

APPENDIX A

NOTICE OF PREPARATION AND SCOPING COMMENTS

City Hall
600 ELM STREET
SAN CARLOS, CALIFORNIA 94070



Public Works Department
TELEPHONE: (650) 802-4200
FAX: (650) 595-6704

CITY OF SAN CARLOS

NOTICE OF PREPARATION BURTON AND HIGHLANDS PARKS PROJECT DRAFT ENVIRONMENTAL IMPACT REPORT

To: State Clearinghouse
Governor's Office of Planning and Research
San Mateo County Clerk
Responsible Agencies
Interested Individuals and Organizations

From: Kaveh Forouhi, PE, TE, QSD/QSP
Senior Engineer
City of San Carlos
600 Elm Street
San Carlos, California 94070-3085
Email: KForouhi@cityofsancarlos.org

Call for Comments:

The City is requesting written comments from responsible agencies and the public regarding the scope and content of the environmental document regarding the Burton and Highlands Parks project. Comments should focus on discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the project in light of the EIR's purpose to provide useful and accurate information about such factors.

Preparing an Environmental Impact Report:

The City of San Carlos (City) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Burton and Highlands Parks project (proposed project). An Initial Study checklist is also being prepared and will be released with the Draft EIR. The EIR will address the potential physical and environmental effects of the project for each of the environmental topics outlined in the California Environmental Quality Act (CEQA) and the provisions of the 2010 Save San Carlos Parks Settlement Agreement related to Highlands Park.

Comment Submittal:

Submit comments to Kaveh Forouhi at the address or email listed above no later than 5:00 p.m. June 23, 2017.

Public Meeting:

The City is conducting an EIR Scoping Meeting on June 13, 2017 at 7:00 p.m.
San Carlos Library, Community Rooms A & B (2nd Floor)
610 Elm Street, San Carlos, CA 94070
Comments can be submitted at the meeting.

Project Location:

The project sites are at Burton Park and Highlands Park in the City of San Carlos. Burton Park is approximately 10.33 acres in size and is located at 900 Chestnut Street. Highlands Park is approximately 11.25 acres in size and is located at 206 Aberdeen Drive. Both parks are generally surrounded by residential uses, and both are designated as Park on the City's Zoning Map and General Plan.

Project Background Information:

Currently one field at Burton Park (Madsen Field) and one field at Highlands Park (Highlands Field) have halogen lighting for night use, and two fields (Flanagan Field at Burton Park and Stadium Field at Highlands Park) do not have lighting. Due to the increasing demand for field space within the city, installing new lighting at Burton and Highlands Parks was identified by the Parks and Recreation Department as a way to accommodate more users by allowing for additional hours of use. Additionally, improvements to the existing lights at both parks is needed.

Project Description:

The proposed project is intended to provide new and improved field lighting at Burton and Highlands Parks to allow for additional hours of play and to help alleviate demand for field use at other parks in the City. The proposed project will replace the existing halogen lighting at the lit fields (Madsen and Highlands Fields) with LED lighting. Also as part of the proposed project, at Burton Park, Flanagan Field would receive new LED lighting and at Highlands Park, Stadium Field would receive new LED lighting. The project also involves modifications to a 2010 Settlement Agreement with the group Save San Carlos Parks regarding use of Highlands Park. The Settlement Agreement identified traffic and parking restrictions and limitations on the use of the field for practice and games. The provisions to be modified primarily relate to the limitations on field use and parking restrictions.

Potential Environmental Effects:

An EIR will be necessary to analyze potential environmental impacts associated with the project. Specific analysis will include, but will not be limited to, Transportation and Circulation and Visual Resources.

The Draft EIR will also examine a reasonable range of alternatives to the project, including the CEQA-mandated No Project Alternative and other potential alternatives that may be capable of reducing or avoiding potential environmental effects.

Environmental Effects Not Likely to Require Further Analysis:

The proposed project is not anticipated to result in significant environmental effects on the following CEQA topic areas: Biological Resources; Agricultural Resources; Air Quality; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Mineral Resources; Noise; Population and Housing; Public Services; Recreation; Tribal Cultural Resources; or Utilities and Service Systems. It is anticipated that these issue topics will be analyzed in an Initial Study checklist, which will be included as an appendix to the Draft EIR.

Responses to this NOP and any questions or comments should be directed in writing to Kaveh Frouhi at the address provided at the beginning of this notice.

From: [Danyel Areff](#)
To: [Kaveh Forouhi](#)
Subject: Burton and Highlands Parks Project
Date: Wednesday, May 24, 2017 9:20:23 PM

Comment: Yes, please install lights for both -- and add Crestview soccer field to the list of fields you are going to install lights at as well. As well, you should install artificial turf at Crestview and Stadium fields so that the fields can be used during and after inclement weather.

From: Christian Bjoernsen [<mailto:c2@bjoernsen.com>]

Sent: Tuesday, June 13, 2017 10:48 PM

To: Kaveh Forouhi

Subject: Burton and Highlands Park Project

Hi,

I was at tonight's scoping meeting and heard others voice opinions that this is a good project for San Carlos and felt that all my positive views on the project were represented.

On the way home another aspect came to mind that I want to share with you.

I have been a coach and manager of competitive youth soccer teams that are part of San Carlos United Soccer Club for the past 6 years. During this time we have asked multiple times to have three practices per week. This has been declined every time because of the lack of available field space.

This third practice is something that is essential to a high performing soccer team. The result for us has been that boys who reside in San Carlos have left our team and club to play for clubs outside of San Carlos that can offer a higher level to them. It has also resulted in turning San Carlos boys away from playing for their hometown club, which I find sad.

Extending the usable time of our fields, especially in Fall, by adding energy efficient LED lights is a step in the right direction.

Thank you for taking my comments into consideration,

Christian Bjoernsen
1614 Gover Lane

From: [diana.chou](#)
To: [Kaveh Forouhi](#)
Subject: EIR report for highland parks project
Date: Wednesday, May 24, 2017 11:02:23 AM

Hi, I am writing to you regarding the highland parks project. I would like to have a copy of the EIR or if there is a web site I can obtain the details of the project.

Without much of the information, I would like to share my feedback to you based on the letter I received. Quote from the letter

"Due to the increasing demand for field space within the city, installing new lighting at highland parks was identified by the parks and recreation depart as a way to accommodate more users by allowing additional hours of use"

I live on ablerdeen drive, the section of Aberdeen drive where I am become very narrow and dangerous and I foresee some car accidents any day now. If anyone is speeding or not careful, the parking with SUV will block the view of incoming cars. My problem is I am backing out from the garage and many times, I experiences some pre accident event even I am backing out very slow. The car will just coming out of no where and almost hit me and there are so many times I have this experiences.

I demand the city to provide more parking and traffic control if the city is proposing more hours of use. I believe now the game goes on to 10pm, are we planning to go even later?

That is not acceptable to me with the noise of people cheering and screaming.

The games usually do not finished till 9:30pm and people will hang out till 11pm. Some people have no curtsey yelling and screaming. How is the city is going to control the noise?

Also the park and recreation department request more hours but have the departments communicate to the public work / traffic control/ parking staff /sheriff to identified the issues related to parking, noise, and littering? I believe park and recreation department only request from the usage standpoint but not environmental issues nor disturbing of the residences issue.

Recently Levi stadium has fined the users from not obey the code and let the program ran through the limit set time like 10pm? How come cith of san carlos does not have the code to enforced the time the park operation hours? City has generate so much revenue for renting the fields but has not done much the traffic control nor noises after I review the finance report I obtain recently from City Clerk from the 2016 data.

I am 100% against the additional usage of the the san carlos highland parks project unless the city has the solutions for parking, traffic control and noises control.

I intend to talk to all the neighbors here in highlands parks about this issue and take necessary steps to obtain the city's attentions of the environmental issue we have here.

Thanks,
Diana Chou
217 Aberdeen Drive,
San Carlos, CA 940070

From: Jeff Cleland [<mailto:jcleland@graybug.com>]
Sent: Friday, May 26, 2017 8:40 AM
To: grubens@cityofsancarlos.org
Cc: bgrassilli@cityofsancarlos.org
Subject: 2010 Settlement Agreement with Save San Carlos Parks
Importance: High

Dear Mr. Rubens,

I am a 26 year resident of San Carlos and have lived at 225 Aberdeen Drive across from Highlands Park since 1999. As a member of the Save San Carlos Parks group and the named plaintiff in the lawsuit that was ruled in our favor (see attached ruling) in 2010. I was surprised to see that the City is considering unilateral modifications to the 2010 Settlement Agreement (see attached notice and below text).

To my knowledge, the City has not discussed modifications to the 2010 Settlement Agreement with Save San Carlos Parks. We look forward to hearing the legal basis that the City has to make unilateral changes to a legally binding document.

Sincerely,

Jeffrey L. Cleland, Ph.D.
President & Chief Executive Officer



275 Shoreline Drive, Suite 450
Redwood City, CA 94065

Email: jcleland@graybug.com

Phone Direct: (650) 487-2808

Mobile: (650) 868-5853

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From attached Notice:

Project Background Information:

Currently one field at Burton Park (Madsen Field) and one field at Highlands Park (Highlands Field) have halogen lighting for night use, and two fields (Flanagan Field at Burton Park and Stadium Field

at Highlands Park) do not have lighting. Due to the increasing demand for field space within the city, installing new lighting at Burton and Highlands Parks was identified by the Parks and Recreation Department as a way to accommodate more users by allowing for additional hours of use. Additionally, improvements to the existing lights at both parks is needed.

