to the Ecke Family YMCA; Community Resource Center; both the Elementary and High School districts, Police Officer recognition, Teacher recognition; other community organizations and zero to the Rotarians who donate their time, energy and effort to this once a year event. The fields used for this tournament are in Carlsbad, Encinitas and Del Mar (sometimes Solana Beach too) and they are used on Saturday and Sunday, most of the competition is done before dusk as few fields have lights and all are done (last years in particular) by 4-5 PM on Sunday afternoon. Teams that come to play in this are 95% + from San Diego County, about half the teams are from Oceanside, Carlsbad, Encinitas, Rancho Santa Fe, Solana Beach and Del Mar, the balance come from Rancho Bernardo, Escondido, Fallbrook, San Diego and they come here as it is close and our fees are lower and they (Rotary) give out more awards to more teams than other tournaments. It is viewed as a very friendly and well run tournament and has about 220 teams playing in it, spread amongst about 10-12 locations and about 15-16 fields. LCC, Oak Crest Middle School, Aviarra Oaks, Stagecoach Park, the Ecke Family YMCA and Ashley Falls School (Del Mar Heights) are among the venues used.

The other tournament is the Commissioners Cup which we (Encinitas Soccer League) are a host to, along with Solana Beach and Del Mar this event is one weekend in early December, again on local fields (Leo Mullen, Cardiff Sports Park, schools, etc ) and include Carlsbad

C216-3  
contd.

and Del Mar fields as well. This past December there were 102 teams, 59 from our club (Encinitas), so about 60% of those playing were Encinitas residents. This is a "recreational level" tournament, meaning these teams play for the pure fun of the sport and recreational value. There were 6 teams this year of children aged 6 & 7 who this was their only "tournament", all 6 of these teams were from our league (Again, Encinitas) and the families and kids played for free (@ Cardiff Sports Park), we did not charge them even a nominal entry fee. We net, as a club, about \$3,000 each year from this event which we turn around and pay fees for children in our community that cannot afford to play (we call the scholarships). We use 100% volunteers except for the referees and our costs to "rent" fields and some other administrative costs so we can keep the entry fees as low as possible to allow the kids to play. The furthest any team came to play in this was from Vista to the North and Del Mar to the South.

The Hall property with it's potential 5 playing fields is needed in the community, not just for soccer, but for all sports that need fields, adding these five fields to the City's recreational inventory will allow our 1700+ (last year were had 1700+ children register with us to play soccer) children, Cardiff Soccer Clubs 500+, the YMCA's 200+ (that aren't registered with either us or Cardiff) and the numerous children that play in Carlsbad, Solana Beach, Rancho Santa Fe or San Marcos in other youth soccer leagues/clubs, yet are Encinitas residents, to have space to play soccer. That will free up space for other groups, Pop Warner football, Little League Baseball, San Dieguito Softball/Bobby Sox Softball, Lacrosse, field hockey, Pony - Colt baseball, to name a few as we won't all be asking for, competing for, begging for space at the City's few fields as well as the schools. Also, I believe the City's General Plan calls for 1 soccer field for every 10,000 in population, right now we stand at 1 soccer field, Leo Mullen, with a population over 60,000.

Lets just say we do have the park as proposed approved and Encinitas Soccer League is going to "play" there. Here is what we would envision: 5 fields, that means at most 10 teams playing at one time, typical team has between 11-15 players (the youngest ages play with 4, 6 or 8 players on a team). That would mean possibly 150 players at a time (unlikely that all teams would have 15 players, but if

C216-3  
contd.

they did, we had about 1700 players registered, about 1620 played (some moved or decided not to play) and over 130 teams. Plus, lets say that many again coming or leaving for previous or following games, add to those numbers a couple of family members and 1-2 cars per family and there could be as many as 600 cars (which is very unlikely, but possible) and 1200 people would be an extreme case. That is spread over a 2-3 hour window as games are anywhere from 50 minutes to and hour and a half depending on age. If we were to practice there, we practice Monday-Thursday and have perhaps as many as 400 -500 kids a day, never more than 200 at once as the space would be too restrictive with more. Typically we can practice 2-2.5 teams per playing field at most due to the need for space in soccer. At practices 85-90% of the kids would be Encinitas residents and many car pool so the parking and traffic while increased wouldn't have 1000's of additional daily trips. When games are played as I said above , we'd have at most 10 teams with at least half of them Encinitas and probably about 7)% of our total games are between teams in our own league with Encinitas residents/players making up the significant majority.

C216-3  
contd.

Here is some information about the four "Regional Parks/Sites" in Southern California that are used for "Regional" tournaments:

|             |                              |
|-------------|------------------------------|
| 40 + acres  | Bakersfield has 25 fields on |
|             | Lancaster has 34 fields      |
| on 45 acres | San Bernardino has 17 fields |
| acres       | Temecula has 22 fields on 42 |

Each has a website that has information, pictures, etc about their respective complex. Thought this might explain better than my narrative that a 5 filed "complex" is a "Regional Soccer Complex" as I have seen in misleading literature being passed out in our City.

[www.lancastersoccercenter.com](http://www.lancastersoccercenter.com)  
[www.sanbernardino66kicks.com](http://www.sanbernardino66kicks.com)  
[www.kernsoccer.com](http://www.kernsoccer.com)  
[www.southwestsoccerclub.com](http://www.southwestsoccerclub.com)

When you get a chance check out the sites.

Thanks for your time and we are looking forward to these fields coming to Encinitas sooner than later, as well as the skate park, aquatic center (when and if) and teen center. Please stay the course and see this through for our community, our children and grandchildren.

Sincerely,

Mike Walsh  
President  
Encinitas Soccer League

C216-3  
contd.

1309 Windsor Road  
Cardiff-by-the-Sea, CA 92007  
28 February 2007

THIS WAS COPIED TO  
ALL COUNCIL MEMBERS  
cc: Scott Verbuff  
Phil Cotton

Maggie Houlihan  
Encinitas City Hall  
505 S. Vulcan Avenue  
Encinitas, CA 92024

Re: Hall Park DEIR – **Hall Park should be a community park, not a sports park**

Councilwoman Houlihan:

We appreciate the efforts the city, EDAW, and you have made in creating the Hall Park DEIR and its summary. We know that considerable effort was expended to create a comprehensive report. However, after reviewing the materials, we believe that there are still some serious omissions and questionable conclusions which should be re-examined.

C217-1

C217-1

See responses to comments #C217-2 through #C217-9.

Many of these problems stem from the configuration of the park as a *sports park* rather than as a community-use park. The majority (80%) of the park acreage is devoted to active-use rather than passive-use (20%).

In particular, the park design caters to soccer interests with five fields. Yet the Encinitas Soccer League (ESL) membership constitutes less than 3% of the city's population<sup>1</sup>, so why do their interests dominate the park? According to ESL's own web site, they already have twelve sites where they play soccer<sup>2</sup>.

C217-2

C217-2

See responses to comments #C17-3, #C17-6, #C22-1, and #C191-19. These comments will be provided to the city's decision-makers for consideration when they take action on the proposed project. 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.

In contrast to the Hall plan, Encinitas did a spectacular job with Cottonwood Park – it is a wonderful community-use park for Old Encinitas. The playgrounds, picnic areas, open spaces are in constant use by whole families.

Why can't the Hall Park design more closely align with the needs of the Cardiff community?

The Park could easily address local needs and desires, as well as avoid the problems in the DEIR cited below, with two simple cost-saving changes to the Park Plan:

C217-3

C217-3

- i. **Reduce the number of athletic fields.** The majority of the park should not be devoted to a minority of the population. One or two multi-use fields is plenty. The Cardiff community does not want a giant sports park! The multitude of fields also aggravates a major contention point: traffic.
- ii. **Omit night lighting.** Night lighting adds only a small percentage to the useful hours of the athletic fields<sup>3</sup>. Yet the costs are high: increased city liability, increased utility usage, severe detriment to aesthetics, increased ire among local homeowners. The cost/benefit ratio of night lighting is not advantageous.

The details of my concerns with the DEIR are as follows.

See response to comment #217-2. The project site is designated in the General Plan as a Special Use Park, which has a city-wide service area. The project would propose five multi-purpose fields that would not be limited to soccer use. In addition, three diamond ball fields would overlap three of the multi-purpose fields.

Chapter 7 of the EIR considered three alternatives that would not propose athletic field lighting, including a reduced intensity alternative that proposed a park design that would allocate a larger portion of the park site for open space and passive uses. The city's decision-makers will determine whether the project should be approved as proposed or whether a project alternative should be selected.

1 Encinitas population: approximately 63000. ESL membership: 1500, or 2.4% of the population.

2 <http://www.encinitas-soccer.org/pages/fields.htm>

3 In the summer, there are 14 hours from sunrise to sunset (6 AM to 8 PM). The proposed lights would extend the evening hours until 10 PM, for 16 total hours; a 14% increase. Even in March and September, when there are only 12 hours from sunrise to sunset, the increase is only 25%.

1. **Incomplete traffic study.** There was no evaluation of traffic on Windsor and Munevar. The intersections at the ends of Windsor were included, but not the street itself. Even now, many cars shortcut from ECR to Windsor to Birmingham-I5 to avoid the Manchester I5 on-ramp. Other cars take Santa Fe-Windsor-Munevar to bypass the left-turn signal at Mackinnon. When the park is open, more traffic will take these shortcuts to the south entrance. The DEIR traffic study was extensive, but overlooked several critical streets.
2. **Closure of Mackinnon is bad for LOS, environment.** The plan calls for closure of Mackinnon to through traffic. LOS will reach unacceptable conditions at two intersections even without park traffic<sup>4</sup>. The DEIR considers through access on Mackinnon "the environmentally superior alternative"<sup>5</sup>. Why close Mackinnon? What are the benefits?
3. **View obstruction from light poles.** The project proposes many 90-foot light poles, each topped by an array of 3 to 9 high-brightness light fixtures. The DEIR claims these will "result in a less than significant impact related to consistency with visual and aesthetic policies"<sup>6</sup>. Because they are "thin and do not consist of a mass that would block views, the poles would fade into the background and become less visible with distance"<sup>7</sup>. *This conclusion is absurd.* Even if the poles are thin, what about the array of bright lights?
4. **Questionable mitigation measures.** Several intersections have an unacceptable level-of-service (LOS)<sup>8</sup>. The DEIR states that after mitigation, the LOS's will be "reduced to less than significant"<sup>9</sup> Several other areas are also dismissed as "less than significant"<sup>10</sup>. If traffic is excessive, how will a traffic circle or signal render it "less than significant?"
5. **Questionable estimated peak traffic.** On days of special events, there will be 3000 Average Daily Trips (ADT) to and from the park<sup>11</sup>. The DEIR uses 10% as the traffic volume during the peak hour. How can 10% possibly be considered as a reasonable estimate for the *peak*? 10% may be the *average*, but not the *peak*. Events have definite start and end times, and during these times the peak demand will not be average.
6. **Insufficient parking.** The plan has 419 parking spaces. The DEIR study projects demand of up to 810 spaces<sup>12</sup>, and suggests the event applicant may have off-site parking and a shuttle<sup>13</sup>. However, it is more likely that users will prefer to park on local streets. Even if they do decide to take the shuttle, they often first search for a nearer space. There will be substantial traffic impact, but the DEIR's evaluation is "less than significant."

Thank you for your attention to this matter.

