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September 9, 2019

Andrew Maynard, Associate Planner
City of Encinitas
Development Services Department
505 S. Vulcan Avenue
Encinitas, CA 92024-3633

**RE: CITIZENS PARTICIPATION PLAN NEWSLETTER SUMMARY, CASE NO. 17-272 DR/CDP, SAN ELIJO
JOINT POWERS AUTHORITY WATER CAMPUS IMPROVEMENT PROJECT**

Dear Mr. Maynard:

The following summary is of the Citizens Participation Plan Newsletter for San Elijo Joint Powers Authority's (SEJPA) project located at 2695 Manchester Avenue, Cardiff by the Sea, CA 92007.

NOTIFYING METHODS

To date, one Citizen Participation Meeting for this project was held at City of Encinitas City Hall on January 23, 2018 at 6 p.m. Additionally, one Citizen Participation Program Newsletter was mailed to the community on August 22, 2019.

NEWSLETTER SUMMARY

The CPP Newsletter was approved by the City of Encinitas on August 22, 2019. On August 22, 2019, all adjacent property owners and residents were notified of updates to the project by mail regarding the applicant's filings for a DR/CDP for the property located at 2695 Manchester Avenue. The Newsletter included a description of the project, updates to the project, and a vicinity map. The updates include a change from a round-about to a signalized intersection at the facility entrance. Other minor changes include the building location shifting slightly west, landscaping revisions, and the addition of landscaping near the new regional multi-use path. The Newsletter requested comments to be provided by September 5, 2019 at 5:00 p.m. A copy of the Newsletter is included in the Appendix of this report. The mailing lists were created by the City of Encinitas staff and 506 letters were mailed out of which 40 were returned as undeliverable.

We received 4 emails and 1 phone call from the public regarding the updates to the project.

CONCERNS AND ISSUES RAISED FROM THE NEWSLETTER

Overall, feedback concerning the project has been positive. The concerns that were expressed, as well as SEJPA responses, are detailed below.

- Q: One neighbor was concerned that their property was labeled on the Newsletter Vicinity Map as "Parcels in Buffer" and would be impacted.
- A: The only significance is that the property (parcel) was identified as being located within 500 feet (buffer) of the project footprint. In order to inform our neighbors about changes to the project, notices were sent to any properties within this 500 foot buffer area, also known as "Parcels in Buffer", as part of the City's Citizen Participation Plan. The project footprint is located within SEJPA property and City right-of-way on Manchester Avenue.
- Q: Three neighbors raised concerns that a signalized intersection would impede traffic on Manchester Avenue.
- A: The signal will remain green in the predominant East-West direction of travel. It will be electronically controlled to only turn red when:
1. a vehicle exits the Water Campus, or
 2. a vehicle exits the Nature Center, or
 3. a pedestrian or bicycle activates the crosswalk
- Q: One neighbor raised concerns that their view would be impacted by a two-story structure.
- A: The design and site location of the building was thoughtfully developed by the project architect to minimize the buildings footprint and avoid impacting views of the lagoon and ocean. The location of the building is set back from the street, and the first floor will be constructed into the existing grade. The attached memo was provided in order to illustrate that views are not impacted by the project.
- Q: One neighbor expressed a desire for the project to include an educational element.
- A: The project will include educational elements. The SEJPA has an active educational program with the San Elijo Lagoon Conservancy (now the Nature Collective) and local school programs (Encinitas Union School District). In 2018, we hosted over 900 students and educators for tours of our water campus. The SEJPA recently secured additional grant funding for future educational outreach elements. The agency will continue this commitment to education in the new facility, with improved facilities for learning.

SUMMARY

The meeting and newsletter provided an opportunity for the community to voice their issues and concerns about the proposed project. We feel that the meeting and newsletter were successful in informing the community.

SAN ELIJO JOINT POWERS AUTHORITY



Mike Konicke, Project Manager

APPENDIX A

August 22, 2019

San Elijo Joint Powers Authority

NEIGHBORHOOD NEWSLETTER

Case # 17-272 DR/CDP

Building and Site Improvement Program (Water Campus Improvements)

This Project is to address building needs and deficiencies, expand workspace, enhance physical and cyber security, increase functionality and energy efficiency of the facility, and replace or improve aging support infrastructure. The purpose of this newsletter is to notify the neighborhood of updates to the project, including a change from a round-about to a signalized intersection at the facility entrance. Other minor changes include the building location shifting slightly west, landscaping revisions, and the addition of landscaping near the new regional multi-use path.