Project Description:

The proposed project is intended to provide new and improved field lighting at Burton and Highlands Parks to allow for additional hours of play and to help alleviate demand for field use at other parks in the City. The proposed project will replace the existing halogen lighting at the lit fields (Madsen and Highlands Fields) with LED lighting. Also as part of the proposed project, at Burton Park, Flanagan Field would receive new LED lighting and at Highlands Park, Stadium Field would receive new LED lighting. The project also involves modifications to a 2010 Settlement Agreement with the group Save San Carlos Parks regarding use of Highlands Park. The Settlement Agreement identified traffic and parking restrictions and limitations on the use of the field for practice and games. The provisions to be modified primarily relate to the limitations on field use and parking restrictions.

June 14, 2017

San Carlos City Council
San Carlos City Attorney
San Carlos Parks & Recreation Director

Dear Sirs,

Unfortunately, I was not able to attend the Environmental Impact Report (EIR) discussion regarding the addition of lights to Stadium Field at Highlands Park. I am respectfully submitting this letter and the attached analysis for consideration in the EIR process.

As a point of reference, I have lived at 225 Aberdeen Drive since 1999 and have 5 children, whom I have coached in AYSO, SCLL, and SCYSA, all of whom use Highlands Park on a regular basis. I respect and understand the need for our children to have access to playing fields in San Carlos. In fact, in 1997, I recall playing SCLL with my son (now 26) on the blacktop at Clifford Elementary because there was no baseball field space.

However, we must not compromise the safety of our children for the use of the field space. In particular, many of the parking restrictions implemented under the September 14, 2010 Settlement Agreement (attached) between the City of San Carlos and Save San Carlos Parks have made a dramatic improvement in the safety around Highlands Park. In the attached document, I have highlighted the restrictions from the Agreement that have helped improve safety. There are also a few provisions that have not been enforced by the City.

Overall, if the City decides to increase field use with or without the lights at Stadium, it must take into consideration the impact of traffic on child safety. If even one child is injured or worse killed by a car when crossing a packed neighborhood street with no restrictions, we will all have great remorse over decisions to relax parking restrictions.

Ultimately, we need to get fields in industrial areas that are set-up like the Belmont fields east of 101. It is my understanding that the City has an opportunity to potentially acquire land near 101 which is ideally suited to building a couple of fields. Having donated heavily in expansion of my children's school (Nativity, Menlo Park), I would be willing to donate and help with fundraising to get those fields built. This solution is the long-term answer and eliminates the animosity between neighborhoods and athletic organizations.

Please feel free to contact me if you would like to further discuss my feedback.

Sincerely,

A handwritten signature in blue ink that reads "Jeffrey L. Cleland". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jeffrey L. Cleland, PhD.

Email: jcleland@graybug.com; ph. 650-868-5853

Status & Impact of Traffic & Parking Improvements

(italics text taken directly from September 14, 2010 Settlement Agreement between Save San Carlos Parks and the City of San Carlos)

2. Traffic & Parking Improvements. In connection with the Project, the City shall undertake the following traffic and parking improvement measures:

a. Restricted Parking on East Side of Aberdeen. A sign or signs shall be installed prohibiting parking on the east side of Aberdeen Drive from Glasgow Lane north to the cul de sac on Aberdeen Drive on Saturdays and Sundays from 8:00 a.m. to 6:00 p.m. In addition, the northeast and southeast corners of Aberdeen Drive and Glasgow Lane extending approximately to the driveways of the houses located on Aberdeen Drive at these corners shall be painted red to prohibit parking in these areas. Similarly, the southeast corner of Aberdeen Drive and Dundee Lane shall be painted red to prohibit parking in this area.

This restriction has significantly improved the safety on the most heavily used times at Highlands Park and should potentially be extended to weekday evenings, another high field use time. Cars travelling north on Aberdeen cannot see children crossing or car doors opening until it is too late. This restriction eliminates the possibility of a northbound car hitting a door or a child crossing the street. There is also no crosswalk which could be another safety feature to consider in this area.

c. Speed Humps on Aberdeen Drive. The City shall install two (2) speed humps on Aberdeen Drive. At least one of the speed humps shall be installed past the driveway leading to Lot B. Although, pursuant to City Council policy, installation of a speed hump would normally require written approval by the homeowners and residents on both sides of the street where the hump is to be installed, since the City is the proponent of the proposal to install the speed humps, the Parties acknowledge and agree that no such written approval is required in this instance.

Only one (1) speed hump was installed and it has significantly helped slow traffic after the driveway to Lot B. Unfortunately, a second hump should have been installed BEFORE the driveway to Lot B because cars often do not slow down and turn into the driveway without looking. I have witnessed several close calls with small children that the driver did not see coming across the driveway. A three way stop sign at that location may also be another option to increase safety.

e. Passenger Loading Zone. The City shall install a passenger loading zone at the existing opening to the Project Field near the middle of Lot A for short-term drop-off and pick-up of Project Field users. The zone shall be designed to accommodate at least four (4) standard-sized vehicles. The passenger loading zone shall be marked with appropriate paint, striping and/or signage indicating that the passenger loading zone is for three (3) minute passenger pick-up/drop-off parking only. City shall install a sign or signs on Aberdeen Drive informing drivers

of the passenger loading zone in Lot A. Any such signage may be combined with the signage required by Section 1.b.

This provision is not enforced and cars are regularly parked in these spots for the duration of a sporting event. A drop off circle in Lot A or Lot B would substantially improve traffic flow and the safety for children. A similar situation works very well at Crestview Park. At Highlands Park, children are often dropped off in the middle of Aberdeen street and run through traffic to the field because there is not sufficient parking and it is very difficult to get in and out of Lots A & B.

i. Provision of Parking Information to Field Users. The City shall prepare a plan depicting the off-street parking areas: Lot A for the tennis courts and Project Field users and Lot B for Stadium Park users. The plan shall depict the passenger loading zone and designated carpool spaces at Lot A. The plan shall encourage drivers to carpool and for Project Field users to park in Lot A. The City shall amend the field use agreements for the Project Field to: (1) request all coaches and Project Field users to park in Lot A, (2) require teams to disburse the plan to all Project Field users prior to the commencement of each sports season, and (3) require coaches to encourage players to carpool and to encourage families to refrain from bringing multiple cars to a game.

This provision is not enforced. I have coached AYSO and SCYSA several years since this Settlement was put in place and I was never told this information in any of the documents or coaches meetings.

As noted above, a drop off circle would solve this problem and reduce the parking burden on the neighborhood.

From: gusdedo@aol.com [<mailto:gusdedo@aol.com>]

Sent: Wednesday, June 07, 2017 1:36 PM

To: Kaveh Forouhi

Cc: *City Council; Amy Newby; *City Clerk's Office

Subject: Burton Park (Flanagan Field) and at Highlands Park (Stadium Field) EIR

Dear Kaveh Forouhi:

I am writing this letter in response to the proposal to add lights to Burton Park (Flanagan Field) and at Highlands Park (Stadium Field). I am against adding lights to Stadium Field since lights would dramatically change the living environment at night for those who live around that end of the park. The area around Stadium Field is in a quiet, established community. I have lived at Coleman Court, above the field, for over 40 years. My house was built in 1961. So I know how quiet this neighborhood is. Adding lights would change the character of the area since there would be a major increase in noise, lighting, and foot/vehicle traffic in the evening hours up to 10 PM or later. Now, no real activity occurs at night. Even though lights may be directed to the field and not the surrounding houses, we will clearly see the bright lights. I know first hand how bright they are when I look at the park, walk by the park, or drive by the park at night when games are going on.

The only street that leads directly to Stadium Field is Coronado, a curvy, narrow road. It can cause driving problems even for people who know the road. For those drivers who do not, it can be a very hectic and dangerous area to drive and park, especially at night. If lights are added to the field, more people will try to get to the field using Coronado. The City of San Carlos must agree with my assessment of the narrow, curvy road since the speed limit on Coronado by Highlands Park has been 15 mph for many, many years. The problems with negotiating Coronado have been compounded lately by an increase in new construction and remodeling on Coronado that often blocks half of the road. At times different parts of the street are blocked off, which makes it difficult to drive in or out of the neighborhood.

I want to compare the neighborhoods around Stadium Field, where you are proposing lights, and Highlands Field, where there are currently lights. Melendy Drive, near Highlands Field, was the former entrance to San Carlos High School. The high school generated a lot of foot and car traffic and noise. The people who lived near San Carlos High, or wanted to live there, knew that there was a lot of traffic and noise. So, having a lighted field there was not as disruptive to them as it would be for the people who live near Stadium Field, where things are much quieter. When the large Highlands housing development was built on the High School site near Highlands Field, the new residents knew a park was coming with increased noise and traffic. They themselves also created traffic and noise. Even with their prior knowledge that a park was coming a group of citizens had problems with the activities at the Park and sued the City winning a Settlement Agreement in 2010. The environment on the Stadium Field side of the Park is completely different than Highlands Field side. It would be much more negatively impacted by lights, increased noise, and activity at night than the Highlands Field side. Stadium Field area has always been the quiet side; Highlands Field has not.

Lights should be added to a park that already has traffic, higher activity, that is easier to get to, and that has more people and car traffic at night, not a quiet area like Stadium Field. If another lighted field is needed, it should not be at Stadium Field.

One last item, I was surprised at the cost of the EIR. I understand that the cost for the consultants to facilitate the study is \$150,000, the amount City Council approved is \$250,000. That is a lot of money to spend on just a study. I think we should have put that money into either our existing parks or explore the possibility of buying or leasing land for an additional park. I wonder how many citizens would have agreed with me if we had a chance to vote on it.

I welcome your comments.

Sincerely,

Gus Dedo
9 Coleman Court
San Carlos, CA
650-814-3866

Highlands Park EIR

Good Evening:

My name is Gus Dedo. I have lived on Coleman Court next to Stadium Field for over 40 years. Stadium Field is in a quiet, established neighborhood. Adding lights would dramatically change its character and environment. There would be lots of noise and a dramatic increase in activity until 10 PM. Even though light would not shine directly in people's yards, it would be very difficult to ignore. Therefore I do not think we should add lights to Stadium Field. Lights should be placed in an area that will not be as negatively impacted as the neighborhood around Stadium Field.