Sincerely,



James Wang



Amy Houle

4 DEIR page S-7, page 7-6.

5 DEIR pages 4, 7-39.

6 DEIR page 3.5-23.

7 DEIR page 3.5-27; it does not mention whether or not the arrays of lamps will also "fade into the background."

8 DEIR page 3.2-23.

9 DEIR page 3.2-24.

10 DEIR pages 3.2-25, 3.2-26, 3.2-27, 3.2-29, 3.2-30.

11 DEIR page 3.2-18.

12 DEIR page 3.2-19.

13 DEIR page 3.2-33.

C217-4

C217-4

See responses to comments #C17-7, #C17-14, and #C17-15.

C217-5

C217-5

It is acknowledged that the Through Access on Mackinnon Avenue Alternative would avoid some significant traffic impacts of the project. The city's decision-makers will determine whether the project should be approved as proposed or whether a project alternative should be selected.

C217-6

C217-6

See responses to comments #C17-17, #C17-19, and #C20-6. An analysis of lighting impacts is provided in Section 3.5 of the EIR, which determined that such impacts would be mitigated below a level of significance with implementation of mitigation measures.

C217-7

C217-7

Traffic signals and roundabouts are a standard means of reducing delays and improving operating conditions at intersections that operate poorly.

C217-8

C217-8

The most typical special event which will occur on-site is a soccer tournament. The high amount of traffic does not come to the site for one specific game but rather for several games throughout the day. Therefore, it is correct to assume that traffic would be spread throughout the day.

C217-9

The peak event which was chosen for analysis was a soccer tournament which will generate constant activity throughout the day. It is estimated that traffic will occur over a 12-hour period on a peak Saturday. This translates to about 8.3% per hour. An increase of 20% was applied to this average amount which was the genesis of the 10% peak assumption ( $8.34 \times 1.2 = 10\%$ ).

C217-9

See responses to comments #C35-2, #C66-6, #C69-35, #C81-2, and #C115-3.

1309 Windsor Road  
Cardiff-by-the-Sea, CA 92007  
27 February 2007

Scott Vurbeff  
Environmental Coordinator  
505 S. Vulcan Avenue  
Encinitas, CA 92024

Re: Hall Park DEIR – **Hall Park should be a community park, not a sports park**

Mr. Vurbeff:

I appreciate the efforts the city, EDAA, and you have made in creating the Hall Park DEIR and its summary. I know that considerable effort was expended to create a comprehensive report. However, after reviewing the materials, I believe that there are still some serious omissions and questionable conclusions which should be re-examined.

My concerns are as follows.

- 1. Incomplete traffic study.** The traffic study omitted any street segments on Windsor and Munevar. The intersections at the ends of Windsor were included, but not the street itself. Even now, many cars shortcut from ECR-Santa Fe-Windsor-Villa Cardiff-Birmingham-I5 to avoid the Manchester I5 on-ramp. Other cars take Santa Fe-Windsor-Munevar to avoid the left-turn signal at Mackinnon. When the park is opened, there will be many more cars taking these shortcuts to the Mackinnon entrance. So while the DEIR traffic study was extensive, it overlooks critical routes that will certainly be affected by park traffic.
- 2. Closure of Mackinnon Avenue is bad for LOS, environment.** The plan calls for closure of Mackinnon to through traffic. LOS will reach unacceptable conditions at two intersections even without park traffic<sup>1</sup>. If through access on Mackinnon is allowed to continue, the DEIR considers it “the environmentally superior alternative”<sup>2</sup>. What are the reasons for the closure of Mackinnon? What are the benefits, if any?
- 3. View obstruction from light poles.** The project proposes many 90-foot light poles, each topped by an array of 3 to 9 high-brightness light fixtures. The DEIR claims the project will “result in a less than significant impact related to consistency with visual and aesthetic policies”<sup>3</sup>. Because they are “thin and do not consist of a mass that would block views, the poles would fade into the background and become less visible with distance<sup>4</sup>.” *This conclusion is absurd.* The poles will be visible for miles, even if the lights are not on. On or off, there is no question that cherished views of ocean sunsets will be ruined.
- 4. Questionable mitigation measures.** Several intersections will have an unacceptable level-of-service (LOS)<sup>5</sup>. The DEIR states that after mitigation (a traffic signal or roundabout), the poor LOS's will be “reduced to less than significant”<sup>6</sup>. Other forecast

C218-1

C218-1

See responses to comments #C218-2 through #C218-8.

C218-2

C218-2

See responses to comments #C17-7, #C17-14, and #C17-15.

C218-3

C218-3

See response to comment #C217-5.

C218-4

C218-4

See response to comment #C217-6.

C218-5

C218-5

See response to comment #C217-7.

1 DEIR page S-7, page 7-6.

2 DEIR pages 4, 7-39.

3 DEIR page 3.5-23.

4 DEIR page 3.5-27; it does not mention whether or not the arrays of lamps will also “fade into the background.”

5 DEIR page 3.2-23.

6 DEIR page 3.2-24.

problem areas are also dismissed as “less than significant” after mitigation<sup>7</sup>. If there is too much traffic volume, how will a traffic circle or signal render it “less than significant?”

C218-5  
contd.

5. **Questionable estimated peak traffic.** On days of special events, there will be 3000 Average Daily Trips (ADT) to and from the park<sup>8</sup>. The DEIR uses 10% to estimate the traffic during a peak hour. How can 10% possibly be considered as a reasonable estimate for the *peak*? 10% may be the *average*, but not the *peak*. Events have definite start and end times, and during these times the peak demand will not be average.

C218-6

C218-6

See response to comment #C217-8.

6. **Insufficient parking.** The park plan has 419 parking spaces. The DEIR study projects peak demand of up to 810 spaces<sup>9</sup>, and suggests that the event applicant will provide off-site parking and a shuttle<sup>10</sup>. However, it is more likely that users will prefer to park on local streets. Even if they decide to take the shuttle, it will only be after searching for a nearer parking space. In any case, there is likely to be substantial impact on traffic, but the DEIR’s evaluation after mitigation is “less than significant.”

C218-7

C218-7

See response to comment #C217-9.

Many of these problems stem from the choice to configure the park as a *sports park* rather than as a community-use park. The majority (80%) of the park acreage is devoted to active-use rather than passive-use (20%). Yet the fraction of the community that participates in the included sports is on the order of 10%. A sports park may serve the *region* for soccer tournaments, but it does not serve the community.

Encinitas did a spectacular job with Cottonwood Park – it is a wonderful community-use park for Old Encinitas. The playgrounds, picnic areas, open spaces are in constant use.

Why can't the Hall Park design more closely align with the needs of the Cardiff community?

C218-8

C218-8

See response to comment #C217-3.

The Park could easily address local needs and desires, as well as avoid the cited problems in the DEIR, with two simple changes to the Park Plan:

- i. **Reduce the number of athletic fields.** The majority of the park should not be devoted to a minority of the population. The high concentration of fields aggravates a major contention point: traffic.
- ii. **Remove the night lighting.** Night lighting adds only a small percentage to the useful hours of the athletic fields<sup>11</sup>. Yet the costs are high: increased city liability, increased utility usage, severe detriment to aesthetics, increased ire among local homeowners.

Thank you for your attention to this matter.

Sincerely,



James Wang

<sup>7</sup> DEIR pages 3.2-25, 3.2-26, 3.2-27, 3.2-29, 3.2-30.

<sup>8</sup> DEIR page 3.2-18.

<sup>9</sup> DEIR page 3.2-19.

<sup>10</sup> DEIR page 3.2-33.

<sup>11</sup> In the summer, there are 14 hours from sunrise to sunset (6 AM to 8 PM). The proposed lights would extend the evening hours until 10 PM, for 16 total hours; a 14% increase. Even in March and September, when there are only 12 hours from sunrise to sunset, the increase is only 25%.

Planning Commission Meeting - Hall EIR 1 March 2007  
 Jim Wang Windsor Rd.

1. Incomplete traffic study
- Windsor, Munuevar, Cathy, Ocean Crest street segments omitted
  - Cars already take shortcuts on these streets
    - ECR, Santa Fe, Windsor, Villa Cardiff to avoid Mauldort on-ramp
    - Windsor - Munuevar to avoid left-turn signal at Santa Fe/Mackinnon intersection
  - Cars will take Windsor as shortcut to park south entrance, not considered in study

C219-1

C219-1

See response to comment #C217-4.

2. Questionable estimated peak traffic
- EIR estimates 300p ADT (p. 2-18)
  - uses 10% as peak, but this more like the average
  - this "peak" is used to estimate traffic volumes everywhere else
  - all other traffic volumes are suspect

C219-2

C219-2

See response to comment #C217-8.

C219-3

See response to comment #C217-9.

3. Inefficient parking
- 419 spaces
  - 810 est. peak
  - offsite parking + shuttle will be used as last resort after people have already searched local streets

C219-3

C219-4

See response to comment #C217-6.

4. View obstruction & glare
- 30 ft poles topped by array of 3-9 high brightness lamps
  - 1.5 - 2x as high as tall trees
  - EIR says "poles are thin and do not cast of a mass that would block views - the poles will fade into the background" (p. 3.5-27)
  - do the lamps fade into background?
  - will the lamps spoil a sunset over the ocean?

C219-4

C219-5

See response to comment #C217-3.

C219-6

See response to comment #C217-2.

- Traffic & views are the main concerns
- both can be alleviated by
  1. Reduce the number of fields
  2. Eliminate the night lighting

C219-5

C219-7

- The current design is driven to address the needs of sports interests
  - 80% of park is active use, 20% passive
  - but Encinitas Soccer League is less than 2.5% of Encinitas population
  - Encinitas Soccer League lists 12 playing fields on their web site
  - <http://www.encinitas-soccer.org/pages/fields.htm>

C219-6

This comment will be provided to the city's decision-makers for consideration when they take action on the proposed project. This comment does not specifically address the sufficiency or adequacy of the EIR in identifying and analyzing the project's environmental impacts and is therefore noted for the record.

C219-7

- Night lighting adds only 15% playing hours to daylight hours

C219-8

C219-8

- Cottonwood Park is a wonderful community park for Old Encinitas
- why can't we have one like it for Cardiff?

See response to comment #C217-2.

March 7, 2007

Scott Vurbeff  
Environmental Coordinator  
City of Encinitas  
505 South Vulcan  
Encinitas, CA 92024

Dear Mr. Vurbeff:

As residents of Park Place, Park Place Bluffs, and surrounding neighborhoods, we are very concerned about some of the traffic mitigation measures proposed to offset the expected large volume of visitors to the Hall Property Park. Windsor Road is a main access point for us, as is Santa Fe Drive, Villa Cardiff and Mackinnon. All of these streets will be significantly impacted by traffic if the proposed park is approved. There must be a better way to have a park without encouraging this much car traffic.

Also, in your draft EIR, several of the streets in our development east of the freeway, were not included as part of the traffic study, and we believe they will be used as alternative routes. We also have several new projects, some already built -Blue Water the new residential development across from us on Santa Fe, the proposed Brown property residential development, the San Dieguito performing Arts Center, and the extensive Scripps Hospital Expansion. All of these projects will mean more traffic, less parking, and greater safety concerns for current residents.

The CQL alternative plan will fit the needs of our neighborhood while not adding to the problem of more traffic, more noise and light pollution. There is no need for more night lighting in this area either. The night lights at San Dieguito Academy and the Bobby Riggs tennis courts, and the athletic park on Lake Street, currently impact us. Let's preserve the night sky for stargazing and enjoying our beautiful views. We ask for a park which will preserve character of the surrounding neighborhood.