The cornerstone of this effort will be consolidating the administration, operation, and laboratory functions into a single new two-story building, approximately 14,600 square feet, located at the entrance of the campus. In addition to the operational functionality, the building design will include improved public accessibility and provide water education features. The project will strongly embrace sustainable practices including a substantial shift to locally produced photovoltaic solar power for onsite energy, all landscaping using recycled water, planting of shade trees and storm water pollution protection, and electrical vehicle charging stations.

Site improvements are proposed to include public parking and a regional multi-use path. Public parking is estimated to be 31 parking stalls and is intended for SEJPA visitors, the multi-use path, and to provide overflow parking for the San Elijo Nature Center located across Manchester Avenue. The bike/pedestrian path is being pursued as a collaborative effort between the SEJPA, Caltrans, and the City of Encinitas. The path is planned on the west side of the SEJPA property, from north to south, which will connect Birmingham Drive and Manchester Avenue as part of the North Coast Corridor Program.

We have submitted an application for a Design Review Permit and Coastal Development Permit to the City of Encinitas. We look forward to hearing from you regarding this proposed project and invite you to write, email, or call in your comment or concerns to:

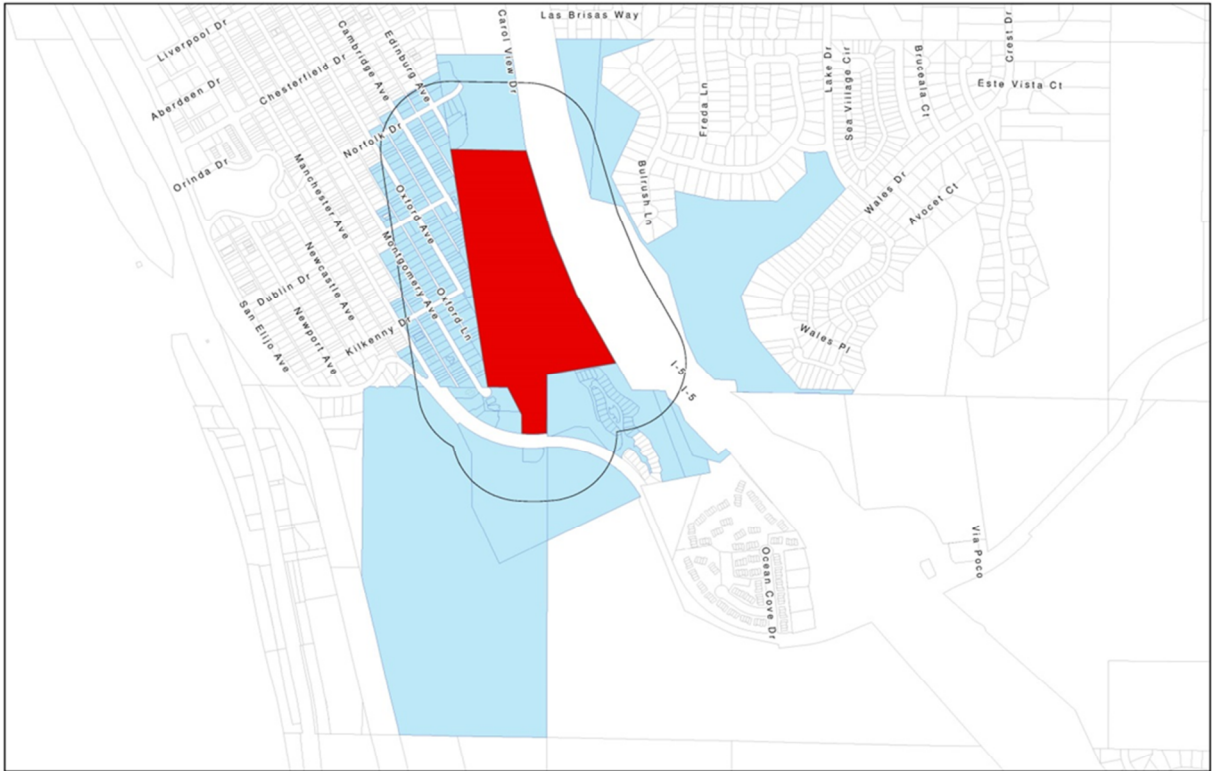
San Elijo Joint Powers Authority
2695 Manchester Avenue
Cardiff by the Sea, CA 92007
Attn: Mike Konicke, Project Manager
konickem@sejpa.org
(760) 753-6203, extension 77