When there are sports at Stadium Field I can hear coaches yelling at players, players yelling at other players, and crowds yelling at the teams. During the day, the noise is not as bad as at night. I am not always at home during the day, and if the noise gets too loud, I can go somewhere else. At night noise carries further and I am usually at home. The increased noise, lights, and activity would be very distracting.

There are lights at Highlands Field, and I think we do not need any more. That area is very different from the Stadium side. There has always been activity, noise, and traffic. San Carlos High was there, a large housing tract was built there, the entrance to the Park is there, and the parking lot is there. The Stadium side has always been quiet with much less activity, especially at night.

The only street that leads directly to Stadium Field is Coronado, a curvy, narrow road with a 15 mph speed limit. It is a challenge even for people who know it. For those who do not, it is hectic and dangerous to drive and park, especially at night. When people park, the roads become even narrower and difficult to navigate. Emergency vehicles would have a difficult time. Since it is a much shorter walk to Stadium Field from Coronado than from the parking lot, people will park there. As an example, when Soccer Rama is held at Highlands Park, cars park on Coronado to the top of Coleman Court.

I was surprised that the cost of the EIR is \$150,000 with a total amount approved of \$250,000. I believe we should have spent that money either on our existing parks or looking at buying or leasing land for an additional park.

Finally, San Carlos is the City of good living. I hope that applies to sports teams as well as the non-sports community.

GUS DEDO

9 COLEMAN COURT

SAN CARLOS, CA 94070

650-814-3866

From: Bob Dehner [<mailto:rwdehner@aol.com>]

Sent: Friday, June 23, 2017 4:50 PM

To: Kaveh Forouhi

Subject: EIR

Could the EIR address the effects of light pollution?

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From: Bob Dehner [<mailto:rwdehner@aol.com>]
Sent: Friday, June 23, 2017 12:42 AM
To: Kaveh Forouhi
Cc: Amy Newby; Jay Walter
Subject: Burton and Highlands Parks Field Lighting Project

I need to add a few comments to what Jean has written. Since I share those same concerns, I will not repeat them.

Lights at Flannagan are long overdue.

With respect to any changes in the use of Stadium Field, I suggest that any changes from the original design are constrained by the decision of a previous City Council at the time the Park and subdivision was planned, when they allowed the five houses to be built on Elston Court. Those decisions and the history of the Park need to be respected.

The EIR needs to include along with the lighting proposal, the effect on the quality of the playing surface due to the additional hours of play. I refer to the Mark Mahady Report and the section dealing with the balance between hours of use and quality of playing surface. The extended playing hours, especially in the wet winter months, will certainly degrade the current natural grass surface. One cannot ignore in the EIR the underlying desire of San Carlos United Soccer Club to have Synthetic Turf installed on that field. Synthetic Turf in our multi-use parks is a controversial subject among our San Carlos community.

I would expect that the EIR would evaluate the cost vs the benefit of installing lighting. A study that should be looked at in preparation of the EIR is the ddone for the City by Callender Associates on the cost vs benefit of installing Synthetic Turf at the Heather School Field and the effect of lighting the field.

Does the additional hours of play justify the cost. There is a case to be made for lighting the baseball field at Stadium. Can the same case be justified for the soccer field?

Lighting will also open up requests from non San Carlos teams to use the field. This would be contrary to the current "Field Use Policy".

With regard to parking, there has almost since the Park's inception a serious parking problem surrounding the Park. Additional use would only add to that. A more serious mitigation effort would need to be enacted.

Another concept for discussion in the EIR would be 'Seasonality' where the various sports are played in their normal season rather than year round. We only have a limited number of fields and they are all multi use. In all of the discussion of playing fields for sports in our multi-use parks, where is the discussion for the general public use?

I believe that our fields are degraded by overuse and misuse. One of the contributing organizations to overuse is the "Soccer by the Bay" Tournament every August. The effects on our fields is noticeable and some are seriously degraded by the end of season. The residents, of course, get to pick up the costs for the additional maintenance.

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6/19/17

To: KForouhi@cityofsancarlos.org

Cc: Anewby@cityofsancarlos.org
Jwalter@cityofsancarlos.org

From: Jean Dehner (165 Leslie Drive, San Carlos)
jrdehner@aol.com

Please accept my comments below regarding the Burton and Highlands Parks Lighting Project.

Re lights at Flanagan Field at Burton Park. Lights at Flanagan are very appropriate and long overdue. As this field is used primarily for baseball, the grass field is adequate for that kind of usage. Regarding the use of both Madsen and Flanagan for soccer, past observation would indicate that the grass can handle the younger age level of soccer players. As a further consideration, there should be included in the EIR that the entire grass area in that part of Burton park should NEVER be converted to artificial turf. Although these are primarily baseball fields, Burton is a multi use park which contraindicates the use of artificial turf going forward.

Re: Change to LED lights at Burton Park baseball and Highlands turf field. Information received at the June 13 scoping indicates that LED lights will save energy, reduce light pollution, and save considerable costs to the City. That would justify installation of LED lights.

Re: Stadium Field. Installing lights on that field would set in motion a series of actions leading to the installation of synthetic turf. The grass on that field can't withstand the use soccer would subject it to, so it should be left as is. Further, lighting that section of the Highlands Park complex would deprive the community of a multi use facility. There is not sufficient parking in the area of Highlands Park, including Stadium field, and to add lighting and subsequent turf to that field would exacerbate the current problem/s.

Re: Scheduling -- Timing of practice and games at Highlands needs designed to ease parking and traffic issues and consider the impact of such scheduling on the neighborhood surrounding the park. I would assume the EIR and field use policy for Highlands would be revised to address these issues.

Re: Safety Issues: At no time should soccer practices take place on baseball or softball fields in use during their seasons. This is dangerous and an injury waiting to happen. Once baseball season and softball season begins, there should be no soccer practices or games using any baseball or softball fields in San Carlos.

Re: Usage of Fields: The sports fields in San Carlos should not be rented or leased out to regional sports organizations, ie, Soccer By the Bay. The damage to Crestview during the tournament in late August remained throughout the whole soccer season, and is just now being repaired. Outside organizations have demonstrated they do not respect or honor the facilities of this community. They damage grass fields, try to circumvent practice times by coming in as early as 6 am, and avoid reporting damage to the fields to the City parks director. Further the outside groups do not put their trash in the correct recycle bin. The monetary return to the city in no way covers the damage these kinds of tournaments do, and city policy should prohibit renting our parks for such purposes.

RE: Overuse of fields: The overuse problems have been increased due to year round soccer. Studies have shown that playing one sport year round is detrimental to normal physical development, in addition to compounding overuse and damage to natural grass fields and adding to the pressure of field space availability. There needs to be a limit/restriction to adding new teams to existing sports organizations. This would require city council action.

** I acknowledge that some of my input may not fall under the parameters of the EIR, thus the copying to city officials.

From: Ruti Gur [<mailto:rutit@yahoo.com>]

Sent: Friday, June 09, 2017 3:56 PM

To: Kaveh Forouhi

Subject: Need for more fields time

Hello,

I just wanted to raise a voice as a mother in San Carlos to two very active kids. We could use more fields time in San Carlos for sports, any sport, at all times of day. This raises the quality of life for all concerned, eliminates bored teenagers roaming the streets, and minor city vandalism.

Thank you for your time reading this.
Ruth Gur

From: Greg Harris [<mailto:gregreyj@aol.com>]

Sent: Sunday, May 28, 2017 10:38 AM

To: Kaveh Forouhi

Subject: EIR Comments

I have significant concerns about the impact on traffic, parking and safety on the Highlands community if the city considers installing lights on Stadium field. The neighborhood is already under constant impact from the Highlands field and the additional usage will cause a significant impact on traffic, parking and neighborhood safety.

On numerous occasions the existing park has been used outside of its published hours. The lights have on many occasions been left on all night long at considerable inconvenience and given the visibility of a park on a hill this can attract attention to this neighborhood that puts it at risk to outside intruders. There is not sufficient facilities beyond parking at this club. I've personally witnessed people urinating in the park because of lines at the restroom. There is a regular supply of beer cans and cigarette butts evident in the park that clearly show the city is unable to enforce its own rules.

Stadium is a single access field. The upper road is in place to allow emergency equipment to access homes on the north side of the field because big equipment can't reach those homes without going through the park. Additional usage would impact the safety of those homes as well.

There is no need for additional capacity at the city's parks and any further scheduling would put an undo burden on the residents of the Highlands park neighborhood.

Sincerely,

Greg Harris

=====

Greg Harris
650-483-7216

From: Ted Jackson [<mailto:ted.jackson@gmail.com>]

Sent: Thursday, June 15, 2017 3:35 PM

To: Kaveh Forouhi

Subject: Lights at Burton Park

Hi Kaveh,

I live on 868 Hemlock street and can see the lights in Burton part (especially the basketball court and tennis courts). I really only have two comments. #1 As part of the upgrade can we add an ambient light sensor instead of a timer to turn on the lights. I often see the lights on when it is not needed. Just looking to save some energy. #2 Can we improve the shroud so there is not so much light pollution. I live up the hill and can see the light bulb directly as it is quite bright. A few more inches of shroud would probably do it (or taller poles?). Since I live up the hill I cant imagine that the light going up to me is useful on the court.

Thanks in advance,
Ted Jackson

From: craig.kaufman@comcast.net [<mailto:craig.kaufman@comcast.net>]

Sent: Wednesday, June 14, 2017 11:50 AM

To: Kaveh Forouhi

Subject: Draft EIR for Highlands Lights

Please see the attached written comments, which follow up on my oral remarks last night at the scoping meeting.