C220-1

C220-1

Chapter 7 of the EIR addresses a reduced intensity project alternative, as well as other project alternatives that reduce traffic impacts of the project. The city's decision-makers will determine whether the project should be approved as proposed or whether a project alternative should be selected.

C220-2

C220-2

See responses to comments #C5-1, #C17-7, #C17-14, and #C17-15.

C220-3

C220-3

These projects are addressed in Section 5.3 of the EIR's cumulative impact analysis and were included the traffic analysis (see Section 3.2.3 of the EIR, Year 2010 + Project analysis).

C220-4

C220-4

These comments will be provided to the city's decision-makers for consideration when they take action on the proposed project. 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.

C220-5

Chapter 7 of the EIR addresses the Citizens for Quality of Life project alternative, as well as other project alternatives that reduce impacts of the project. The city's decision-makers will determine whether the project should be approved as proposed or whether a project alternative should be selected.

C220-5

An analysis of lighting impacts is provided in Section 3.5 of the EIR, which determined that such impacts would be mitigated below a level of significance with implementation of mitigation measures. See responses to comments #C17-17, #C17-19, and #C20-6.

Signature  
SUSAN WANNER

Print Name  
SUSAN WANNER

Address  
1441 BIGGAUYOR  
CARDIFF 92009

Signature  
Hector Lopez

Print Name  
Hector Lopez

Address  
836 CROST DR  
ENCINITAS, CA 92024



We are writing to express our concerns regarding the proposed park in Cardiff. We are in favor of a park at that area - we have four small children and utilize all of the great Encinitas parks often. As our kids grow, they would even be able to possibly take advantage of sports fields at that area. That said, we are strongly opposed to the plan as currently proposed. In fact, we would prefer the land to sit vacant, although an eyesore, than to be developed as proposed.

The proposed park would substantially affect our quality of life in a negative way. The streets in the area surrounding the park could not possibly sustain crowds proposed that would come to the park when in use for tournaments. The traffic will be horrible for all of us who live here, and possibly even the five freeway. How will lights as proposed affect the cars on the five? Probably a big distraction. The lights and noise that will be generated by the park as proposed will have a big impact on our quiet, dark, residential environment. They will change the nature of our neighborhood greatly, probably even affect our home values. The pollution from fertilizer and other chemicals for that amount of grass will run off into Roscini Creek, and eventually the ocean, without being daylighted. It will most likely be detrimental to all who live along the creek - including us, as well as the beach, ocean, and probably San Elijo Lagoon.

As stated, we are in favor of a park, but not one that is as proposed. We are in favor of one which takes into consideration the feelings of the community as expressed at numerous workshops and resulted in an alternative plan. We hope you will reconsider that much more reasonable alternative, instead of alienating an entire community, and sticking a major tournament facility in a quiet residential area.

Thank you for your time in reading this.

Dede and Raleigh Watson  
1562 Vivaldi Street  
Cardiff, CA 92007

C221-1

C221-1

These comments will be provided to the city's decision-makers for consideration when they take action on the proposed project. 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.

C221-2

See responses to comments #C5-1, #C17-7, #C17-14, and #C17-15.

C221-2

C221-3

See response to comment #C9-2.

C221-3

C221-4

C221-4

An analysis of lighting impacts is provided in Section 3.5 of the EIR, which determined that such impacts would be mitigated below a level of significance with implementation of mitigation measures.

Noise impacts of the project are addressed in Section 3.4 of the EIR. The noise analysis determined that with implementation of mitigation measures, noise impacts of the project would be reduced to below a level of significance.

C221-5

Under CEQA, economic impacts are not treated as significant effects on the environment [CEQA Guidelines Section 15131 (a)].

C221-5

Section 3.7 of the EIR and Appendix I of the technical appendices address potential water quality impacts of the project. With the mitigation measures provided in Section 3.7.5, water quality impacts of the project (including those related to the use of fertilizers) would be reduced below a level of significance.

C221-6

C221-6

These comments will be provided to the city's decision-makers for consideration when they take action on the proposed project. 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.

February 26, 2007

Re: HALL PROPERTY

Scott Vurbeff  
Planning and Building Department  
City of Encinitas  
505 S. Vulcan Ave  
Encinitas CA 92024

Dear Mr. Vurbeff,

I have been following the ongoing debate regarding the Hall property and its proposed use as a community park. While I am in favor the property being developed for park use the city's proposal for the park is over done. As is common place these days, the city simply does not take into account the concerns of existing property owners as it relates to its development plans. I do not live near the Hall property but can very much understand why the city's proposal has generated so much controversy. All you need to do is scale down the project:

Reduce the number of proposed ball fields (note that the city already has baseball fields in other locations. Note as well that those fields located on the Lake Dr. park site, for example, oftentimes sit empty).

Reduce the scope of the lighting and the hours of operation. It is not fair to the existing property owners who surround the site to have to all of a sudden deal with bright lights up to 10 PM or later. Reduce the height of the lights, reduce their number and allow park use up to 8 or 9 PM in the summers and 7 PM in the winter months.

Allow for some kind of teen center but again do so with input of the surrounding property owners.

Increase the amount of "undeveloped" area in the park to allow for walkers and folks who want to simply to picnic etc. This costs very little. Similarly, put aside space for folks who want to walk/exercise their dogs. Again the costs are minimal.

Insure that there is sufficient parking so that nearby residents can still find a place to park in front or at least nearby to their residence.

The city has already stated that there are not sufficient funds for numerous projects being proposed throughout the city. Consequently, take this opportunity to scale down the proposed plans for the Hall property. Finally and most importantly, as the city continues to "fill in" empty properties (the majority arising from grow house conversions) please place a greater emphasis on the impact of such projects on existing property owners who live nearby the sites in question. Ask yourself (as well as your colleagues at both the planning commission and the city council) how you would feel if major changes in your neighborhood were to suddenly take place as a result of "fill in" of existing land that was either not being used or being used as grow houses.

Sincerely,



William and Kendall Welch  
1210 Blue Sky Dr.  
Cardiff CA 92007

C222-1

C222-1

These comments will be provided to the city's decision-makers for consideration when they take action on the proposed project. Chapter 7 of the EIR considered three alternatives that would not propose athletic field lighting, including a reduced intensity alternative that proposed a park design that would allocate a larger portion of the park site for open space and passive uses. The city's decision-makers will determine whether the project should be approved as proposed or whether a project alternative should be selected.

C222-2

C222-2

See responses to comments #B2-16, #B2-17, #C35-2, #C66-6, #C69-35, and C81-2.

C222-3

C222-3

These comments will be provided to the city's decision-makers for consideration when they take action on the proposed project. 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.

February 27, 2007

City Hall  
City Council and Planning Commission  
505 S. Vulcan Avenue  
Encinitas, CA 92024

Subject: Hall Property

Dear Planning Commission:

I am a property owner and a thirty year resident of Cardiff by the Sea and am very concerned with plans for the Hall Property.

PLEASE, let this be a beautiful community park for all to enjoy with multi-use athletic fields and children's playgrounds.

I am completely OPPOSED of any plans calling for "Special USE" park --a special (soccer) tournament park and any program that allows the park to be open until midnight.

Congestion is the neighborhood, noise, field lights and parking are all great concerns.

Please let this property truly be a asset for all of us, not just special athletic programs.

Sincerely,



Leslie Welsh  
1814 MacKinnon Avenue  
Cardiff by the Sea, CA 92007  
760-943-7901

C223-1

C223-1

These comments will be provided to the city's decision-makers for consideration when they take action on the proposed project. 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.

C223-2

C223-2

See response to comment #C223-1.

C223-3

C223-3

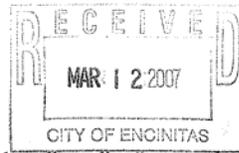
See response to comment #C223-1.

C223-4

C223-4

See response to comment #C223-1.

Hall Property - Draft EIR  
March 12, 2007



The following are some comments on the Hall Property - Draft EIR

The description of the park as a community park is incorrect. Please delete all wording "community park" and replace with the appropriate title for this type of park.

C224-1

The project objectives don't match the requirements of a community park as stated in the General Plan.

C224-2

1. A community park has mainly passive uses.

2. It hasn't been established that there is a need for a sports tournament complex.

C224-3

3. The project site has restricted and limited access to the project.

C224-4

4. The project doesn't provide adequate recreational facilities for all user groups. The fields are dedicated to soccer, baseball, or softball organizations. Fees are required to play with these groups.

C224-5

5. The project doesn't maximum general public use during park hours. Fields dedicated to soccer organizations preclude the general residential public from use of that grassy open space. Current fields are closed to any use for two to three months out of the year. What has been evaluated for the city policy of closing the public access to the grass areas? The grassy or turf area should be open without fences.

C224-6

6. The buffer is too narrow.

C224-7

7. 2.5.1 - Multi-use Athletic Fields - Draft EIR

This section downplays the major use of these fields, which is for the exclusive use of soccer organizations. What is the percentage of time that the fields will be used by sports organizations?

C224-8

8. Who requested the 90 feet tall field lights to be included in this EIR? Why wouldn't 30 feet tall lights be suitable? Encinitas has had a policy of day use only parks. The amount of lighting in this park will light up the park and sky like a used car lot. The park should be a day use only with NO lights.

C224-9

9. The amphitheater could be expanded and used for crowds of more than 500. Where is the analysis for this type of expansion? The zoning matrix shows amphitheaters are prohibited in residential zones.

C224-10

10. There is a discrepancy between the lights going out at 10:00 p.m. and having events until 12:00 a.m. Please analysis full lights in the park until the park has completely emptied and closed.

C224-11

11. Contrary to the General Plan Policy 3.9, there wasn't an unanimous vote of the city council to approve the Hall purchase agreement. The purchase of the property should have been determined by a majority vote of the people. Any actions taken by the council have been a violation of the city's General Plan.

C224-12

Yours truly,

Donna Westbrook

C224-1

See responses to comments #C17-3 and #C22-1.

C224-2

See responses to comments #B1-13, #C4-1, #C17-3, #C17-6, #C22-1, and #C39-29.

C224-3

See response to comment #C224-2.

C224-4

See responses to comments #C11-2, #C23-5, and #C39-14. As described in Chapter 2 of the EIR, the project would provide multiple access points.

C224-5

As described in Chapter 2 of the EIR, the project would provide a variety of recreational uses that are not limited to athletic fields. The project's multi-use fields would serve a variety of league organized and non-league athletic activities and would be open to public use.

C224-6

See response to comment #C224-5.

C224-7

This comment will be provided to the city's decision-makers for consideration when they take action on the proposed project.

C224-8

See response to comment #C224-5.

C224-9

See response to comment #C108-2. The percentage of time allocated to sports league use of the athletic fields cannot be accurately determined at this time.

C224-10

There are no current plans to expand the amphitheater. Any future expansion would be subject to subsequent environmental review.

C224-11

As described in Section 2.5.9 of the EIR, athletic field lighting during special events would be turned-off at 10:00 PM. Section 3.5 of the EIR addresses lighting effects of the project during all hours of operation.

C224-12

General Plan Policy 3.9 of the Land Use Element is not applicable to the proposed project. The underlying zone conditionally allows the proposed use with approval of a Major Use Permit. No rezoning of the property would be required.