Additional project information is available on our website: www.sejpa.org/news/project-updates


Please provide your comments to us by 5pm on September 5, 2019.





*This notice is being sent to you in fulfillment of the City of Encinitas Citizen Participation Program requirements (E.M.C. 23.06). This outreach effort to our neighbors is because an application for development has been or will be filed with the City of Encinitas Development Services. The sole purpose of this process is to be a preliminary tool for opening a dialogue and to ensure that the project applicants and the citizens both have an opportunity in the planning process to discuss, understand, and try to resolve neighborhood issues related to potential impacts of a proposed project on the surrounding neighborhood. It is not meant to necessarily change or prevent a project as proposed. Please continue to monitor any notices you receive as changes may be made to the project before the final decision is made. Questions about this notice and the proposed development should be directed to the contact information above. Questions regarding the Citizen Participation Program should be directed to the Development Services Department at (760) 633-2710.


Vicinity Map



Case #17-272 DR/CDP - 2695 Manchester Avenue





	Buffer
	261-010-13-00
	Parcels in Buffer
	Tax Parcel



DISCLAIMER:
This map should not be used for Engineering, Survey, or Site-Specific Analysis.
Every reasonable effort has been made to assure the accuracy of the data provided; nevertheless, some information may not be accurate.
The City of Encinitas assumes no liability or responsibility arising from the use of or reliance upon this information.

- Map Coordinates: Stateplane NAD83 Feet, CA Zone 6
- Parcel lines are not survey accurate, and some parcels can be positionally off up to +/- 40 feet.
- Photo flight dates: July 2009. 4 inch pixel resolution. Digital true color.
- Orthophoto and Topo positional accuracy meet the precision adequate to support National Map Accuracy Standards for 1" = 100' mapping.



September 5, 2019

Mr. Matthew Swisher,

Thank you for your interest and comments related to San Elijo Joint Powers Authority's Water Campus Improvement Project. I'm pleased to hear that you find value in the project concept and with many of the components. It is also my understanding that your main concern with the project is the potential for the new Administration and Operations building interrupting your view. In developing this project, view corridors and building aesthetics have been carefully considered. The figure below shows the proposed building and the red line depicts the "cut" into the existing grade to minimize the overall profile and height of the building (see Figure 1). Thus, in some regards the proposed building has a profile similar to a single store building that you indicated was your preference.