Dear Mr. Forouhi,

I write in response to the Notice of Preparation – Burton and Highlands Park Project, Draft Environmental Impact report. This confirms and clarifies my remarks at the scoping meeting held on June 13, 2017.

My family and I reside at 205 Aberdeen Drive, San Carlos, directly across from the lower fields at Highlands park. Our home is located directly across from driveway entrance to one of the parking lots for the Highlands fields.

As I mentioned at the meeting, as the father of two children who are active in San Carlos sports leagues, I strongly support the conversion of the Highlands lower field lights to LED lights, as well as the addition of lights to Stadium and at Flanagan field in Burton.

As I noted at the meeting, there are safety concerns with respect to parking and traffic in the Highlands area that we should take the opportunity to address as part of this process. This is particularly true for the zone surrounding the entrance to parking lot B at Highlands. A possible solution would be to make the east (non-park) side of Aberdeen a no parking area (red curb) from the intersection at Glasgow through the speed bump. This would help reduce the problem of kids dashing between cars and going across the street to the park. Likewise, a short (no more than 10 feet or so) red zone on either side of the driveway entrance to parking lot B would help improve driver visibility coming out of the parking lot.

Regards,

Craig Kaufman

From: Kilpatrick, Scott [<mailto:skilpatrick@araneurmark.com>]

Sent: Monday, June 12, 2017 5:09 PM

To: Kaveh Forouhi

Subject: Support for Environmental Impact Report for Burton & Highlands Parks Project

Good afternoon, I am writing you to voice my support for moving forward with lights at Stadium at Burton Park. With three kids all actively involved in multiple sports, many of which I coach in one manner or another, it is very hard to get field time that is not earlier in the day which conflicts with everyone's working schedule. I feel we could be a more active and happy town with additional activity options available after the sun sets. I appreciate the city's efforts to move this forward, and hope that staff and counsel will support this plan. Please let me know if you have any additional questions and or comments.

Scott

Scott Kilpatrick
Managing Director

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From: Chris Kitching [<mailto:chris@highbarpartners.com>]

Sent: Wednesday, June 14, 2017 9:06 AM

To: Kaveh Forouhi

Subject: soccer fields in San Carlos

Kaveh,

Good morning!

I planned to be at the 7pm meeting last night, but we had a last minute change of plans and I had to stay home with our girls.

First, I will admit that I am not fully informed on all the pros/cons of the impact of the Burton and Highlands Parks projects. However, I can definitely tell you that the San Carlos kids that play soccer are negatively impacted by the lack of soccer fields and lack of practice/game times. And furthermore, the quality of the fields is disappointing. You may be an expert on soccer, and therefore this explanation is unnecessary, but when the fields are uneven and/or have very thick and long grass, the game of soccer is much harder to play and the kids frankly can't learn to play as well as other kids. We recently moved to San Carlos from farther south and I was surprised at how hard it was for the kids to navigate the soccer fields of San Carlos. It affects the game substantially.

Given the very strong community support for soccer in San Carlos, I would imagine the city would take a hard look at improving field conditions and availability. And again, I don't pretend to know all the pros/cons, but I definitely know the soccer experience for the San Carlos kids can be improved.

Finally, I have twin girls that are 9 years old and played AYSO and also play on the San Carlos United club team. Thus, I have a strong interest in this issue and would appreciate improvements.

Best regards,

Chris and Eileen Kitching
868 Cordilleras Ave.
San Carlos, CA 94070

From: The Lees [<mailto:thelees16@gmail.com>]
Sent: Tuesday, June 20, 2017 11:22 AM
To: Kaveh Forouhi
Subject: Fwd: San Carlos Fields - Parents We Need Your Help!

HI City of San Carlos,

I have lived in San Carlos for 15 years, attended the meeting and would like to add a few comments:

- 1) San Carlos is no longer a sleepy town from 20 years ago; it is now populated with young children. Building 2 new schools for 4th and 5th graders is testament to that. It is essential for a city to provide the active population a safe facilities for sports activities. We should be proud that the San Carlos population is very active in recreational and competitive sports. Sports promote a healthy mental and physical outlet for our population and city and it is important that the environment provided by the city is safe. Any given afternoon, I see 60-100 children playing on the same soccer or baseball/softball field and someone is going to be seriously injured eventually with that big of a crowd. Extending the playtime through the evening will allow the sports crowd to spread out and really develop their skill set as well.
- 2) San Carlos' population will only continue to grow with new housing developments and more families with young children moving in. I would actually suggest lighting projects for all fields eventually. Not providing adequate facilities for the city population reflects lack of planning and management from the city office. We have a chance to do it right!
- 3) There is no viable space or financial resources in a near future to build a sports complex from acquired land in San Carlos. Given the failed experience with the Black Mountain land acquisition, it is unlikely any significant project that requires additional tax from San Carlos resident would pass a ballot.

Thank you for your time.
Sherice

From: Mona Maher [<mailto:monamaher@gmail.com>]
Sent: Wednesday, June 07, 2017 9:06 PM
To: Kaveh Forouhi
Subject: Comments re: Highlands park project

Dear Mr. Forouhi,

I'm writing as a current San Carlos resident with a home right by Highlands Park in response to the request for comments for the Highlands Parks project. With kids who are heavily involved in activities and sports, I am in favor of upgrading the lights for artificial turf and adding lights to Stadium in order to alleviate the current challenges with field use demand.

However, as a resident in the area, I'm very concerned regarding the clause in the Project Description that states:

The project also involves modifications to a 2010 Settlement Agreement...The Settlement Agreement identified traffic and parking restrictions and limitations on the use of the field for practice and games. The provisions to be modified primarily to the limitations on field use and parking restrictions.

Because the statement is ambiguous at this point, I want to be sure to share my point of view regarding environmental impacts on potential changes that might be considered:

- First and foremost, I am adamantly opposed to changing Stadium from a grass to an artificial turf field. Having grass adds to the beauty and enjoyment of our parks. It is not as utilitarian and practical as turf but kids need a place where they can safely roll around and play and enjoy nature. Turf fields get extremely hot during the summer. Also, our dogs cannot enjoy the turf fields. I don't know if this is being considered but I am sure you will face a lot of opposition if this is one of the changes proposed.
- Parking restrictions agreed upon is very important for the safety of the neighbors as well as all the people enjoying the park. Not only should they remain as it currently stands but there should be an evaluation of other potential areas that could pose safety issues as the volume of cars in the neighborhood will continue to rise.
 - In particular, as I have brought up to the Dir of Public Works as well as the Parks and Rec Committee, the corner of Melendy and Aberdeen has become quite dangerous when a car parks on that corner on Aberdeen. The car creates a blindspot for cars going west on Melendy and turning right onto Aberdeen. I've witnessed many close calls as cars almost hit pedestrians who are jaywalking on Aberdeen. This issue is particularly worse at nights (such as Friday Night Lights during flag football season) because visibility is already low. That part of the curb should be a no parking zone. This is vital should we extend usage of Highlands Stadium to nighttime.
- Finally, I believe that the hours for Stadium should match the same restrictions currently used for the artificial turf area. This is for the consideration of surrounding neighbors as it relates to noise.

Thank you for your consideration of these comments.

Best,
Mona Maher
Homeowner of 101 Aberdeen Dr, San Carlos
650-264-2480

Peter McMahon
16 Elston Court
San Carlos, CA 94070

June 8, 2017

VIA EMAIL

(KForouhi@cityofsancarlos.org)

(ANewby@cityofsancarlos.org)

Kaveh Forouhi, PE, TE, QSD/QSP
Senior Engineer
City of San Carlos
600 Elm Street
San Carlos, California 94070

Re: ***Notice of Preparation of Draft Environmental Impact Report – Public Comment***

Dear Mr. Forouhi:

I am a 20 year resident of San Carlos, and I have owned and operated a business in San Carlos for over a decade. My family and I are adamantly opposed to the installation of lights at Highlands Park, Stadium Field.

Although this project is falsely propagated under the gentle phrasing “*new and improved field lighting*” – the project will actually constitute a radical disruption of the environment, not only to Stadium Field but also the community immediately adjacent to Highlands Park, and to the surrounding community with views over Stadium Field, which views carry for MILES into the surrounding cities due to elevated nature of Stadium Field and the massive increase of light pollution that the project will engender.

Light Pollution Impact On Wildlife:

As a youth soccer and baseball coach in San Carlos for over ten years, and as an otherwise frequent day and nighttime user of Stadium Field, and as a resident with a home that abuts the north end of Stadium Field, I have observed a variety of wildlife at Stadium Field. In addition, I have witnessed that the wildlife changes with each season. For example, in Summer I frequently see bats, owls and coyotes at night and a variety of bees just before dusk. In the Fall and Winter, I tend to see more deer and foxes, and at dusk I also notice migratory birds flying over and adjacent to the park.

Since I am aware that Field Lighting can constitute a “taking” under the Endangered Species Act (“ESA”) (*see e.g. Loggerhead Turtle v. County Council of Volusia County, Florida*, 148 F.3d 1231 (11th Cir. 1998)) with regard to certain species’ habitat it is imperative that no Species of Special Concern under CEQA will be affected by the proposed project. Obviously, this will mandate a multi-season multi-year review to ensure no negative environmental impacts on the

entire range of wildlife that not only inhabits Stadium Field but all Species that will also be impacted in the surrounding communities or that have to alter their grazing, travel, or migratory patterns as a result of the project. Indeed, the Ecological light pollution that the artificial light will have on individual organisms and on the structure of ecosystems as a whole must be considered.

Light Pollution Impact on Humans:

The City must also consider the impact on humans. Light Pollution and Light at Night (LAN) are both now well-known and serious public health issues. Mercury Vapor (MV), Florescent, Metal Halide (MV) and LED light sources have been found to more intrusive and destructive than other light forms. It is white light which contains a considerable quantity of blue light, the same blue light that controls our circadian rhythm. While it is true blue light is important and natural during the day, it totally unnatural and disruptive at night. Indeed, LAN has been linked to increased breast cancer risks. <http://www.webmd.com/breast-cancer/news/20030714/hormone-melatonin-slows-breast-cancer>.

