

Livermore Area Recreation and Park District

Board Meeting Update Public Comments Summary

Item A. Response to Public Comment

The required 30-day CEQA public review period was between Monday, October 15, 2018, and remained open until end-of-business on Tuesday, November, 13, 2018. Five comments were received. A summary chart of the comments received, and the team's responses is provided on the following page. Copies of the public comments received follow the chart.

As a result of public comments received, the following clarifications have been included in the master plan project description.

- Similar to operational standards at Robertson Park, the athletic field lighting would be downward directed and would employ shielding and shut-off timers to ensure that illumination would not spillover onto adjacent properties. Athletic field lights would be no taller 100 feet above the field level. Athletic field lighting is to shut-off promptly at 10:00 pm.
- Parking lot lighting would be downward directed and would employ shielding and shut-off timers to ensure that illumination would not spillover onto adjacent properties. Parking lot lights would be no taller than 18 feet tall. Parking lot light poles will be located within and around the perimeter of the parking lot. Parking lot lighting is to shut-off promptly at 10:00 pm.
- Restroom facilities would be available from 8:00 am until 10:00 pm.
- The multi-use grass field is natural grass and available for drop-in use.
- The synthetic turf field is artificial turf and would be locked and available by reservation only.

Following is a comment matrix summarizing the public comments received during the public review period of the IS/MND. Following the matrix are copies of the actual emails received with the names and personal information of private residents redacted.

WILLIAM PAYNE SPORTS PARK RENOVATION PROJECT

FirstCarbon Solutions (FCS) has prepared the following comment matrix summarizing comments received on the William Payne Sports Park Renovation Project Initial Study / Mitigated Negative Declaration (IS/MND).

Date	Comment Author(s)	Summary of Comments	FCS Responses
November 7, 2018	Resident (name redacted)	<ul style="list-style-type: none"> • Past problems associated with park users toilet papering trees, throwing items into her pool, and being exposed to amplified sound on weekend mornings. • Opposed to lights and amplified sound • Parking would be increased, but only one entrance and exit would serve the facility. A second entrance should be considered. • Concerned about permanent restrooms and the potential for attracting unsavory elements during nighttime hours. • Preference for a dog park 	<p>The proposed project would remove the existing baseball fields, multi-purpose field, and BMX track and replace them with an enclosed lighted synthetic turf field, futsal courts, a multi-purpose natural grass area, a play area, and group fitness area. These types of facilities would be expected to be less of an attractant for unsavory activities. Furthermore, park facilities would be easier to monitor and secure during nighttime hours, thereby deterring nuisance activities. Additionally, the proposed project does not propose a permanent public address (PA) system.</p> <p>Impacts with lights were evaluated on IS/MND page 13. Mitigation Measure AES-1 requires that athletic field lighting be directed into the field of play and employ the use of automatic shut-off timers to turn off lights at predetermined times or when facilities are not in use. This will prevent spillover impacts onto residential area to the south. Clarifying text has been added to the project description of the Final IS/MND to confirm operating hours for the park; to provide information about parking lot and athletic field lighting; and to confirm accessibility of restrooms.</p> <p>Livermore Area Park and Recreation District (LAPRD) Ordinance 701 requires the use of a permit for sound-amplifying equipment. Additionally, the ordinance prohibits park users from making 'loud, unnecessary, or unusual noise which disturbs the peace and quiet' at adjacent private property. In sum, park users are allowed to use amplified sound devices provided that they comply with Ordinance 701. Clarifying text was also added to the noise section of the Final IS/MND to provide further discussion of potential effects. None of these edits result in any change to the conclusions of the IS/MND.</p>

			<p>William J. Payne Sports Park provides 129 existing parking spaces. However, under existing conditions, many park users park their vehicles in unpaved or landscaped areas and, thus, the actual parking supply is higher. The proposed project would increase parking spaces to 285 in order to eliminate the practice of parking in unpaved or landscaped areas. The IS/MND assessed the adequacy of the Patterson Pass driveway on pages 70-71 and determined that it conforms to acceptable standards of safety. Thus, it would be able to provide adequate ingress and egress for a 285-space parking lot.</p> <p>The IS/MND evaluated the project as proposed. The IS/MND is an impartial informational that serves to identify and mitigate the environmental impacts of the proposed project. It does not advocate for or against the merits of the project, or propose alternate uses such as a dog park.</p>
November 8, 2018	Residents (names redacted)	<ul style="list-style-type: none"> • “Great concerns for the plan that has been put forth by First Carbon Solutions” • New park should be built for Brisa instead of current plan • “Temporary baseball fields” were supposed to be upgraded with restrooms, lights, and snack shacks. Preference for a baseball facility versus one for cricket or soccer. • Safety of Patterson Pass Road access point. Need for a cross walk at Patterson Pass / Arlene Way • Lack of notice for surrounding residents 	<p>LARPD is the Lead Agency for the project; RRM prepared the plans on behalf of LARPD. FCS evaluated the project pursuant to the California Environmental Quality Act (CEQA). To be clear, FCS did not “put forth” the plan.</p> <p>The current proposal pertains to renovating William J. Payne Sports Park to update the facilities and improve its utilization. It is independent of the recent residential development on Brisa Street.</p> <p>The IS/MND evaluated the existing conditions of the William J. Payne Sports Park as the basis for assessing impacts. Whether or not promises were made for upgraded baseball facilities is outside the scope of the CEQA review. Additionally, the IS/MND evaluated the project as proposed. The IS/MND is an impartial informational that serves to identify and mitigate the environmental impacts of the proposed project. It does not advocate for or against the merits of the project, or propose alternate uses such as a baseball facility.</p> <p>The IS/MND assessed the adequacy of the Patterson Pass driveway on pages 70-71 and determined that it conforms to acceptable standards of safety. Also, there are no mid-block crosswalks on</p>