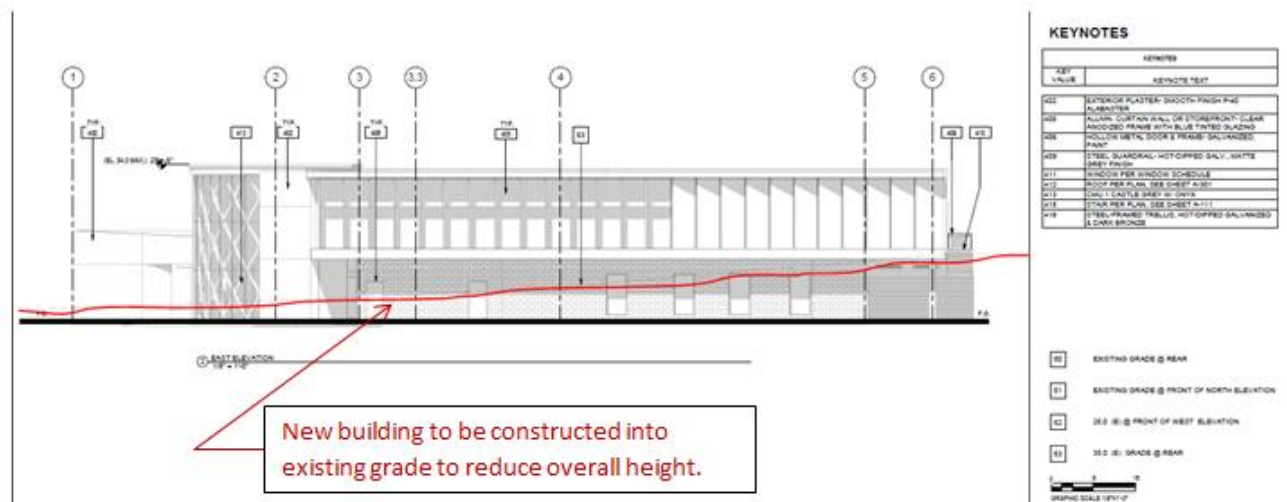


Figure 1. Building Profile

Another action that we implemented was selecting a building location that maximizes the set back from Manchester Avenue which minimizes view impacts to the neighboring residents. The selected location allows the building to be accessible by the public and provide public parking, while allowing the area behind the building to have restricted access due to the industrial nature of the facility and to be consistent with state and federal guidelines.

As shown in Figure 2, the building set back removes the building from the sightlines of the lagoon and ocean.