Noise Pollution:

The noise levels of Stadium Field are extremely high during practices and games. Those owning homes adjacent to the Field are well aware of the high noise levels that detract from outdoor activities or permit open windows. Gladly, those noise levels dissipate after the sun goes down. The proposed project will radically increase the percentage of time hostile noise levels will be maintained at excessive levels, which will severely negatively impact the quiet environment currently experienced after sundown. The percentage increase and decibel increase, and the concurrent increase in stress levels of residents and cascading health effects must be studied. Indeed, researchers at the University of Michigan estimate that about one-third of Americans are exposed to harmful noise, and might be at risk of noise-related health problems. I do not want my family, my neighbors, and myself to one of those Americans.

Similarly, what effects will the increased decibel level of noise and percentage of time noise levels are elevated have on the wildlife must be studied. Again, such a study must be carried on for multiple seasons and multiple years to gain a proper understanding.

Air Quality:

I recently saw where a Bay Area city (I believe Palo Alto) was concerned with the negative effects of idling cars on the air quality of both the immediate vicinity of the vehicle but also the cumulative impact on Bay Area air quality. That got me thinking about the multitude of cars I see lining the parking lot at Highlands during chilly soccer games and baseball games with Moms and Dads avoiding the elements and instead watching the 1 hour *rotating* (so a new set of "idlers" every hour) games from inside their idling cars. In addition, on any given afternoon or evening the lack of parking creates a parade of cars circling and circling *and circling* looking for parking that does not exist. Please study how this exponential increase in traffic and idling cars is going to contribute to decreased air quality both in the immediate vicinity of the Park but also the overall negative contribution to the Bay Area. In this regard, it will be important to also examine the impact on the increase in traffic to Coronado, Elston, and Coleman.

Traffic/Safety:

Traveling to Highlands Park is fairly simple. Up or down Melendy and then a short drive on Aberdeen and you are there. The trip to Stadium Field is far different, more dangerous, and will greatly increase the already serious issues that exist. The roads to Stadium Field are very narrow, winding, and are overgrown with brush, including, Madera, Vista de Grande, Coronado, Elston, and Coleman. Illegal parking that creates SERIOUS fire and safety issues already exists. Please see **Exhibit A** attached hereto. This is a picture that I took this past weekend. It shows my vehicle squeezing through a car legally parked to the left – and an illegally parked car to the right. Elston Ct. is extremely narrow. Firetrucks and Ambulances are too wide to get through the gauntlet of cars that form on afternoons and especially weekends. Now, you are proposing to make this a nightly danger zone as well? Not a good idea. For years, an older couple that lived up the road on Elston had weekly Ambulance calls to their home. On multiple occasions, Ambulance crews had to depart their vehicles and “hoof it” to reach the home. In the last go-around with the City when the City wanted to turf and install lights at Stadium Field – these serious traffic hazards were raised to the City. For a week, a Police officer showed up and wrote some tickets. Is the City going to have permanent traffic cop up on Elston after lights go in? And what about the winding narrow streets that have already seen a number of accidents – will there be increased police presence to slow down the Guys that are late for their nighttime ball game – or the manic Soccer Mom with her kid screaming “I can’t be late”!

One of the main reasons there have NEVER been lights at Stadium Field, from the opening of San Carlos High School in 1960 to the present time, is because of danger to the community at the north end of the field. There are now more homes than ever – more cars parked on the narrow streets – why is the City even considering putting those citizens (us) at risk? For more soccer practices? For ex-Jocks *from other Cities* playing nighttime softball? Seriously?

And what about the light towers themselves? How close are they going to be to my home? And the other homes? Although I could not locate it, I believe that there was either a City or a County Ordinance that prohibited light towers within a certain distance of houses.

Also, will the City guarantee that the persons using Stadium Field at night will not congregate on my street after their games and enjoy a few cold ones with their boys? Also, will background checks be required to use Stadium Field – so that the City is not inviting a criminal element into my driveway?

Miscellaneous Environmental Impacts:

There are a variety of other environmental impacts that must be included in the EIR, to wit:

Urban Sky Glow: How the project will contribute to the brightening of the sky over our cities and the brightening of the sky over far away observing sites such as our State Parks and Observatories.

Light Trespass: The proposed outdoor lighting will cross property lines and will significantly decrease the property values and quality of life of not only residents that are immediately

adjacent to Stadium Field but also from communities in the neighboring areas with views over Stadium Field. Please make sure the EIR studies those environmental effects as well.

Indirect Light Trespass: Glare that is so severe that it illuminates properties through increased Urban Glow and reflective light. Please make sure the EIR studies those environmental effects as well.

Energy Waste: The increased draw of electricity will have a consequential impact on the environment from the sources which produce the energy from which these lights will obtain power. Please make sure the EIR studies those environmental effects as well.

This project is an assault by the City on its own citizens. I implore you to abandon it. Instead, as I mentioned to Ms. Newby, let's examine how to get Developers interested in developing the East-Side to build in such a way as to incorporate NEW field space with lights – similar to Camden Yards or Fenway Park, where one side of the field is a wall. I have examined recent approved Buildings with “open space” requirements. Instead, of willy-nilly “open space” – develop future projects in a manner as to require a “field.” That is a solution to the problem.

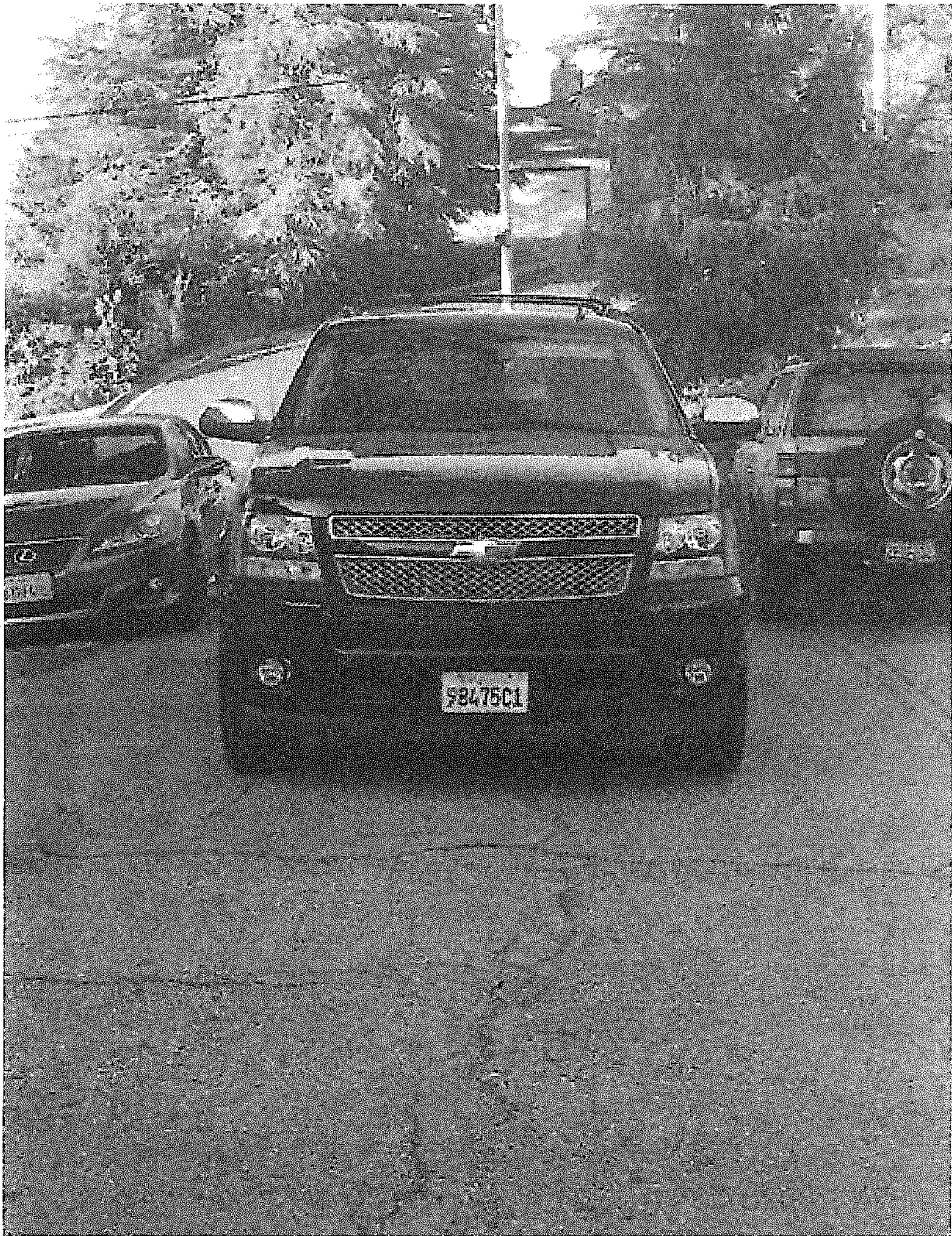
Very truly yours,



Peter C. McMahon

Cc: Amy Newby
Parks & Recreation Director
City of San Carlos
600 Elm Street
San Carlos, California 94070

EXHIBIT A



From: John Minton [<mailto:jminton@ayhmf.com>]

Sent: Tuesday, June 13, 2017 9:29 AM

To: Kaveh Forouhi

Subject: Field Lighting

Dear Mr. Forouhi –

I am unable to attend the meeting tonight but want to register my strong approval of new lighting at Stadium and Burton to allow for more field space. My family has two kids, 8 and 10, who use San Carlos fields for baseball and soccer. We have seen first hand the shortage of field space. It would be wonderful if we could add lights to help with this issue and allow the children of San Carlos more outdoor recreation opportunities.