March 12, 2007

CITY OF ENCINITAS  
CITY CLERK

07 MAR 12 PM 3:50

Dear Scott Vurbeff,

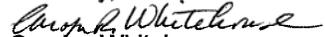
Thank you for taking our comments on the Hall Property Community Park draft EIR.

My family lives in Cardiff, we have two young sons, and we strongly support having a community park at the Hall property location.

However, the current proposed design of this park project has too many negative impacts on the surrounding area. I feel that a more appropriate park design is a reduced intensity mixed-use community park (3 fields rather than 5) with no light towers.

Below I have listed my comments on the Draft EIR.

Sincerely,

  
Carolyn Whitehouse  
1302 Rubenstein Avenue  
Cardiff, Ca. 92007

C225-1

C225-1

See responses to comments #C225-2 through #C225-16. Chapter 7 of the EIR addresses a reduced intensity project alternative, as well as other project alternatives that reduce impacts of the project. The city's decision-makers will determine whether the project should be approved as proposed or whether a project alternative should be selected.

Comments, issues and negative impacts in relation to the Hall Property Community Park draft EIR:

**Traffic**

I don't feel that the EIR addresses the likely traffic issues well enough:

It doesn't address traffic & parking impacts on all of the side streets surrounding the park. The park plan has 419 parking spaces – not enough for the proposed size of tournaments. Park users will definitely try to park as close as possible & walk to one of the pedestrian or vehicular access points to the park. Shuttles don't mitigate the problem – look at the example of the Encinitas Christmas Parade. Even though there is a well-advertised shuttle, most people instead choose to park all over the surrounding neighborhood and walk to the event – it is really amazing to see the volume of cars and how precariously they are parked. This will happen with this park, overwhelming our quiet neighborhoods with traffic and parking issues. I don't think the EIR addressed this well. I'm actually not suggesting adding additional parking, I'm suggesting having less intensive use of the park to avoid this problem.

Also, there should be considerations to improve pedestrian safety, especially since limited parking will force many users to walk or bicycle to the park. I strongly support walking to the park, but I think we should provide safe routes (I prefer decomposed granite paths to match the existing rural character, not sidewalks) and didn't see that addressed in the EIR.

The traffic on Santa Fe is likely to be very impacted and I don't think the effects of all the mitigation treatments together was addressed well enough.

The Analysis for traffic under Tournaments & Special Events doesn't seem right to me. It assumes 1,500 cars will access the site with one trip in & one trip out for a total of 3,000 average daily trips. Some will invariably make several trips.

The peak analysis for traffic under Tournaments & Special Events figures 300 trips during the peak afternoon hour. This is understated. The EIR indicates 380 trips per hour during a typical Saturday afternoon. How can a Tournament that draws 3,000 people produce less peak hour traffic than a typical Saturday Afternoon? Also it implies that the 3000 ADT will be evenly spread over more than 10 hours – this doesn't seem right – many of the people will arrive and leave around the same time, depending on the time of their event. Please re-evaluate peak traffic & its impacts for tournaments.

**Lighting**

The EIR didn't address well enough. Eliminating the lighting will help the project come in under budget, while greatly reducing its impacts on the community.

**Noise**

In the stated project objectives (item 6), to provide buffers to residential uses, why are there no buffers along the northern portion of the project? There should be a buffer along the northern portion of the park as well as sound walls along the access alley off Santa Fe to protect the residences adjacent to the alley.

Why is no monitoring required to verify the sound levels under actual use conditions & no mitigation proposed? What If sound levels exceed those anticipated? This is required in the lighting section to verify anticipated light levels. Required monitoring is quite common in EIRs. This EIR must require that monitoring take place for a couple of years from full operation of the park as a way of verifying that mitigation measures are actually working.

**Hazardous Materials**

The majority of users of this park will be kids. Let's get this part right and not expose them to any health risks. The EIR should use residential standards.

C225-2

See responses to comments #C225-3 through #C225-7.

C225-3

See responses to comments #C17-7, #C17-14, and #C17-15 regarding traffic and parking impacts on surrounding neighborhood streets.

With respect to parking adequacy during special events, see responses to comments #C35-2, #C66-6, #C69-35, and C81-2. See responses to comments #C66-5, #C91-6, and #C115-3 regarding the adequacy of the traffic management plan and associated parking shuttles during special events.

In addition, Mitigation Measure Traffic-8 in the Final EIR that addresses secondary traffic impacts has been expanded to include a requirement for the City to ensure a traffic and parking consultant monitors the first large special event at the park to assess the situation and provide a report to the City. The report would include a description of traffic and parking operations resulting from the special event and specific additional recommendations and solutions if the situation was found to be adverse.

C225-4

See responses to comments #C5-1, #C17-7, and #C17-15.

C225-5

See responses to comments #C17-10 and #C17-11.

C225-6

See response to comment #C17-12.

C225-7

See response to comment #C17-13.

C225-8

An analysis of lighting impacts is provided in Section 3.5 of the EIR, which determined that such impacts would be mitigated below a level of significance with implementation of mitigation measures.

C225-9

See responses to comments #C17-21, #C39-3, #C39-25, #C39-26, and #C179-2.

C225-10

See response to comment #C17-27.

C225-11

See response to comment #C101-23.

**Land Use and Public Safety**

The city is now describing the park as a Special Use Park (Vol. 1, Page 3.1.2). We were told we were going to have a Community Park for recreational use. The Lease Revenue Bonds used to buy the property were sold to develop a park for recreational use. The Summary (page s4) indicates that the park will be used for organized **resident** sport leagues & other events. Why are they addressing regional tournaments if it is for resident leagues? Which is it for? I prefer organized resident sport leagues. The land is presently zone R-3 for residential use. A Special Use Park requires a zoning change. This should be put to a vote of the citizens.

C225-12

C225-12

See responses to comments #C17-3 and #C22-1. The proposed project would provide recreational uses, including competitive sports activities. As described in Section 2.5.10 of the EIR, per the Encinitas Park and Recreation Department's Athletic Field Use Policy, resident recreational teams would be granted first priority for field use. City recreational programs would also have priority. Typically, these user groups would take up a majority of available field space. The City would not host a regional tournament, but local youth sports leagues are typically on a rotating tournament host assignment, pending field availability. Any tournament event would be subject to a special events operations permit application process.

C225-13

**Alternative Analysis**

Under project alternatives, *less intense alternative*, why did they pick a park design that stripped away everything (see section7)? The EIR could have analyzed a similar park with only 3 playing fields instead of 5 & no lights. This would have been the environmentally superior alternative in that it would reduce impacts meet the project objectives including providing the room to add a buffer along the north side, which is a stated objective. There is no basis to make a determination that a three field park would not fulfill the unmet needs of the city. This determination of unmet needs has never been established. 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 to meet the city of Encinitas's needs. The EIR must objectively evaluate alternatives.

C225-14

C225-13

C225-15

The underlying zone conditionally allows the proposed use with approval of a Major Use Permit. No rezone of the property would be required.

**Other Topics**

Not addressed by the EIR – fecal matter issues caused by inadequate bathroom facilities:

- We need to provide bathroom facilities for our youngest visitors to the park, the 0 – 3 year olds. They use changing tables, not toilets. Please ensure that there are changing tables within close proximity of the tot lots. In many of our local parks, it is unfortunate to see mom's changing babies on picnic tables or benches (imagine the germs on the picnic tables) or on the wet, cold, dirty floor of the bathroom.
- We need to provide bathroom facilities for the next youngest, the 3 – 5 year olds. They need lower toilets and sinks, and this type of user has about 60 seconds max from the time they realize they need to go to the bathroom, to when they go. The bathroom for this age group needs to be close to the tot lot. Do you know how many kids go to the bathroom in the bushes, or on the grass at Lake Park (as one example) because the bathrooms are way too far from the tot lot?

C225-14

See response to comment #C17-6.

C225-15

See response to comment #C17-6.

C225-16

C225-16

These comments on the project design are noted for the record and will be provided to the city's decision-makers for consideration when they take action on the proposed project.

I didn't see shade near the tot lots addressed. There should be adequate shade for moms with young babies who are at the park with older siblings, close to the tot lot. Also shade for the kids playing, to help avoid sunburn and sunstroke.

Safety for young children – when a mom or dad is with multiple kids at the tot lot (say a 2 year old and a 3.5 year old, or twins), it is way safer if the tot lot has a fence around it, or at least around most of it. That way, when one child inevitably runs one way, and the other goes the other way, the parent can at least feel good that there is a boundary that they can run to.

March 10, 2007

Scott Vurbeff  
Environmental Coordinator,  
City of Encinitas  
505 S. Vulcan Avenue  
Encinitas, CA 92024

Dear Mr. Vurbeff:

Thank you for taking my comments draft EIR for the Hall Property into consideration. I am a Cardiff resident who lives on the southeast side of the park.

C226-1

C226-1

See response to comment #C96-1.

I am concerned about the impact of traffic on MacKinnon, Villa Cardiff, Munevar, Cathy, Justin, Windsor, Kings Cross and Ocean Crest. Please do a more thorough study in the EIR of how these streets would be affected by cut-through traffic, traffic signals, and a larger volume of cars.

C226-2

C226-2

See response to comment #C96-2.

I am also concerned about proposed night lighting. Many homes in our neighborhood have second stories. The lights themselves and the glare from lights that will be allowed to be on until midnight, will have significant impact on our views, not to mention more traffic at night.

C226-3

C226-3

See response to comment #C96-3.

I am excited about a beautiful park within walking distance from my house, but I do not understand why we must have 5 athletic fields that will accommodate regional soccer tournaments. Encinitas has many soccer fields already. What about improving those fields that already exist and maximizing their use?

C226-4

C226-4

See responses to comments #C96-4 and #C96-5.

In summary, why is a less intensive use not being recommended? It seems like the location of the entry points to the park and the fact that the park is surrounded by residential neighborhoods would lend itself to a park to be used most by those closest to it.

Thank you again for responding to my concerns.

Thank you.

Name Tuki Wilson Juilliard

Address 701 Cathy Lane Cardiff

Signature Juilliard

Hall Property Community Park Draft Program EIR Comment

To:  
Fax (760) 633-2627

City of Encinitas  
505 South Vuican Avenue  
Encinitas, California 92024  
Contact: Scott Vurbef

Form:  
Terry Wirth  
525 Birmingham  
Encinitas, California 92007  
Temp Address:  
1778 Orchard Wood  
Encinitas, California 92024  
760-494-8821  
760-6854300

March 8, 2007

After a review of the proposed Park development and Draft EIR, I wish to submit the following comment.

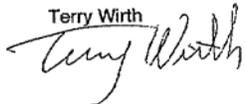
The proposed closure of traffic from the MacKinnon community will impact fire emergency response and result in a change in life stile traffic patterns for the MacKinnon neighborhood immediately to the South of the proposed park. I favor the development of the park but would like to see some way preserved for the immediate neighborhood south of the park to access the facility by vehicle off Mackinnon. I propose a toll pass instead of an "emergency only access" from south MacKinnon, with the residents of south MacKinnon and persons living within 660 feet 1/8 mile of MacKinnon receiving an free annual pass. Others could purchase the pass for \$12.00 dollars per year or pay a 25 cent toll to pass through the passage. The passage should be only one lane wide, but designed to allow passage from the south and the north.