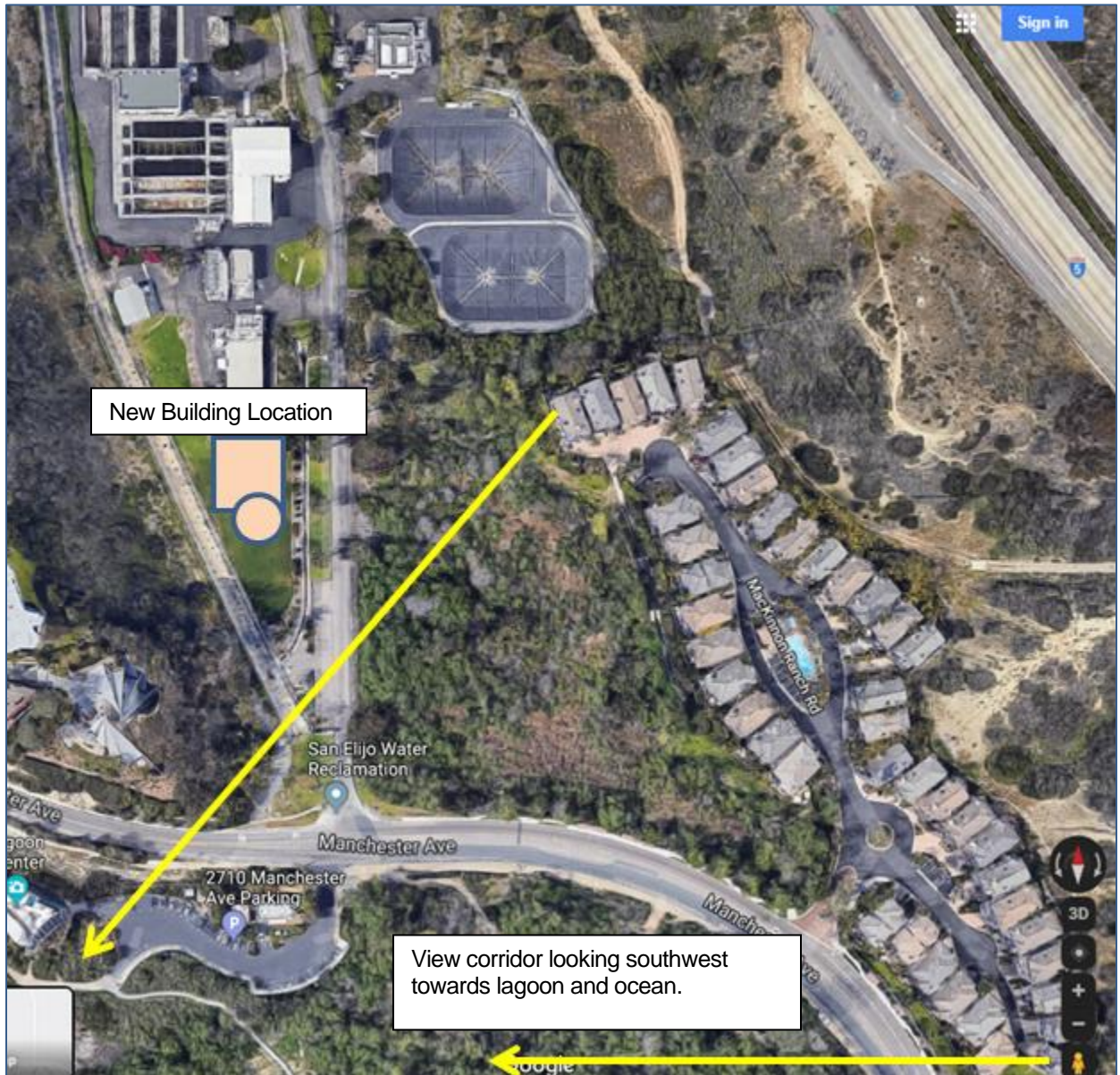


Figure 2. Overview

Below is the appropriate view looking southwest towards lagoon and ocean from the second floor of the most north western resident of the Cardiff HOA located on MacKinnon Ranch Road. The proposed two story building is not within this view corridor. In addition, existing vegetation and trees provide multiple layers of screening.



Figure 3. View Corridor

I am available to further discuss this project. Please call me at (760) 801-0497. Thanks again for your comments and support.

Yours truly,

SAN ELIJO JOINT POWERS AUTHORITY

A handwritten signature in black ink, appearing to read 'M. Thornton'.

Michael T. Thornton, P.E.
General Manager

Andrew Maynard

From: David Cross <davidcross92@icloud.com>
Sent: Thursday, August 29, 2019 1:01 PM
To: Mike Konicke
Subject: Case # 17-272 DR/CDP

Mike,

We live in Cardiff on Oxford Avenue. I would like to register opposition to the traffic light proposed as part of the site improvements. There are already too many traffic lights in Cardiff and Manchester is the only convenient way for us to get in and out of the city. A roundabout would seem to be a much better solution.

Thanks for your consideration,
David Cross

Andrew Maynard

From: James P <fjparks@gmail.com>
Sent: Sunday, August 25, 2019 9:39 AM
To: Mike Konicke; Diana Parks
Subject: Re: Neighborhood Newsletter Case # 17-272 DR/CDP

Mr. Konicke,
Received above mentioned newsletter.
Our property is included in the blue shaded area in the newsletter that is noted as "Parcels in Buffer".
What is the significance of being in the "Parcels in Buffer" area?
What is the impact to these properties?
Respectfully,
Fredrick Parks

Andrew Maynard

From: Craig Stone <cstone@stonepcinc.com>
Sent: Saturday, August 24, 2019 1:31 PM
To: Mike Konicke
Cc: Terra Stone
Subject: Building & Site Improvement Program, Case #17-272 DR/CDP

Hi Mike,

I am a stakeholder in the above-referenced project and strongly support it, particularly the emphasis on its sustainability practices. In that vein, I would like to see an educational aspect to that as well.

Thank you for your involvement in what I believe will be a gemstone of a project, making our community more desirable and livable.

Regards,

Craig & Terra Stone

320 Dublin

Mike Konicke

From: Andrew Maynard <AMaynard@encinitasca.gov>
Sent: Monday, August 26, 2019 8:03 AM
To: Mike Konicke
Subject: FW: Comment regarding project 17-272 DR/CDP

FYI- Please see the attached comment received.



Andrew Maynard
Associate Planner
Development Services Department
505 South Vulcan Ave, Encinitas, CA 92024
760-633-2718 | amaynard@encinitasca.gov
www.encinitasca.gov

From: Matt Swisher [<mailto:matthew.swisher@gmail.com>]
Sent: Saturday, August 24, 2019 3:47 PM
To: Planning
Subject: Comment regarding project 17-272 DR/CDP

Hi there,

I am a local resident in the Seaside Cardiff community. While most of this project seems beneficial to the community, I have concerns about the two-story building at the entrance. This property is currently well hidden to the surrounding community with tall trees around it. Given the land size there, a two-story building seems unnecessary and will negatively impact the views from some of the nearby houses.

We object to the project unless a one-story building is constructed.

Thanks,
Matt Swisher
2720 Mackinnon Ranch Rd, Cardiff, CA