



SUMMARY OF REVISED COMMUNITY PARK PLAN

The Revised Community Park Plan is designed to significantly reduce impacts in all key areas when compared to the EIR's proposed project and Alternatives A and B.

1. Playfield turf area is reduced from 8.2 acres to 5 acres, enough to accommodate two adult soccer fields, which can be configured for softball with a permanent backstop. This major reduction in turf reduces all impacts including noise, traffic, water, parking, horticultural chemicals, and overall park use. It also reduces ground disturbance, which will minimize construction dust and emissions and has less impact on biotic resources.
2. Parking is reduced from 146 spaces to 97 spaces as compared to the proposed project. This is a 33% reduction and allows for a maximum of four field games plus 13 spaces for other users while games are in play.
3. The community center, hard courts, and bleachers have been eliminated.
4. The playground area is 40% smaller.
5. Parking surface would be pervious red rock/gravel, not asphalt. This drains to bioswales in the lot, reducing water quality impacts to creek and runoff quantity.
6. The restroom would be a composting type (waterless) sized 16 ft by 18 ft, requiring no water. Portable facilities could be used as an interim measure.
7. The picnic area remains approximately the same size, but would have no turf and would be an informal grove of native trees. This eliminates 1.6 acres of turf. Overall turf reduction in this revised plan is 49%.
8. The dog park remains the same size as originally determined by dog park volunteers.
9. The reduction of turf means there will be a maximum of four youth games possible with peak parking demand at 84 spaces. Thirteen additional spaces are added for other park users for a total of 97 spaces. vs. the 146 on the originally proposed project.
10. Water supply for turf will be trucked in CCSD reclaimed water. Sprinklers will be required on the turf and a 25,000 gallon tank, 16 ft tall by 16 ft in diameter, located in the area where the new booster pump is proposed. The top of tank is lower than the backdrop riparian trees. Eliminates Class 1 impacts WS 1,2,3,4,6. Trucking of water from CCSD's San Simeon Creek Road site will have related air quality effects. It is estimated that a 4,000 gallon tank truck will make five or six trips weekly during the dry season from May to October. Turf grass will be a combination of native deep-rooted and drought tolerant species. The use of reclaimed water, Impact WS 5, related to water quality will remain.

11. Lighting for security and safety has been limited to four or five shielded fixtures at the bridge, the playground area, restroom and parking lot. These will be operated automatically at dusk and turn off at dark (no night lighting).
12. The park will be gated at the drive entrance and bridge entrance and closed at dusk.
13. The active use areas that produce noise etc. are pushed as far from the south boundary as possible, generally 300-500 feet away.
14. The setback buffer zone to the path along the creek is widened to 40-60 feet except for about 200 feet along fields near the bridge, where it is 25 feet. The bioswales add another 40 feet of width west of the ball diamond. This increases biodiversity, reduces potential for human and pet intrusion, and filters storm water runoff thoroughly before entering the creek downstream in existing natural channels.
15. Other than paths, park use areas have been shifted north establishing a native buffer zone of 50-100 feet width along the southern perimeter. The exception is a length of about 200 feet at the south edge of the ball field, which is roughly where the original design was. The buffer will increase biotic habitat and screen the facility from the residents on higher ground
16. Generally all park elements are set back further from the top of the creek bank than the EIR proposed project except near the pedestrian bridge, where it is the same.
17. All park storm water would be filtered in a series of bioswales running parallel to the creek before entering the creek.
18. The new pump station has been shifted south so that no fill is required in the 100-year floodplain.

8.24.09