The road narrowing would be wide enough for Fire vehicles to pass, using a signal transmitted by the fire vehicles of the MacKinnon Fire Station, for delivery of protective service north of the MacKinnon bridge.

C227-1

C227-1

See response to comment #C89-5. These comments will be provided to the city's decision-makers for consideration when they take action on the proposed project. 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.

Terry Wirth  


235 May Court  
Cardiff By The Sea, CA 92007  
March 9, 2007

Scott Vurbeff  
Planning and Building Department  
City of Encinitas  
505 S. Vulcan Avenue  
Encinitas, CA 92024

Subject: Draft EIR, Hall Property Park

Mr. Vurbeff:

I have the following comments after studying the Environmental Impact Report on the above project. I would like for these comments brought to the attention of City Council members, and specifically replied to in the final EIR.

The EIR report was unable to address reasonable alternatives to the proposed project design because the City Council established the parameters of the park not as a community park as originally proposed at the time of the property purchase, but as a special-purpose sports park. Thus, as the EIR team tried to look for alternatives, they always had to refer to the list of requirements for the number, size and type of fields to be included in the plan.

As a result of the built-in sports requirements from the City Council, a full 80 percent of the surface area of the park is planned to serve not the community as a whole, but the 3 percent of the population of Encinitas that are members of the teams for which the park is designed. Passive and general purpose areas must compete with dogs, teens, swimmers and others for the use of the other 20 percent of the area.

In addition to the area discrepancy for fair use of the park, the plans to make it a regional soccer tournament park means that neighbors will bear the brunt of the inadequate in-park parking lots, amplified sound, and annoying lights instead of the quiet enjoyment of their property and neighborhood. The current zoning of the area is for single-family residential use, which would have allowed this quiet enjoyment. A true community park would make athletic and other activities available to the community without destroying that environment.

Thank you for considering these points.

Sincerely,

  
Carroll E. Witter

C228-1

C228-1

These comments will be provided to the city's decision-makers for consideration when they take action on the proposed project.

C228-2

C228-2

See responses to comments #B1-13, #C4-1, #C17-3, #C22-1, and #C39-29.

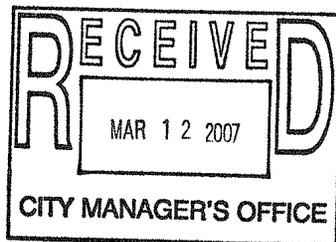
C228-3

C228-3

See response to comment #C191-19. As noted in Section 2.5.8 of EIR, the athletic field special events would occur three to four times a year. These events would not be limited to organized soccer league activities.

See responses to comments #C24-7, #C81-2, and #C225-8.

James S. Wittmack  
808 Cornish Dr.  
Encinitas, CA 92024



March 7, 2007

*CITY OF ENCINITAS*  
505 South Vulcan Avenue  
Encinitas, CA 92024

Attention: *Planning Commission and City Council*  
*Mr. Scott Vurheff*

Re: *Hall Property Community Park Project*

To Whom It May Concern:

*As residents of Encinitas, for many years, my family has observed a most disturbing trend ~ namely, the significant development of our community, in terms of housing, businesses, and traffic congestion, without proper provisions for outdoor, recreational facilities to accommodate the multitude of children in our neighborhoods. We would like to express our deep concerns in this regard, and offer our wholehearted support of the subject venture named above, as outlined by the CITY. Our kids desperately need, and deserve, a safe place to play, that is relatively close to home. Organized sports, on the whole, offer a wide variety of supervised activities for our children, and would give many parents tremendous peace of mind. The proposed, lighted, multi-use fields would be the ideal solution to a major problem which has been ignored for much too long a time. Please give this project your keen "stamp of approval", and begin building this complex as soon as possible. Thank you!*

C229-1

Sincerely,

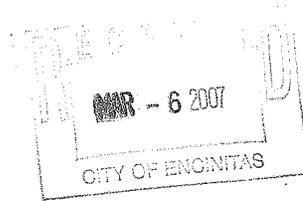
  
James S. Wittmack

C229-1

These comments will be provided to the city's decision-makers for consideration when they take action on the proposed project. 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.

March 5, 2007

Scott Vurbeff  
Planning and Building Department  
City of Encinitas  
505 Vulcan Avenue  
Encinitas, CA 92024



Dear Mr. Vurbeff,

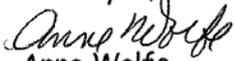
The Hall Property EIR has failed to include the following street sections in our neighborhood. I would like you to extend the scope of the study to include the following streets:

**Rubenstein Avenue and Summit Drive**

In addition to this, the access to the park is not clearly defined in the EIR and appears unsafe for pedestrians and bike access into the park. Clearly define the access and egress so that this park can be enjoyed safely.

Safety is also a concern because all of the streets adjacent to the planned park have poor pedestrian access, no sidewalks, no handicap access, and no bike lanes. Please amend the park plans by making safe biking and walking an option which will reduce traffic and increase enjoyment of our community park.

Thank you,

  
Anne Wolfe

1355 Rubenstein Avenue  
Cardiff, CA 92007  
760-436-3547 [adwolfe@cox.net](mailto:adwolfe@cox.net)

C230-1

C230-1

See responses to comments #C17-7, #C17-14, and #C17-15.

C230-2

C203-2

See responses to comments #C11-2, #C23-5, and #C39-14.

C230-3

C230-3

See responses to comments #C17-7, #C17-14, and #C17-15.

February 2, 2007

City of Encinitas  
Planning Department

Attention: Scott Vurbeff

RE: Hall Property Environmental Impact Report

This communication will relay my questions and comments regarding the Hall Property and EIR.

1. At what time will the placement of poles or other indicators be placed on the Hall Property to reveal the numbers, placement, location, and height of sports field lighting to give a better informed comment on the impact?
2. Please explain why on page 2-17 of the EIR the sports field lighting plan the reason for the P1 through P7. Could an unaccounted field be planned? If so, then on page 3.2-18 the traffic which is based on five field usage using the EIR formula that would add a potential of 600 more people. This would result in other studies being inaccurate as well.
3. I would like a copy of the Cal Trans response to the possible impact of the off ramps at Santa Fe Drive and I-5.
4. According to the EIR the study on noise sets a city standard not to exceed 50 dBAL on daytime use. What is the standard not to exceed for nighttime use and where is the study for expected noise level for field activity at night and daytime?
5. According to the EIR, page 2-10 "A landscaped buffer and garden is planned along the western and southern boundaries of the sight to provide separation from the adjacent residential development." Why is there a lack of buffer at the northern end of the western boundaries where, not only is there an active access, but also an active parking lot, an active teen center, and an active skateboard park?
6. According to the EIR page S-2 which lists the six listed project objectives—who decided those objectives?
7. Please tone down the activities to reduce traffic, lights, and noise. Please assist in making this park fit in our existing community.

C231-1

C231-2

C231-3

C231-4

C231-5

C231-6

C231-7

C231-8

C231-1

See responses to comments #C231-2 through #C231-7.

C231-2

The aesthetics and lighting analysis in Section 3.5 of the EIR determined that such impacts would be mitigated below a level of significance with implementation of mitigation measures. The analyses were based upon a lighting plan that provides the location, height, and lighting levels of athletic field light standards. Story poles were not used for the analyses nor would they be expected to change the EIR's significance conclusions pertaining to aesthetics and lighting.

C231-3

Light standards P1 through P7 are proposed for the aquatic facility and are not proposed for athletic fields.

C231-4

See responses to comments #A1-1 through #A1-9.

C231-5

Section 3.4.3 of the EIR addresses the City's nighttime noise standards, which is 45 dBA and includes the project's operating hours of 5:00 AM to 7:00 AM. The athletic fields would not open until 8:00 AM; this time is subject to the City's daytime and early evening noise standards (7:00 AM to 10:00 PM).

C231-6

See responses to comments #C17-21, #C39-3, #C39-25, #C39-26, #C69-14, and #C179-2.

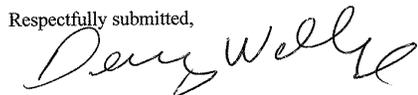
C231-7

See responses to comments #B1-13, #C4-1, #C39-29.

C231-8

Chapter 7 of the EIR addresses a reduced intensity project alternative, as well as other project alternatives that reduce impacts of the project. The city's decision-makers will determine whether the project should be approved as proposed or whether a project alternative should be selected.

Respectfully submitted,



Denny Wolfe  
1355 Rubenstein Avenue  
Cardiff, CA 92007  
[adwolfe@cox.net](mailto:adwolfe@cox.net)  
760.436.3547

February 16, 2007

City of Encinitas  
Planning Department

Attention: Scott Vurbeff

RE: Hall Property Environmental Impact Report—Traffic and Circulation on 3.2-19

I find that the “worst-case” parking demand of 810 spaces is extremely flawed. It is equated using 5 fields. However, the proposed lighting on 2-17 for fields and the no-aquatic center overlay figure 2-8 on page 2-20 allows for 2 additional fields of 120 feet by 150 feet. The remaining 5 fields of 180 feet by 300 feet when divided by 2 makes a total value of **twelve** fields of 120 feet by 150 feet. Using the same formula for vehicles per field that the EIR uses for the “worst-case” parking demand increases to 1,944 parking spaces needed, minus the 419 provided, the correct inadequate need would be 1,525 parking spaces. To visualize that need Costco in Carlsbad has approximately 750 spaces—this park will need twice this amount of parking in addition to the 419 provided.

The “worst-case” unmet parking space demand in the present EIR is 391(810-419=391). However, calculating the **12 field** “worst-case” unmet parking demand would be 1,525(1,944-419=1,525).

Please explain why such a large error exists in this EIR?

Thank you,



Denny Wolfe  
1355 Rubenstein Avenue  
Cardiff, CA 92007  
760-436-3547

C232-1

C232-1

See response to comment #C231-3. As noted in Section 2.5.14 of the EIR, the North Zone Alternative Overlay Option would propose two separated open turf areas that are not designated as athletic fields. During Special Events at the athletic fields, it is not anticipated to divide the five multi-use fields in half. Therefore, the worst-case parking demand assumes that a maximum of five multi-use fields would be used during Special Events.

Scott Vurbeff  
Planning and Building Department  
Environmental Coordinator  
City of Encinitas  
505 S. Vulcan Avenue  
Encinitas, CA 92024

12 March, 2007

Dear Mr. Vurbeff,

I am writing to you regarding the proposed park development by the City of Encinitas on the former Hall property. As a 10 year Cardiff resident, I feel that the planned development will have a largely negative impact on the residents of Cardiff. My concerns over the proposed park are many, but I will limit my comments to the major issues that I see.