Thank you,

John Minton

From: jon.swenson@bakerbotts.com [<mailto:jon.swenson@bakerbotts.com>]
Sent: Friday, June 23, 2017 1:50 PM
To: Kaveh Forouhi
Cc: heidie99@hotmail.com
Subject: Notice of Preparation Burton and Highlands Parks Project Draft Environmental Impact Report

Dear Mr. Forouhi,

Please see the attached correspondence.

Thanks,

Jon

Jon V. Swenson
Partner

Baker Botts L.L.P.
jon.swenson@bakerbotts.com
T +1.650.739.7514
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Jon Swenson
100 Dundee Lane
San Carlos, CA 94070

June 23, 2017

VIA E-MAIL

Kaveh Forouhi, PE, TE, QSD/ASP
Senior Engineer
City of San Carlos
600 Elm Street
San Carlos, CA 94070
KForouhi@cityofsancarlos.org

Re: Notice of Preparation Burton and Highlands Parks Project Draft Environmental Impact Report

Dear Mr. Forouhi:

My wife, two small children (ages 2 and 4) and I reside at 100 Dundee Lane which is immediately adjacent to the Stadium Field at Highlands Park. Part of the reason we purchased our house two years ago was the benefits of having a community park nearby where our children can play and participate in sporting activities along with other children in our community. Our house is at the impromptu drop off and parking area for access to the Stadium Field. Currently, cars make illegal U-turns in the middle of the intersection between Aberdeen Dr. and Dundee Lane, causing significant traffic disruption. These cars often double park, wait with their engines idling in the middle of the street, block our driveway so that we cannot get out, or pull into our driveway and back out when there are already too many cars blocking the road making it impossible to make the otherwise illegal U-turn that is so popular. My four year old freezes with fear when we say "car coming" and a car rounds the corner on to Dundee Lane from Aberdeen Drive and swoops a U-turn in front of our house right next to, or at times onto, the driveway/sidewalk he is playing on. It doesn't bother my two year old as he doesn't know any better. I don't know which is worse.

In reality, Highlands Park is already overused, most often not by members of our community but by commercial organizations outside of San Carlos. Highlands Park is being treated like an "athletic complex" holding major regional tournaments, yet, being a community park in a small town, it was not designed for nor does it have the resources to serve in this capacity. Parking is extremely limited, leaving cars to park illegally. As described below, these safety and traffic issues will become much worse if lights are installed on Stadium Field and nighttime activity increases. Instead of increasing the nighttime usage at Stadium Field by installing lights, the City should do some real planning and study creating an athletic complex in an appropriate location (likely on the East side).

This letter addresses several areas of concern with proposed development efforts related to Stadium Field and modifications to the 2010 Settlement Agreement related to the development

of the Lower Field which we hope will be addressed by the City so that a meaningful evaluation of the project can be made.

The City Must Provide Proper Notice of the Proposed Project to Allow for Meaningful Public Comment

The City has not provided proper notice to allow the public to effectively comment on the proposal. On or about May 23, 2017, the City posted on its website a Notice of Preparation Burton and Highlands Parks Project Draft Environmental Impact Report (the “Notice”) purporting to provide notice to of a planned Environmental Impact Report for Burton and Highlands park. Unfortunately, the Notice is insufficient to allow the public understand the proposal for at least the following reasons:

- The Notice states that it will examine the “provisions of the 2010 Save San Carlos Parks Settlement Agreement related to Highlands Park” (the “Settlement Agreement”), yet fails to provide a copy of that agreement or its provisions. The Public cannot locate a copy of the Settlement Agreement on the City’s website thus preventing proper notice regarding the proposed EIR and modification to the Settlement Agreement.
- The Notice states under the “Project Description” that the project involves modifications to the Settlement Agreement, but does not describe what any of those proposed modifications are other than to say that “[t]he provisions to be modified primarily relate to the limitations on field use and parking restrictions.” The public is entitled to know what the proposed modifications are so that comment can be made. Moreover, the City is not allowed to make modifications to the Settlement Agreement other than those allowed Section 11. The proposed modifications apparently go beyond those related to field use and parking restrictions and are thus are not permitted under the Settlement Agreement.
- The Notice also states that the project will “help alleviate demand for field use at other parks in the City” but provides no information regarding the alleged demand or why it is appropriate to shift demand from other parks to the Stadium Field. Moreover, the source of the “demand” is not identified. In particular, the field use in San Carlos parks should be studied to determine the amount of non-residents and non-resident organizations that are using the parks. This demand should be compared to other cities nearby. It is apparent that the City is constantly allowing use of parks by organizations and residents outside the City.
- The Notice states, without providing any supporting information, that the project is not expected to have “significant environmental effects” on certain CEQA topic areas. No information is provided for this conclusion and certain of the topic areas will most certainly be impacted, including, but not limited to, Air Quality, Noise and Biological Resources. The Notice is defective in that it does not provide any rationale for its conclusion.

The City Should Study Alternative Options for Proceeding with Lighting of Stadium Field

As a part of the evaluation of whether it is appropriate for Stadium Field to be lit, the City should consider, study and present the results in writing along with supporting material to the public the following issues:

- **Determine who is using Highlands Park.** Determine the extent of use of Highlands Park (including the tennis courts, Lower and Stadium Fields, separately). This would include determining, who is using the fields and where they reside, which organizations are using the fields and where they are located, how much money is being paid to the City for use of the fields and how much money the organizations are receiving from their members. This should also include any special permits or events that have occurred at Highlands Park. This information should be provided as granular as possible (e.g., hours of use as opposed to days) and should include the time period from the 2010 Settlement Agreement to the present. This information will begin to answer the question of whether Highlands Park is currently being used as the community park it is or as an “athletic complex” for hire by outside corporations.
- **Determine the demand for other parks in the City.** A similar analysis as described above should be done for all parks in San Carlos to validate the single stated reason for the proposed development “to help alleviate demand for field use at other parks in the City” as stated in the Notice. In addition, a study and evaluation should be made to determine the benefits and costs associated with shifting demand from other parks to Highlands Park. In particular, the study and evaluation should also consider whether lighting is needed both at Burton Park and Stadium Field and the relative impact of lighting these locations. This is particularly important because Burton Park is much more developed and not located in close proximity to undeveloped areas as is Stadium Field.
- **Plan for a real athletic complex.** Evaluate the creation and benefits of a true “athletic complex” in an area that is appropriate for such a venue. The city should consider alternative proposals such as development of the East side which could accommodate such a complex.

The City Should Study Traffic and Safety Impacts

As a part of its study into the impact that the increased traffic and increased use will have on safety, the City should study the following issues alone and in combination:

- **Residential permit parking.** Currently, users of Highlands Park often drive through and park in the residential neighborhood surrounding the park (Aberdeen Drive, Glasgow Lane, and Dundee Lane). This results in limiting access to parking for residents near their homes, increased traffic in the residential neighborhood, increased safety risks from the increased traffic, increased double parking, increased blocking of residential driveways, and increased air pollution resulting from the increased traffic and idling of cars. If lights are installed at Stadium Field these problems will not only increase, but will become more acute due to the inherent safety issues of interactions between people and cars in the dark. Parking should be limited in the neighborhood by permit to residents only. This includes Aberdeen Drive, Glasgow Lane, and Dundee Lane.

- **Restricting drop off in the residential neighborhood.** Currently, users of the Stadium Field often drop off children at the intersection of Aberdeen Drive and Dundee Lane to access the Stadium Field through the pathway on the East side of the field. This results in substantial traffic at the intersection, including double parking, idling, illegal U-turns, and blocking of residential driveways. This is particularly dangerous because of the confluence of traffic around a blind corner when children are getting in and out of vehicles. If lights are installed at Stadium Field these problems will not only increase, but will become more acute due to the inherent safety issues of interactions between people and cars in the dark. The City should study creating measures to restrict drop off at the end of the path on the East side of Stadium Field. In particular, the following should be studied as alternatives:
 - Creating a “no drop off zone” near the entrance to the path on the East side of Stadium Field. The study should specifically consider enforcement aspects of the plan.
 - Closing off Aberdeen Drive at the Southeast corner of Dundee Lane to vehicular traffic. This would also include placing appropriate signage at the intersection of Glasgow Lane and Aberdeen drive informing drivers that there is no Highlands Park access and it is for residential traffic only. Further parking could be restricted on both sides of Aberdeen Drive near the vehicle barrier at the Southeast corner of Dundee Lane. This would allow for a safer drop off zone to access Stadium field.
- **Safety issues related to nighttime use of Stadium Field.** Usage of Stadium Field during the nighttime will increase activities such as underage drinking, drug use and other such activities. Many areas surrounding Stadium Field are dark at night and even if lights were installed on Stadium Field, these areas would remain dark and would be attractive to illicit activities. Furthermore, once the lights go off late at night, there is a greater risk of illicit activities by the users of Stadium Field who are present late at night due to the lights. These issues should be studied and mitigation should be considered.

The City Should Study Environmental Impacts

Due to the substantial increase in traffic that will occur if lights are installed at Stadium Field, the City should consider the following:

- Study the impact of increased air pollution from both the increased number of vehicles based on the increased use of Stadium Field. The study should also include an analysis of the increased air pollution caused by searching for parking spots and idling while double parked because of lack of parking spots that will be caused by the increased use of Stadium Field.
- Study the impact increased traffic will have on noise pollution. This should consider not only the increase in noise due to traffic, but the increase in noise late at night. Mitigation efforts should be considered, including creating barriers to the noise pollution, granting variances to ordinances for heights of fences, and installing sound-blocking windows on nearby residences.

