

## 2. What concerns, issues, and problems did you hear during the process?

The following is a summary of what was heard at each meeting, including from comment sheets, or during other contact with the public during the CPP process.

### ➤ TRAFFIC:

- Existing traffic conditions along La Costa Avenue
  - General volume
  - Congestion in morning headed eastbound
  - Accidents
  - Safety for bicycles and pedestrians
- Project impact on La Costa Avenue
  - Ingress and egress from project
  - Volume
  - Single entrance
- Existing conditions at Sheridan and Vulcan intersections
  - Need Stop sign, traffic light, turn lane or roundabout
- Better coordination of lights between 101 and I-5

### ➤ DENSITY BONUS:

- Too dense with density bonus
- Number of lots with versus without density bonus
- Calculations of bonus and affordable units
- Concessions and waivers
- Rounding up
- Will affordable units be built on site
- Can developer pay in-lieu fee and not build affordable units
- Who can occupy the afford units

### ➤ PROJECT DESIGN:

- Grading – raising pads
- Street design and street parking
- Plan for existing houses and historical significance
- Storm water run-off treatment and basins
- Impact on lagoon – water quality, wildlife, habitat
- La Costa Avenue frontage improvements
- Location and number of single-story houses
- Western boundary lots and grading – edge impacts
- Size of future houses
- Small lots for area

<ul style="list-style-type: none"> <li>➤ OTHER: <ul style="list-style-type: none"> <li>• Project should do an EIR review of traffic, water quality, wildlife, habitat, noise, utilities, etc.</li> <li>• Who has current ownership and who will build houses</li> <li>• Can larger lots be subdivided in the future</li> <li>• Because streets are private, can project be gated</li> <li>• Project close to earthquake fault</li> <li>• Removes greenhouses and flower growing</li> <li>• Community Character <ul style="list-style-type: none"> <li>○ HOA not part of Leucadia</li> <li>○ Cul-de-sacs</li> <li>○ Small lots</li> <li>○ Impact on surrounding values</li> </ul> </li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>➤ Mixed-use should be required</li> </ul>
<ul style="list-style-type: none"> <li>➤ Land should be purchased by a conservancy</li> </ul>

**3. How have you addressed the concerns, issues, and problems raised?**

The following is a summary of what was done to address the concerns, issues and problems raised by the public during our CPP process for this project.

<ul style="list-style-type: none"> <li>➤ TRAFFIC: Reviewed project design along La Costa Avenue and the mitigation measured incorporated into the design to reduce the projects impacts to the existing conditions.</li> </ul>
<ul style="list-style-type: none"> <li>➤ DENSITY BONUS: Explained that the elements of the project utilizing density bonus are allowed by State law.</li> </ul>
<ul style="list-style-type: none"> <li>➤ PROJECT DESIGN: Reviewed issues raised, addressing questions about grading, street parking, existing residences, storm water management, interface with lagoon, frontage improvements, location of future single-story houses, western boundary, and future design of houses.</li> </ul>

➤ OTHER:

- Discussed EIR for project and that it covered areas raised.
- Reviewed current ownership and that Weston's would not build the future houses. Would sell to a homebuilder.
- Discussed future ability to further subdivide large lots
- Reviewed that gated streets are no longer allowed in Encinitas
- Discussed that geotechnical report had reviewed earthquake hazards for the project
- Agricultural operations ceased on the site approximately 5 years ago and the greenhouses are in disrepair and no longer usable
- A number of projects in Leucadia have HOA's, cul-de-sacs, small lots and there is no evidence that these characteristics would impact surrounding values.

**4. If there are concerns, issues, and problems you aren't able to address, explain why.**

➤ TRAFFIC:

Traffic along La Costa avenue was the overall biggest concern. However, the project is not responsible for the existing conditions or its remedy. The project can only account for and mitigate its impacts to the existing conditions. Many participants believed that the intersections of Sheridan and Vulcan are dangerous and require either stop signs, traffic lights, roundabouts, or turn lanes. The project is proposing to add a southbound turn lane at Sheridan to assist with the current conditions. This offer is not a requirement of the project. Overall, participants remained concerned about the existing conditions and the projects impacts.

➤ DENSITY BONUS:

The elements of the project utilizing density bonus are allowed by State law. Participants objecting to the use of Density Bonus for this project remain opposed to its use.

➤ OTHER:

A few participants express that they thought the EIR was not adequate. The EIR was performed by a city contracted consultant experienced in performing EIR's to CEQA standards. Participant raising earthquake fault issue was not satisfied with geotechnical report.