- 1) Increased traffic. A sports complex featuring multiple athletic fields will clearly increase traffic in the surrounding neighborhoods. Part of Cardiff's charm is the winding streets, many of which intersect without stop signs. Currently, the neighborhood on the North side of Birmingham has relatively light traffic which makes this manageable. Even with one neighborhood event, the traffic increases greatly. On a recent Saturday morning I was walking my dogs in the neighborhood surrounding the Hall property, and had to dodge quite a few cars coming around blind corners. The increase in traffic was apparently due to an "estate sale" in the neighborhood. This would become the norm, and at a much higher rate if there were sports tournaments or even just multiple practices held at the new park. Regardless of access from Interstate 5, park users who are attending sports tournaments *will* be cutting through the local neighborhood. I actually live on the South side of Birmingham, but due to the higher density of building (almost every home that is sold is replaced by "twin homes"); I prefer to walk my dogs on the quieter side of Birmingham.
- 2) Access to the park for all Encinitas citizens. As proposed, this park would basically be a sports complex. Such a specialized park does not serve the larger community. Fields are fenced off and unavailable to the general public to enjoy.
- 3) Light pollution and view obstruction. I am strongly opposed to the 90 foot light poles that are proposed. These floodlights ruin the night sky for the surrounding neighbors, and for those homeowners with ocean views, their views are ruined by these glaring lights. The nearby Cardiff Sports Park has ruined the ocean views for at least two blocks from homes on Crest drive above it, and was the deciding factor when my husband and I chose not to purchase a home there. Lights are typically on until 10 pm each evening in the summer, ruining one of the most precious assets of our community, our beautiful sunset views.
- 4) Suitability of location. I would like to suggest that a planned development such as Encinitas Ranch or the many other tract developments in "New Encinitas" is a more appropriate location for a sports complex. When a new neighborhood is planned, the park can be built within the framework of the plans, and will be close for those who are most likely to use it.

I sincerely hope that the planning commission and city council will take into account the many concerns of the citizens of Encinitas regarding this proposed sports complex.

Sincerely,



Jennifer Zaayer  
2064 Edinburg Avenue  
Cardiff by the Sea, CA 92007

C233-1

C233-1

See responses to comments #C233-2 through #C233-5.

C233-2

C233-2

See responses to comments #C5-1, #C17-7, and #C17-15.

C233-3

C233-3

As discussed in Chapter 2 of the EIR, the project would serve both active and passive park users. The project does not propose to fence-off fields.

C233-4

C233-4

See responses to comments #C17-17, #C17-19, and #C20-6.

C233-5

C233-5

Section 7.7 of the EIR addresses an off-site project alternative.

These comments will be provided to the city's decision-makers for consideration when they take action on the proposed project.

March 11, 2007

Scott Vurbeff  
Environmental Coordinator,  
City of Encinitas  
505 S. Vulcan Avenue  
Encinitas, CA 92024

Dear Sir:

We are delighted that a much needed large community park is being planned for Encinitas, but we are alarmed that the EIR does not adequately address various points in the areas of traffic, access, parking or lighting.

C234-1

Traffic:

1) The EIR study area as identified by the city and the traffic consultant is not adequate - adjacent street segments on the east side are not part of the traffic analysis. Please include Munevar, Cathy, Villa Cardiff, Windsor, Kings Cross, Blue Sky, Munevar Court, and Ocean Crest in your traffic and parking analysis.

C234-2

C234-1 through C234-16

Please refer to Responses #C91-1 through #C91-16.

2) Complaints have been made in the past to the City of Encinitas that this neighborhood is impacted by violation of posted speed limits, excess traffic due to adjacent schools, and alternate route traffic avoiding Sante Fe Drive, El Camino Real, etc., as well as overflow parking for large events, such as graduation, at San Dieguito Academy. Are these current conditions taken into account as you look at existing LOS?

C234-3

3) New projects - Waldorf School on Villa Cardiff, San Dieguito Performing Arts Center, Scripps Hospital Expansion, Brown Property development are planned and many are approved or already started. Were the traffic impacts of these projects part of the traffic analysis?

C234-4

4) Off-site parking proposed as traffic mitigation in the EIR does not reduce impact on the freeway exits or Sante Fe Drive or Villa Cardiff - streets in the study area- they are the same exits and streets that will be used to get to the park. How is this mitigate the traffic significantly?

C234-5

5) Will flagmen and cones be sufficient mitigation measures for large events to reduce trip times for local residents?

C234-6

6) What are the volume, times, and other parameters that will constitute a "Special Event" - these are not detailed in Vol. 1 of the EIR.

C234-7

Access:

1) The EIR does not clearly address the CalTrans plan for the new Mackinnon bridge and how that will impact the placement of traffic signals or roundabouts along Villa Cardiff/Mackinnon.

C234-8

2) The closure of Mackinnon will affect travel time and fire response time from the firestation at the corner of Birmingham and Mackinnon to Mackinnon east, and the streets off Mackinnon on that side of the bridge. An emergency remote-controlled gate cannot be relied for firetruck access. Was this impact studied in the EIR?

C234-9

3) The closure of a main route to Cardiff center by residents of the same makes little sense; a street that will already experience significant traffic increases because of the park - Villa Cardiff - will be even more congested with local residents who will have to use this same route to go elsewhere

C234-10

because there is no alternative.

C234-10  
contd.

4) The Mackinnon and Sante Fe access points are not clearly depicted in the EIR, Vol. 1. It is very difficult to understand the various traffic mitigation measures (signals, stops and roundabouts) and the access points as they relate to the surrounding residential areas and streets into the park. Please add maps and clear graphics showing proposed intersections and what year they are proposed for, as well as the actual access points before and after the CalTrans improvements are made.

C234-11

5) There are no complete sidewalks on the majority of streets surrounding the park - how will pedestrians easily and safely access the park? This should be a clearly identified need and mitigation proposed - complete landscaped cement sidewalks on all main access routes to park with ADA compliance.

C234-12

6) Are the facilities within the park, not including parking spaces, sufficient to accommodate large volumes of people - specifically restrooms, bike parking areas, car drop-off areas and car turn-around areas?

C234-13

Parking:

1) As state in the EIR expected maximum capacity for large events at the park far exceeds the number of parking spaces planned. Shouldn't the park and surrounding infrastructure first support peak demand rather than building a park with facilities that clearly tax current and planned infrastructure and parking?

C234-14

Lighting:

1) The significant impact of the lights - on or off - on views, nighttime sky viewing, and glare for adjacent neighbors and drivers on I-5, cannot be mitigated without compromising the reason for having the lights in the first place - to significantly increase available park hours and playing times. Is this why an alternative plan of reduced lit hours - having the lights on until only 8pm is not proposed or studied?

C234-15

2) Most parks close at sunset in Encinitas, including many of our beaches. Why are the Hall Property park hours extended? Is there any background on this that could be provided?

C234-16

Thank you for addressing these questions to the best of your knowledge.

Name Carlos Zepeda

Signature 

Address 1257 Munuevar Ct.

Friday, March 9, 2007

Mr. Scott Vurbeff, Planning and Building Department  
City of Encinitas  
505 So. Vulcan Avenue  
Encinitas, CA 92024

Dear Mr. Vurbeff:

You may add my name to the roster of those concerned citizens who take exception to the present park plans for the Hall property. I've lived in this neighborhood—the same house—for over 62 years. I've raised my children here. I was one of the original graduates of San Dieguito High School. I've watched this community grow from a few thousand to many thousand. I've also watched my neighborhood grow from a few houses on unpaved roads surrounded by chaparral to a thriving community of homes of every description. We've had a very peaceful, family-oriented, community for many years. Many of my neighbors have remained so for 30, 40 and 50 years+. I know we are probably unique in that we are friendly and supportive of one another. We've raised our children together. We know who lives next door and most of the time it's a friend as well as a neighbor. We have a block party each year with most neighbors participating. We all appreciate the small-town feel that has somehow remained in this neighborhood despite the seeming uncontrolled growth that surrounds us.

It's only been in recent years with the increase in population that our streets have begun to be filled with cars—be they those of people short-cutting on their way to work in the morning or parents hurriedly trying to get their children to school on time. During the worst times, when freeways are jammed due to an accident, people leave the freeway looking for a shortcut to their destination. We've even had instances of gridlock in this small neighborhood. All have contributed to the difficulty of even getting out of our driveways in the mornings or at peak times throughout the day. I try to imagine what would happen should your plan as it now stands allow hundreds—even thousands—of additional cars into the general area. How would I even get out of my driveway?

There are other points, including the lighting and noise issues, that must be amended. Our lives will definitely be ruined with a "Special Use Park" that would allow large numbers of sports fields and the accompanying noise and lighting that would illuminate our back yards and surrounding neighborhoods. Our neighborhoods would no longer be our own.

A plan could be created—as originally promised—that would serve the needs of all of our residents not a select few.

Most Sincerely,

Mrs. Una Zimmerman  
620 Burkshire Avenue  
Cardiff, CA 92007



C235-1

C235-1

These comments will be provided to the city's decision-makers for consideration when they take action on the proposed project. 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.

C235-2

C235-2

See responses to comments #C5-1, #C17-7, #C17-14, and #C17-15.

C235-3

C235-3

See response to comment #C235-1.

An analysis of lighting impacts is provided in Section 3.5 of the EIR, which determined that with implementation of mitigation measures, lighting impacts of the project would be reduced to below a level of significance.

Noise impacts of the project are addressed in Section 3.4 of the EIR. The noise analysis determined that with implementation of mitigation measures, noise impacts of the project would be reduced to below a level of significance.

I am very concerned about your plans for this park. I strongly feel that a high intensity planned sports park should be scaled down to a less intense venue. The planned lighting is not okay as it will truly disturb the surrounding neighborhoods. Can't we come to a compromise?

C236-1

The land is presently zone R-3 for residential use. A Special Use Park requires a zoning change. This should be put to a vote of the citizens. Let's vote on it

C236-2

The allotted parking is definitely insufficient for your projected events as well.

C236-3

We need a park but not on this grand scale.

C236-4

I used to live by San Diegito HS and that was very annoying to say the least as the lights sometimes were on until midnight.

C236-5

Cardiff should be preserved aesthetically and the park should fit into this scope of planning.

C236-6

cheers,  
julie

C236-1

Chapter 7 of the EIR addresses a reduced intensity project alternative, as well as other project alternatives that reduce impacts of the project. The city's decision-makers will determine whether the project should be approved as proposed or whether a project alternative should be selected.

An analysis of lighting and aesthetic impacts is provided in Section 3.5 of the EIR, which determined that such impacts would be mitigated below a level of significance with implementation of mitigation measures.

C236-2

The General Plan (Resource Management Element) designates the project site as a Special Use Park. The underlying zone conditionally allows the proposed use with approval of a Major Use Permit. No rezone of the property would be required.

C236-3

See response to comment #C81-2.

C236-4

These comments will be provided to the city's decision-makers for consideration when they take action on the proposed project. 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.

C236-5

See response to comment #C236-4.

C236-6

See responses to comments #C236-1 and #C236-4.

Scott Verbeff  
Environmental Coordinator  
505 South Vulcan Avenue  
City of Encinitas, CA 92024

RE: Hall Property

Dear Scott:

I am a concerned citizen that lives in the area of the planned "community park".

There are two items I would like to address the first is "traffic" if Mackinnon is closed all the pressure will be on the Villa Cardiff, Mackinnon East streets, which of course will involve the whole East side of the park from Santa Fe to Birmingham and all the way back to Crest. These neighborhoods will be greatly affected, and would be required to carry the blunt of the traffic.

C237-1

The other item, is keeping this a "community park", not a sport park for tournament, once tournament play is brought in the whole dynamics of the park changes. The fields will need lighting which will be on 90 foot poles, and I understand there will be approximately 20 of these. The park would be open from 5 AM until 10 PM week days, and possibly midnight on Friday and Saturday nights. If tournament play comes in then that affects the parking, there are only 419 parking spaces, and the EIR stated we needed at least 800. The list of the domino effect could go on and on.

C237-2

C237-1 through C237-3

Please refer to Responses #C10-1 through #C10-3

I want a "community park", that will provide something for everyone.

C237-3

Please consider what would happen to our community if Mackinnon is closed and if once tournament play is brought in, and the issues it will cause.