The City should study the increase in noise from use, particularly after dark, that will occur if lights are installed at Stadium Field. This study should consider the following:

- Study ways that the noise pollution from the park users will increase and consider mitigation efforts such as creating barriers to the noise pollution, granting variances to ordinances for heights of fences, and paying for purchase and installation of sound-blocking windows on nearby residences. This should also take into account the use of amplified sound on the Stadium Field. Currently, amplified sound is present nearly every weekend during the daytime and the study should assume that amplified sound will be present at night if lights are installed on Stadium Field.

The City should study the light pollution that will result from installing lights on Stadium Field, including:

- Study ways that the light pollution will impact neighboring residences. The study should consider mitigation efforts such as creating barriers to the light pollution, granting variances to ordinances for heights of fences on nearby properties, and paying for purchase and installation of glare-blocking windows on nearby residences.
- Study ways that the light pollution will impact wildlife. The negative effects on flora and fauna caused by night time artificial lighting are documented in scientific literature. “Some of the catastrophic consequences of light for certain taxonomic groups are well known, such as the deaths of migratory birds around tall lighted structures....” ((Abstract) Longcore and Rich, Ecological Light Pollution, *Frontiers in Ecology and the Environment*, Volume 2, Issue 4 (May 2004), pp. 191-198.)
- Study the impact that light pollution will have on humans. The negative effects that night time outdoor lighting has on the public is well-documented, such as loss of, or inability, to sleep, which can affect functionality at work or while driving. (See “Living Places: Cleaner, Safer, Greener (Clean Neighbourhoods Paper)” (2004) ODPM, London, DEFRA, December 2004, p. 67.) Moreover, night time lighting has been linked to certain forms of cancer in humans as night time exposure to light leads to a reduction in melatonin production. (See Blask et al., “Melatonin-depleted blood from premenopausal women exposed to light at night stimulates growth of human breast cancer xenografts in nude rats”, *Cancer Res.* 2005 Dec 1; 65(23) 11174-84 and “Pauley, Lighting for the human circadian clock: recent research indicates that lighting has become a public health issue” (2004) 63 *Medical Hypotheses* 588-596.)

The City Has Not Complied with its Obligations and is in Violation of the September 2010 Settlement Agreement

The City is currently not in compliance with the terms of the Settlement Agreement. The non-compliance relates to critical issues that were agreed to by the City but never in fact implemented. The lack of the City’s current and past compliance with policies strongly suggests that any future projects approved will not comply with relevant policies and requirements. For example, the Settlement Agreement contains the following provisions that are not being complied with by the City:

- Section 2(b) of the Settlement Agreement required: “A sign shall also be placed at the exit of Lot B reading “ADDITIONAL PARKING” with a directional arrow pointing to Lot A.” This provision is critical to ensure that the users of the Lower Highlands Field (the “Project Field” in the Settlement Agreement) park in Lot A, not Lot B which is designed for users of the Stadium Field. Rather than comply with this provision, the City put a sign up at the *entrance* of Lot B with an arrow directing traffic to *Lot B* as “Additional Parking.” See Exhibit A. The placement of the sign is directly contrary to the Settlement Agreement’s intent to “Encourage Parking at Lot A.”
- Section 2(c) of the Settlement Agreement required installation of “two (2) speed humps on Aberdeen Drive.” Only one was installed.
- The Settlement Agreement required that the City “Prohibit Parking on Lot B Driveway.” The driveway has been painted red, but even casual observation shows that cars are constantly parked on the driveway and the City has not enforced the parking restrictions.
- The Settlement Agreement required that the City “shall prepare a plan depicting the off-street parking areas: Lot A for the tennis courts and Project Field users.” See Section 2(i). It appears that the City has not prepared such a plan. The plan is not located on the Highland Park website. It also appears that no plan has been distributed to the users of the project field as required by the Settlement Agreement.
- The Settlement Agreement required that the field be “reserved by organized sports clubs and leagues based in the city” and that the City “shall continue the City’s current policy of not renting the Project Field on an on-going basis to teams outside the City.” An audit should be undertaken with a complete analysis of the use of Highlands Park (both the Lower and Stadium fields) to determine the use of the park. No such audit has been made available. Moreover, the Settlement Agreement required the City to create an on-line calendar which “will enable San Carlos residents to know when the Project Field is in use and by what teams.” Although an on-line calendar was created, it does not list the teams who are using the field or even what use is being made of the field as required by the Settlement Agreement. It also appears to be generic and inaccurate. Thus, it is not possible for the public to ensure that the field is being properly used as required by the Settlement Agreement.

Conclusion

The City should engage in an open and engaged process for decisions related to the Notice. To date, the city has not. Particular information must be provided as to what is being considered and the relevant issues (some of which are identified in this letter and others sent to the City) must be studied. The results of the studies and supporting documentation must be made available in writing for public comment and review. More importantly, the City should engage in broader planning to deal with any need for an “athletic complex” rather than simply trying to put lighting in the middle of a residential neighborhood which should be a last resort.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'J' followed by a smaller 'S' and a horizontal flourish.

Jon Swenson

EXHIBIT A



From: Tofigh, Navid J. [<mailto:navid.tofigh@franklintempleton.com>]

Sent: Friday, June 09, 2017 2:47 PM

To: Kaveh Forouhi

Subject: Burton & Highlands Parks Ballfield Lights Project

We write to offer our support for the proposal to add lights to Burton Park (Flanagan Field) and Highlands Park (Stadium Field). We are San Carlos residents and have three boys who are active in many youth sports programs in the city. Since we moved to San Carlos several ago, we have felt the impact of San Carlos' severe shortage of field space for youth sports programs. We believe the addition of lights to these fields is a step in the right direction. We also believe San Carlos is in need of improvements to our fields, new fields (*i.e.*, the new upper field proposed at Tierra Linda Middle School) and that fields should be a priority for San Carlos and our children.

Best regards,

Navid and Katherine Tofigh

Navid J. Tofigh

Associate General Counsel

Franklin Templeton Investments

tel (650) 312-3492

fax (650) 525-7141

navid.tofigh@franklintempleton.com

www.franklintempleton.com



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From: Vishal Verma [<mailto:vav925@gmail.com>]

Sent: Sunday, June 11, 2017 10:30 PM

To: Kaveh Forouhi

Subject: Public Meeting: Environmental Impact Report for Burton & Highlands Parks Project

Hello,

I am a resident of San Carlos and would like to endorse a plan to add lights to fields to allow for extended use of grass/soccer fields. We need more green spaces for our kids to play sports on and opening these fields to use after it gets dark will allow for that. I fully support this.

Many thanks.

Vishal Verma
182 Crestview Dr

From: <mlwatt@aol.com>

Date: June 12, 2017 at 8:34:34 PM PDT

To: Amy Newby <anewby@cityofsancarlos.org>

Subject: **Burton Park / Highland Park Meeting**

Hello Amy!

I am not sure if I will be able to attend the meeting tomorrow night, but will be there if I can. As you know, I fully support the proposed lights for Burton Park at Flanagan Field.

Do you know how the agenda will go? Will the Burton Park project come up first do you know or will both projects be discussed at the same time?

Thanks!

Mary

From: mlwatt@aol.com [<mailto:mlwatt@aol.com>]

Sent: Thursday, June 22, 2017 11:01 PM

To: Kaveh Forouhi

Cc: Amy Newby

Subject: EIR - Field Lighting

I am writing in support of the additional and replacement/upgrading of lighting at both Highlands and Burton Park fields.

My husband and I have lived in San Carlos since 1975 and have lived in our current home on Brittan Avenue (1725) since Hometown Days Weekend in 1995.

Before purchasing our home, we gave serious consideration to how both the busy street and Burton Park would impact our lives. Having lived on both Laurel and Walnut (1300 blocks) Streets as renters, and raising two boys, we felt that the benefits of Burton Park outweighed most risk...

Over these many years we have enjoyed strong relationships with City of San Carlos Parks and Recreation staff and have found them to be responsive when issues might arise. We have never regretted living across from Burton Park.

We have enjoyed seeing lighted, evening play at Madison Field, which is directly across from our front window. Having the lights on during play has never been a problem and, in fact, we feel it has had a positive impact on neighborhood safety. When I used to have evening meetings to attend, or working late, it was always great to have the lights on.

By contrast, the "dark" field (Flannigan) at Burton Park has always been somewhat problematic. We do realize that the proposed lighting would only be "on" during games, and even just that would be helpful. There are frequent issues with juveniles behind the Youth Center / in the Flannigan bleachers and it is always very dark there. Last night, again, we had fireworks set off in that vicinity. So, while the "main" reason for adding lights at the unlit fields is to allow more field time (which we support), this additional lighting provides the added bonus of providing safety enhancements. We would advocate that, once installed, Flanagan Field lights be "on," even without there being a game, anytime there are Youth Center night time activities.

We hope that every consideration would be given to adding and upgrading field lighting at Burton Park, and, while we don't have any first hand knowledge of the situation at Highlands Park, we support the lighting additions and enhancements at that field also should that be something that neighborhood supports.

Lastly, but no less importantly, we would respectfully request that strong consideration be given to raising the Brittan Avenue fence line from where it drops low (just past first base) to where it rises again closer to Woodland Avenue. The Parks and Recreation department are aware of the issues with the low fence, so I won't detail those issues here. Rather, we ask that consideration be given to correcting this issue which could be taken care of, perhaps, when beginning the field lighting improvements.

I would be happy to provide any other thoughts or clarifications, and look forward to seeing the lighting enhancements become a reality!

Best regards,

Mary L. Watt

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From: Jerry T [<mailto:jerryberry@gmail.com>]
Sent: Tuesday, June 13, 2017 4:52 PM
To: Kaveh Forouhi; Amy Newby
Subject: Highlands park and Stadium field changes

Dear Mr. Forouhi,

My family and I recently moved to San Carlos on Dundee Lane and just learned about the modifications the city plans to make to Highlands park and Stadium fields. We strongly oppose these changes, as highlighted in the attached letter, as they will directly impact our home and family. We are unable to make it to the community meeting tonight but do want to make sure our opinion is voiced. Thank you.