Sincerely,

Signature



Address

2011 Glasgow Ave

Date

02/06/07

From: Mark H Foreman [mailto:4man4@cox.net]  
Sent: Sunday, March 11, 2007 11:13 AM  
To: Scott Vurbeff  
Subject:

To Scott Vurbeff and the Planning Department,

As residents on Rubenstein Avenue, we had been looking forward to the promised community park. We participated in the planning events to supposedly plan out the park design. We were hoping for a mixed use park which would include a few fields for a variety of sports, playgrounds, picnic areas, even an aquatic center--in other words, something for everyone. We trusted the city to understand our residential and somewhat rural setting, with quiet neighborhoods and narrow streets. We have since learned that our community's input and preferences may be ignored due to one special interest group that primarily does not live in our city. The park is now proposed to be a regional sports complex for use of those outside of our city. While we can understand the anticipated revenue of a regional sports field for the city, we believe the income from drinks and fries cannot possibly outweigh the complex problems such a park will create for our city:

1) Major traffic congestion (which has not been thoroughly or realistically studied in the existing report) at an already congested intersection right in front of a shopping center AND hospital (which is undergoing a massive expansion).

2) The extensive and unsightly lighting plan for a serene coastal area which should instead be protected by a low light ordinance like our inland communities. Many evenings, we are completely blanketed by fog which only increases the glare from lights. We wonder why some communities more protected than others? For example, how would the residents of Olivenhain feel about having this complex in their community? Speaking of tax revenues, the devaluation of property in one of the city's more desirable neighborhoods will certainly impact the city's finances long term, not to mention the cost of operating those lights night after night.

3) Dangerous pedestrian situations due to insufficient on site parking, as cars attempt to park on neighboring roads that are winding and barely two lane. These cars will be racing through these neighborhoods to get to games on time because they are unable to park at the fields. We all know that Californians do not easily use mass transit solutions. Consider also that most of these pedestrians will be children.

We are writing because we believe the city wants to find a REALISTIC and balanced use for this land, not a quagmire of problems resulting from a single, short-sighted focus. We want a park that will truly meet the needs of our city as well as respect the desires of those who live nearby. We are looking for a middle ground. We believe that an unlighted, mixed use park would be the best use of this city land AND create an asset, not a liability, for the entire city of Encinitas.

Thank you for your time and consideration of our input.

Mark and Jan Foreman  
1358 Rubenstein Ave.  
Cardiff, CA 92007

C238-1

The commentor expresses concern regarding the differences in the project design shown in the EIR and the ideas presented though the city's public workshop park planning process. An EIR analyzes a project as proposed and is not required to consider or analyze the process by which the design was developed. 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. However, these comments will be provided to the city's decision-makers for consideration when they take action on the proposed project.

C238-2

The commentor does not state why the EIR does not adequately analyze the intersection of Santa Fe Drive/Scripps Hospital Driveway. Section 3.2 of the EIR determined that the project would have a significant but mitigable impact at this intersection under build-out (Year 2030) conditions.

C238-3

An analysis of lighting impacts is provided in Section 3.5 of the EIR, which determined that such impacts would be mitigated below a level of significance with implementation of mitigation measures. It should be noted that under CEQA, economic impacts are not treated as significant effects on the environment [CEQA Guidelines Section 15131 (a)].

C238-4

See responses to comments #C17-7, #C17-14, and #C17-15.

C238-5

These comments will be provided to the city's decision-makers for consideration when they take action on the proposed project. 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.

It should be noted that Chapter 7 of the EIR considered three alternatives that would not propose athletic field lighting, including a reduced intensity alternative that proposed a park design that would allocate a larger portion of the park site for open space and passive uses. The city's decision-makers will determine whether the project should be approved as proposed or whether a project alternative should be selected.

C238-1

C238-2

C238-3

C238-4

C238-5

Scott Vurbef  
Environmental Coordinator  
City of Encinitas Planning and Building Dept.  
Encinitas City Hall  
505 S. Vulcan Ave. Encinitas, CA 92024

Re: Scope of Hall Property EIR

The Traffic and Circulation component (Section 3.2) of the EIR for the Hall property park is deficient in the following areas with regards to Santa Fe Drive:

1. The EIR does not include any traffic information for the sections of Santa Fe Drive east of Windsor. I'd like to request that the impact of the additional traffic along Santa Fe Drive in its entirety be included in the EIR. Specifically:

C239-1

A. Impact of construction and park traffic on weekday evening rush hour (4-6 PM) traffic, which is projected to be the peak use time for organized sports.

C239-2

C239-1 through C239-9

B. Impact of the increased traffic on Santa Fe Drive on the safe ingress and egress of vehicles, pedestrians and cyclists from unsignaled side streets, such as Diamond Head.

C239-3

Please refer to Responses #C103-1 through #C103-9

C. Impact of increased vehicular traffic on pedestrian and bicyclist safety. Santa Fe Dr. is a component of both the city wide trails and bicycle paths system, and there is no consideration of that usage and the impact of increased traffic on pedestrians and cyclists in the EIR.

C239-4

2. Proposed mitigation of traffic on Santa Fe Dr. by installation of a right turn lane onto Windsor for eastbound traffic:

A. This will not mitigate westbound traffic on Santa Fe Drive

C239-5

B. It's not clear that this would mitigate eastbound Santa Fe Traffic, since the majority of the traffic will continue on to El Camino Real

3. Cumulative impact of additional Scripps Hospital traffic and Hall Property park traffic is not clearly defined, and not studied for the entire length of Santa Fe Drive

C239-6

a. How will emergency vehicle traffic on Santa Fe Drive be accommodated during sporting events when the street is over capacity (LOS of F)?

C239-7

b. How will pedestrian and cyclist safety along Santa Fe Drive be maintained with a combination of high traffic volume and emergency vehicle traffic?

C239-8

The infrastructure to accommodate the park-related traffic, additional emergency vehicle traffic (from the Scripps expansion) and to insure the safety of both pedestrians and bicyclists needs to be put in place along Santa Fe Drive before the Hall property is developed and the Scripps Hospital expansion is allowed to proceed.

C239-9

Thanks for your consideration.

  
RANDALL GIBSON  
1377 DIAMOND HEAD DRIVE  
ENCINITAS CA

Scott Vurbef  
Environmental Coordinator  
City of Encinitas Planning and Building Dept.  
Encinitas City Hall  
505 S. Vulcan Ave. Encinitas, CA 92024

Re: Scope of Hall Property EIR

The Traffic and Circulation component (Section 3.2) of the EIR for the Hall property park is deficient in the following areas with regards to Santa Fe Drive:

1. The EIR does not include any traffic information for the sections of Santa Fe Drive east of Windsor. I'd like to request that the impact of the additional traffic along Santa Fe Drive in its entirety be included in the EIR. Specifically:

C240-1

A. Impact of construction and park traffic on weekday evening rush hour (4-6 PM) traffic, which is projected to be the peak use time for organized sports.

C240-2

C240-1 through C240-9

B. Impact of the increased traffic on Santa Fe Drive on the safe ingress and egress of vehicles, pedestrians and cyclists from unsignaled side streets, such as Diamond Head.

C240-3

Please refer to Responses #C103-1 through #C103-9

C. Impact of increased vehicular traffic on pedestrian and bicyclist safety. Santa Fe Dr. is a component of both the city wide trails and bicycle paths system, and there is no consideration of that usage and the impact of increased traffic on pedestrians and cyclists in the EIR.

C240-4

2. Proposed mitigation of traffic on Santa Fe Dr. by installation of a right turn lane onto Windsor for eastbound traffic:

A. This will not mitigate westbound traffic on Santa Fe Drive

C240-5

B. It's not clear that this would mitigate eastbound Santa Fe Traffic, since the majority of the traffic will continue on to El Camino Real

3. Cumulative impact of additional Scripps Hospital traffic and Hall Property park traffic is not clearly defined, and not studied for the entire length of Santa Fe Drive

C240-6

a. How will emergency vehicle traffic on Santa Fe Drive be accommodated during sporting events when the street is over capacity (LOS of F)?

C240-7

b. How will pedestrian and cyclist safety along Santa Fe Drive be maintained with a combination of high traffic volume and emergency vehicle traffic?

C240-8

The infrastructure to accommodate the park-related traffic, additional emergency vehicle traffic (from the Scripps expansion) and to insure the safety of both pedestrians and bicyclists needs to be put in place along Santa Fe Drive before the Hall property is developed and the Scripps Hospital expansion is allowed to proceed.

C240-9

Thanks for your consideration.

*Judy Murray*  
1370 Diamond Head Dr,  
Encinitas, CA 92024

Scott Vurbeff  
Environmental Coordinator  
City of Encinitas Planning and Building Dept.  
Encinitas City Hall  
505 S. Vulcan Ave. Encinitas, CA 92024

Re: Scope of Hall Property EIR

The Traffic and Circulation component (Section 3.2) of the EIR for the Hall property park is deficient in the following areas with regards to Santa Fe Drive:

1. The EIR does not include any traffic information for the sections of Santa Fe Drive east of Windsor. I'd like to request that the impact of the additional traffic along Santa Fe Drive in its entirety be included in the EIR. Specifically:

C241-1

A. Impact of construction and park traffic on weekday evening rush hour (4-6 PM) traffic, which is projected to be the peak use time for organized sports.

C241-2

C241-1 through C241-9

B. Impact of the increased traffic on Santa Fe Drive on the safe ingress and egress of vehicles, pedestrians and cyclists from unsigned side streets, such as Diamond Head.

C241-3

Please refer to Responses #C103-1 through #C103-9

C. Impact of increased vehicular traffic on pedestrian and bicyclist safety. Santa Fe Dr. is a component of both the city wide trails and bicycle paths system, and there is no consideration of that usage and the impact of increased traffic on pedestrians and cyclists in the EIR.

C241-4

2. Proposed mitigation of traffic on Santa Fe Dr. by installation of a right turn lane onto Windsor for eastbound traffic:

A. This will not mitigate westbound traffic on Santa Fe Drive

C241-5

B. It's not clear that this would mitigate eastbound Santa Fe Traffic, since the majority of the traffic will continue on to El Camino Real

3. Cumulative impact of additional Scripps Hospital traffic and Hall Property park traffic is not clearly defined, and not studied for the entire length of Santa Fe Drive

C241-6

a. How will emergency vehicle traffic on Santa Fe Drive be accommodated during sporting events when the street is over capacity (LOS of F)?

C241-7

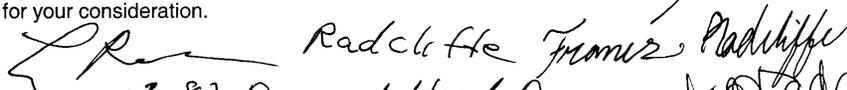
b. How will pedestrian and cyclist safety along Santa Fe Drive be maintained with a combination of high traffic volume and emergency vehicle traffic?

C241-8

The infrastructure to accommodate the park-related traffic, additional emergency vehicle traffic (from the Scripps expansion) and to insure the safety of both pedestrians and bicyclists needs to be put in place along Santa Fe Drive before the Hall property is developed and the Scripps Hospital expansion is allowed to proceed.

C241-9

Thanks for your consideration.

  
1382 Diamond Head Drive  


Terry Gibbs and James Shook  
1528 Juniperhill Drive  
Encinitas, CA 92024

March 26, 2007

CITY OF ENCINITAS  
505 South Vulcan Avenue  
Encinitas, CA 92024

Attention: Planning Commission and City Council  
Mr. Scott Vurbeff

Re: Hall Property Community Park Project

To Whom It May Concern:

As a concerned parent and tax-paying citizen of this fine, North County coastal locale, I feel compelled to perform my civic duty by respectfully submitting this letter to champion the cause of the above-referenced endeavor, as described by the CITY. In my humble opinion, Encinitas, with its ever-increasing, family-oriented population, is seriously in need of additional recreational facilities. I am confident that area residents will be most appreciative to have a safe environment for their children to engage in healthy activities. As you well know, the highly energetic youth of today have many physical, outdoor interests. It would be optimal if these kids could have the invaluable opportunity to pursue the various organized sports offered by regional, non-profit organizations, at a park erected right in their very own neighborhood. For this reason, I would like to strongly encourage the development of the subject multi-use sports fields. Furthermore, I, wholeheartedly, support the installation of permanent lighting fixtures to enhance and maximize the use of the said athletic event grounds. I am very much in favor of this sports complex being built in phases, preferably with construction commencing immediately.

Thank you for your courtesy and careful consideration of the significant proponents presented herein.

Sincerely,



Terry Gibbs and James Shook

C242-1

C242-1

The commentor expresses support for the proposed project. No specific comments are provided on the environmental analysis contained within the EIR; therefore, no response is necessary.

March 10, 2007

CITY OF ENCINITAS  
505 South Vulcan Avenue  
Encinitas, CA 92024

Attention: Planning Commission and City Council  
Mr. Scott Vurbef

Re: Hall Property Community Park Project

To Whom It May Concern:

As an Encinitas resident, I am writing in support of the development of the Hall Property. A multi-purpose park with lights (to fully utilize the facility) would enhance the city's Parks and Rec offerings and would take pressure off of the schools, which currently provide space for soccer players and skaters alike. I would like to take this opportunity to voice my enthusiastic support of this worthwhile effort.

The city has concentrated its park construction on neighborhood pocket parks, such as Sun Vista. With just two soccer fields, no teen center and one under utilized skate park, Encinitas is at a recreational deficit. These long promised fields and other amenities are sorely needed in our growing community. I'm certain that the traffic flow and parking issues can be adequately addressed and that the fields, teen center, skate park, etc. can come on line in the near future.

Sincerely,

  
Julie Macau

C243-1

C243-1

The commentor expresses support for the proposed project. No specific comments are provided on the environmental analysis contained within the EIR; therefore, no response is necessary.

March 7, 2007

CITY OF ENCINITAS  
505 South Vulcan Avenue  
Encinitas, CA 92024

Attn: Planning Commission and City Council - Mr. Scott Vurbeff

Re: Hall Property Community Park Project

Mr. Vurbeff:

I am a father of three children, (currently 13, 12 and 9), who has lived in Encinitas since 1992. I also operate my business in the City. All of my children have played sports in local leagues and both my wife and I have coached. We believe that organized sports have been an integral part of our children's upbringing, leading to good health and many lasting friendships. As our family has remained active in soccer, baseball, softball, basketball, swimming and other sports, it has been painfully obvious to us that Encinitas, with its ever-increasing, family-oriented population, is seriously in need of additional recreational facilities.

I feel very strongly that our City is in desperate need of more safe and easily accessible environments for our children to engage in sports activities. I was pleased to hear that the Hall Property was to be used for lighted playing fields and am now distressed, (but not surprised), to learn that a few vocal citizens are causing the City to reconsider the plan, AGAIN.

I would like to go on record as strongly encouraging the development of the Hall Property into multi-use sports fields. Furthermore, I wholeheartedly support the installation of permanent lighting fixtures to enhance and maximize the use of the athletic fields. I would also ask that you do everything in your power to begin developing the project as soon as possible. There have already been too many delays and these facilities are needed NOW.

Thank you for your consideration of my opinion. Based on what I see going on in our community every day of the week at our existing parks and schools it seems clear to me that I speak for the majority of those in the City of Encinitas.

Sincerely,



Robert MacPhee  
1433 Hymettus Avenue  
Leucadia, CA 92024  
(760) 632-7972

C244-1

C244-1

The commentor expresses support for the proposed project. No specific comments are provided on the environmental analysis contained within the EIR; therefore, no response is necessary.

**Scott Vurbef**

**From:** Mitch Myers [cardiffmyers@yahoo.com]  
**Sent:** Monday, March 19, 2007 12:57 PM  
**To:** Scott Vurbef  
**Subject:** hall prop

i have not received a response from my email last Mon. the questions i have are who & under what circumstance did the light poles & the term "maximize the field use" get put into the eir. Also the eir did not address the fact that the noise from the freeway has increased since the greenhouses were demoed. thanks Mitch

C245-1  
C245-2

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C245-1

One of the project objectives, as stated in Objective #2, is to develop a community park that maximizes the number and use of athletic fields that help offset the unmet needs of Encinitas while preserving other desired features of the park site. Utilizing lighting fixtures for nighttime use of the park would help meet this objective.

C245-2

Section 4.5 of the EIR addresses the noise effects related to removal of the previous greenhouse structures. The noise model determined that the increase in noise levels (0.5 to 1 dBA) due to the removal of the structures was not significant.

Valeri and Sandra L. Popescu

March 16, 2007

CITY OF ENCINITAS  
505 South Vulcan Avenue  
Encinitas, CA 92024

Attention: Mr. Scott Vurbeff & Planning **Commission and City Council**

Re: Hall Property Community Park Project

Dear Mr. Scott Vurbeff & Planning Commission and City Council:

Now is the time, place, and opportunity to put families first and foremost in the development of your community. As the parent of a child that participates in the Encinitas Express Soccer Team, as well as a concerned parent, business owner and North County coastal tax-payer, I feel it is my civic duty to champion the cause of the above-referenced endeavor, as described by the CITY. In my humble opinion, Encinitas, with its ever-increasing, family-oriented population, is seriously in need of additional recreational facilities. I am confident that not only area residents, but adjoining area residents as well will be most appreciative to have a safe environment for their children to engage in healthy activities. It is imperative to keep our youth focused in today's day and age. Keeping them engaged in physical, outdoor interests would be optimized if these kids could have the invaluable opportunity to pursue the various organized sports offered by regional, non-profit organizations, at a park erected right in their very own neighborhood. For this reason, I would like to strongly encourage the development of the subject multi-use sports fields. Furthermore, I, wholeheartedly, support the installation of permanent lighting fixtures to enhance and maximize the use of the said athletic event grounds. I am very much in favor of this sports complex being built in phases, preferably with construction commencing immediately.

Thank you for your courtesy and careful consideration of the significant proponents presented herein.

Sincerely,



Sandra L. Popescu

C246-1

C246-1

The commentor expresses support for the proposed project. No specific comments are provided on the environmental analysis contained within the EIR; therefore, no response is necessary.

Laura and Jeff Knight  
3016 Segovia Ct.  
Carlsbad, CA 92009

March 9, 2007

CITY OF ENCINITAS  
505 South Vulcan Avenue  
Encinitas, CA 92024

Attention: Planning Commission and City Council  
Mr. Scott Vurbeff

Re: Hall Property Community Park Project

To Whom It May Concern:

As a concerned parent of a child who attends school and plays sports in Encinitas, I feel compelled to perform my civic duty by respectfully submitting this letter to support the cause of the above-referenced endeavor, as described by the CITY. In my humble opinion, Encinitas, with its ever-increasing, family-oriented population, is seriously in need of additional recreational facilities. I am confident that area residents will be most appreciative to have a safe environment for their children to engage in healthy activities. As you well know, the highly energetic youth of today have many physical, outdoor interests. It would be optimal if these kids could have the invaluable opportunity to pursue the various organized sports offered by regional, non-profit organizations, at a park erected right in their very own neighborhood. For this reason, I would like to strongly encourage the development of the subject multi-use sports fields. Furthermore, I, wholeheartedly, support the installation of permanent lighting fixtures to enhance and maximize the use of the said athletic event grounds. I am very much in favor of this sports complex being built in phases, preferably with construction commencing immediately.

Thank you for your courtesy and careful consideration of the significant proponents presented herein.

Sincerely,



Laura Rosso-Knight

C247-1

C247-1

The commentor expresses support for the proposed project. No specific comments are provided on the environmental analysis contained within the EIR; therefore, no response is necessary.

March 7, 2007

CITY OF ENCINITAS  
505 South Vulcan Avenue  
Encinitas, CA 92024

Attention: Planning Commission and City Council  
Mr. Scott Vurbeff

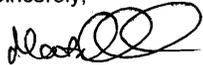
Re: Hall Property Community Park Project

To Whom It May Concern:

As concerned parents and tax-paying citizens of our fine north county coastal city, we feel compelled to perform our civic duty by respectfully submitting this letter to champion the cause of the above-referenced endeavor, as described by the city. In our humble opinions, Encinitas, with its ever-increasing, family-oriented population, is seriously in need of additional recreational facilities. We are confident that area residents will greatly appreciate having a safe environment for their children to engage in healthy activities. As we know from our own children, the highly energetic youth of today have many physical, outdoor interests. It would be optimal if these kids could have the invaluable opportunity to pursue the various organized sports offered by regional, non-profit organizations, at a park erected right in their very own neighborhood. For this reason, we would like to strongly encourage the development of the subject multi-use sports fields. Furthermore, we wholeheartedly support the installation of permanent lighting fixtures to enhance and maximize the use of said athletic event grounds. We are very much in favor of this sports complex being built in phases, preferably with construction commencing immediately.

Thank you for your courtesy and careful consideration of this issue.

Sincerely,



Martin C. Schulman



Tarra Breite Schulman

1724 Hill Top Lane  
Encinitas, CA 92024

C248-1

C248-1

The commentor expresses support for the proposed project. No specific comments are provided on the environmental analysis contained within the EIR; therefore, no response is necessary.

**From:** Todd Scott [mailto:todd@cclending.biz]  
**Sent:** Tuesday, August 14, 2007 1:29 AM  
**To:** Jim Bond  
**Subject:** Hall Property

James,

My wife Gina and my 5 year old daughter are all for the park but even on an average day, it's a nightmare getting in and out on Somerset. It is absolutely ridiculous to think you can get that many people in and out of that area without causing major problems. In addition to owning this finance company I am a partner in Coldwell Banker Commercial for Southern California and own and operate over 2,000,000 SF of Industrial and office space. My attorneys and I are very familiar with the issues facing new development. I would love to hear how you plan on getting that many people in and out of the area and where are they all going to park. Thank you for your time and I look forward to hearing from you. We live at 1515 Vivaldi Street and look forward to that land being improved, however I do not think a megasoccer complex is the answer. Please feel free to contact me at any of the numbers listed below if you have any additional questions or comments.

All My Best,

Todd



Todd Scott  
President & CEO  
Commercial Capital Lending  
5800 Armada Drive, Suite 101  
Carlsbad, CA 92008  
(760) 517-5888 Off  
(760) 517-5889 Fax  
(760) 271-4583 Cel  
todd@cclending.biz

C249-1

C249-1

Please refer to Responses #C17-7, #C17-14, and #C17-15.

C249-2

C249-2

These comments will be provided to the city's decision-makers for consideration when they take action on the proposed project. 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.

*"What would you attempt to do if you knew you could not fail?"*