To the City of San Carlos –

Our family recently purchased our home in the Highlands neighborhood of San Carlos. We are concerned with the proposed plan to install new lights and turf in Stadium field for a number of reasons. We strongly oppose the plan due to the impact it will have on the surrounding neighborhoods in terms of noise, traffic, and pollution. Our previous home was located across the street from AT&T Park where we would deal with heavy traffic on game days. We are all too familiar with the added environmental impacts that accompany sporting events. Even though Highlands Park and Stadium Field are much smaller in scale, the implications for the surrounding neighborhood will still be significant.

There is already a lot of vehicle traffic on a daily basis due to practices, and even more so on weekends when there are games. Our home is on Dundee Lane and there are constantly many cars parked in front of our home on the street. We also have noticed many cars using our driveway to turnaround in. This concerns us as we have 2 young children (under 3 years old) who sometimes play in the front yard or driveway. We left the city to avoid added traffic and the air pollution that comes along with it. With so many cars coming and going, especially for drop off, pick up, or just waiting and idling, the air quality for the residents should be considered.

From the front of our home we can see the lights from Highlands park, something we were aware of when we purchased the home. However, we felt that the lights at Highlands park would not be that disruptive since the game schedules did not run late and we can close the blinds to block it out. However, our backyard is very close to Stadium Field and increase use will mean an increase in noise. The proposed new lights would be clearly visible and invasive from the back of our home and the yard.

The number of people coming and going to the park is also of concern to us. With the current use, we notice a lot of foot traffic through the neighborhood. There are also a lot of children we see climbing on the hill behind our home, next to stadium field. Young children climb up onto the hill which is covered in cactus and weeds. The city should take steps to make sure that all areas of the park are safe, is there a plan to block off or maintain the surrounding hill so that children do not fall or hurt themselves on the rocks and cacti?

We fell in love with the City of San Carlos and chose to move here because it was family friendly and a great place for our kids to grow up. Although we appreciate the amenities that Highlands Park and Stadium Field offers to the community, we do not want more development in the area that would disrupt our quality of life.

Sincerely,

Christopher and Jirayu Wu
104 Dundee Lane
San Carlos, CA 94070

CITY OF SAN CARLOS BURTON AND HIGHLANDS PARKS PROJECT
EIR SCOPING MEETING
June 23, 2017

The following are a summary of the verbal comments made by speakers at the City of San Carlos Burton and Highlands Parks Project EIR scoping meeting held on June 13, 2017.

Gus Dedo

- Concerned lighting at Stadium Field would increase noise and activity until 10 pm and disrupt surrounding neighborhood
- Light would be difficult to ignore even if it doesn't spill directly onto people's property
- Coronado Road is the only road to Stadium Field and lights would cause more people to park on the road. Coronado Road is already very narrow without field users parking there
- Cost to prepare the EIR is too high

Anne Tang

- Concerned light would add light pollution to the neighborhood
- Concerned field lighting will exacerbate existing traffic problems near Highlands Park
- Feels that Highlands Park is already heavily used from 8am to 10pm and the project would create new traffic issues and safety issues for pedestrians
- Believes City's goal is to convert the grass to turf at Stadium Field
- There is a lack of parking and drop off areas at Highlands which causes parents to park in the neighborhood and walk to the fields
- Opposed to the extension of hours and use at Highlands Park

Wendy Turner

- Strongly supports the project due to the lack of available field space, overcrowding at fields, and safety issues with sharing fields among users
- Need lights at fields to accommodate growing demand

Craig Kaufman

- Strongly supports the proposed project
- Traffic and parking issues should be evaluated along Aberdeen Road near Highlands Park
- Address circulation, access, parking, traffic and pedestrian safety concerns at Highlands Park

Fred Im

- Supports the proposed project
- Suggests that additional field lighting would be helpful in allowing more kids to play during major tournaments
- Supports enhanced management of parking near Highlands Park

Mike Donahue

- Supports the proposed project as it is in line with the needs identified by San Carlos Community Survey
- The elementary school population has increased over the years and the number of playing fields has not kept up with growing demand
- Lighting the fields would allow for more time on the fields, less crowding and safer conditions, and more kids to participate

Steve Kempton

- Supports the proposed project
- Concerned about safety issues with concurrent practices and games. It isn't safe to have baseball and soccer practices occurring at the same time on limited space
- With school getting out later, practices and games are often cut short to finish before it gets dark. It is difficult to make up games
- There has been significant increase in school population and there is a need to be more efficient with existing field space

John Minton

- Supports the proposed project
- Concerned about safety issues and conflicts on field space getting worse without lighting

Daniel Walsh

- Supports the proposed project
- There are existing safety issues with conflicting uses occurring at the same time such as adult softball with youth soccer occurring next to each other
- Suggests fully lighting Burton Park including the softball, baseball, and soccer fields
- Supports energy efficient lights, the use of visors to decrease spillover light and glare, and the cost savings they would provide

Karen Molinari

- Suggests purchase of the 20 acres on the east side of the City for new field space when site becomes available. Suggests building a sports complex including fields and a pool on a new site
- Adult softball and youth softball are currently constrained by lack of field space
- Evaluation should include status and maintenance of the fields

- Consider and include as part of the project installation of turf at Stadium Field. Installation of turf is reasonably foreseeable

Craig Wallace

- Supports the proposed project and enjoys the existing play and sports sounds from Highlands Park
- Did not notice any changes in noise levels before and after the conversion of grass to artificial turf at Highlands Park

Joshua Engberg

- Supports the proposed project
- There are a lack of choices in the City for field uses compared to other cities
- Suggests analyzing drop off zones at both parks and creating safer environments for pedestrians

Marten Mills

- Supports the proposed project
- Suggests the project may decrease traffic congestion at the parks and make fields safer by spreading out uses

Kevin Stattenfield

- There are safety issues at the fields due to overcrowding. It is dangerous to have baseballs flying around at the same time soccer is occurring
- Kids recreation is good for everyone
- Field lighting would enable adult leagues more time to use the fields
- Believes development of a sports complex on the east side of town is unrealistic
- Supports adding lights to Crestview Park as well

Jeff Grace

- Supports the proposed project and would like to obtain new land for facilities on the east side of town but believes that will be very costly and time consuming.
- Believes that installing lights at the existing fields is the most feasible way to obtain more usable field space

Bob Dehner

- Flanagan Field is overdue for lights
- In past decisions, City allowed homes to be built close to the fields
- Analyze effects of lighting on adjacent houses
- Incorporate Mahady Report into EIR and durability of the fields
- Consider the field use policy in the analysis
- Consider the seasonality of sports groups and when people utilize the fields

Terry Woodson

- Supports the proposed project
- Flanagan Field is basically already lit and lights would only make the field safer
- Supports use of LED lights for energy efficiency

John Burt

- Supports new LED lighting from an environmental point of view
- Supports the proposed project because it would alleviate demand for field space and reduce safety issues

Comment Sent After the End of the Scoping Period

From: Mark Alexander [<mailto:62eliteowner@gmail.com>]

Sent: Monday, October 2, 2017 1:52 AM

To: Crystal Mui <cmui@cityofsancarlos.org>

Subject: Re: Highlands Park Proposed Lighting

Sorry for the incomplete email.

Please attach the following...

My Regards...Mark Alexander..

I've been a home owner on Coleman Court since 1983...OVER 34 years ago when many considered San Carlos a quiet .quaint little town & a person could EASILY find a parking spot on Laurel Ave....

Well fast forward to 2017 & times have changed...

"I" thing in those 34 years that has been a unwavering consistent is the city of San Carlo's once again ill-conceived & problematic proposal to light Highlands for year round night time sports activities.

Nothing has changed in regards to the myriad of systematic problems & concerns that has both doomed & plagued the lighting of Highlands Park for year round night time sports activities for decades...when in FACT the requirements & state laws for installing lights in a residential neighborhood for night time sports activities have only become MORE restrictive & demanding.

The environmental impact reports for Highlands Park night time lightening have NEVER passed both state & local codes & regulations....the increased traffic impact has never passed....the allowable ambient noise levels have never passed....the direct negative impact on the surrounding neighbors has never passed.

If we could ALL be honest here...I DON'T believe ANYONE here in this room today would vote for a project...in this case....night time lighting of a sports field...that would GREATLY diminish their collective property values....their quality of life, their sense of tranquility & peace, BRING increased traffic, litter, noise, excetera excetera...

The lighting of Highlands would also necessitate the installion of artificial turf which then would mandate that the field is NO LONGER dog friendly & the thousands upon thousands of dog lovers ,who currently benefit & enjoy highlands park would NO LONGER be able to have both themselves & their collective pets ENJOY & use the field.

I purchased my at one time two homes on Coleman Court for the peaceful solitude that Coleman Court afforded myself & my wife...

IF I WANTED NOISE, LITTER, DANGEROUS TRAFFIC SEVERELY IMPACTED HOME VALUES & a MILLION WATTS of artificial lights turning night into day...I would have purchased a home under the glaring lights of Candlestick Park!!!!...Mark Alexander

On Mon, Oct 2, 2017 at 1:48 AM, Mark Alexander <62eliteowner@gmail.com> wrote:
Hello; I want my opposition email to the lightening of Highlands Park please sent to the proper personal involved & my letter to be made public record...

Thank You....Mark Alexander (property owner of 10 Coleman Court, San Carlos, CA)...

I've been a home owner on Coleman Court since 1983...(At one time owning BOTH homes being 5 & 10 Coleman Court & a Very Close personal friend of Frank Coleman who developed Coleman Court, now owning just 10 Coleman Court which was when I purchased it was Frank Coleman's personal residence) OVER 34 years ago when many considered San Carlos a quiet . quaint little town & a person could EASILY find a parking spot on Laurel Ave....