			<p>Patterson Pass Road in the City of Livermore. The project would create a pedestrian gateway at the intersection of Patterson Pass Road / Vasco Road, which is a signalized intersection with crosswalks on all four legs. As such, pedestrian crossings are encouraged at this intersection.</p> <p>The Notice of the Intent to Adopt the Mitigated Negative Declaration was posted at William J. Payne Sports Park and the document was made available at the Livermore Library and the LARPD offices consistent with the requirements of the CEQA Guidelines.</p>
November 9, 2018	Elke Rank, Zone 7 Water Agency	<ul style="list-style-type: none"> • Access to Line P-1; Zone 7 must have vehicular access to this facility from S. Vasco Road • Livermore Pipeline present northern and eastern project boundaries • Existing Wells • Runoff into Line P-1 • Artificial Turf – Water Usage and Runoff of Pollutants 	<p>As shown in Exhibit 4, the proposed project keeps the project boundaries as is. The P-1 access road from S. Vasco / Patterson is shown on this exhibit and would be maintained.</p> <p>LARPD acknowledges that these existing Zone 7 pipelines are next to, but not within the William J. Payne Sports Park. They would not be modified by the project.</p> <p>The existing monitoring wells were installed by the party responsible for remediation of the Salinas Reinforcing groundwater plume. Abandonment and replacement of monitoring wells is a routine occurrence. Should wells be in the way of planned improvements, LARPD will notify the party responsible prior to construction that the wells would be abandoned.</p> <p>The proposed project does not propose to modify Line P-1. The existing storm drainage basin on would be enhanced such that it detains runoff in accordance with the adopted design standards. This will ensure that there is no net increase in runoff entering Line P-1 relative to existing conditions.</p> <p>Synthetic turf eliminates the need for regular irrigation. While water may be used on the synthetic turf for cleaning purposes, this would represent a negligible amount relative to regular irrigation.</p>

			<p>Synthetic turf fields are typically made from recycled tires. A 2014 study titled “Environmental and Health Impacts of Artificial Turf: A Review” published by the American Chemical Society made the following finding: “A limited number of studies have shown that the concentrations of volatile and semivolatile organic compounds in the air above artificial turf fields were typically not higher than the local background, while the concentrations of heavy metals and organic contaminants in the field drainages were generally below the respective regulatory limits.” Thus, synthetic turf fields would not represent a significant health hazard to humans or the environment.</p>
November 13, 2018	Stephen Riley, Principal Planner, City of Livermore	<ul style="list-style-type: none"> • Requested clarification on lighting location, height, hours, and shielding to minimize impacts on surrounding areas • Requested specifics on field access, and restroom access • Requested specifics on which fields are artificial turf vs. natural grass 	<p>Similar to operational standards at Robertson Park, the athletic field lighting would be downward directed and would employ shielding and shut-off timers to ensure that illumination would not spillover onto adjacent properties. Athletic field lights would be no higher 100 feet above the field level. Hours would be restricted to automatically shut-off by 10:00 pm.</p> <p>Parking lot lighting would be downward directed and would employ shielding and shut-off timers to ensure that illumination would not spillover onto adjacent properties. Parking lot lights would be no higher than 20 feet tall. Parking lot light poles will be located within and around the perimeter of the parking lot. Hours would be restricted to automatically shut-off by 10:00 pm.</p> <p>Restroom facilities would be 8:00 am until 10:00 pm. The multi-use grass field is natural grass and available for drop-in use.</p> <p>The synthetic turf field is artificial turf and would be locked and available by reservation only.</p> <p>Clarifying text has been added to the project description of the Final IS/MND to confirm the above information. Clarifying text was also added to the noise section of the Final IS/MND to provide further discussion of potential effects. None of these edits result in any change to the conclusions of the IS/MND.</p>

November 13, 2018	Resident (name redacted)	<ul style="list-style-type: none"> • Concerned about construction noise and dust • Concerned about drainage and impacts from mowing • Concerned landscape vegetation be within the site potential of the land. 	<p>Construction noise is governed by the City's general plan, which limits construction to 7 a.m. to 8 p.m. M-F and 9 a.m. to 6 p.m. on Saturday.</p> <p>The IS/MND identifies best practices for noise abatement, as listed in MM NOI-1.</p> <p>Dust from the construction process is governed by best management practices identified by the Air District, as listed in MM AIR-1.</p> <p>The master plan improves the drainage problem identified in the existing conditions by directing run-off into stormwater treatment areas located at the perimeter of the site.</p> <p>Landscape vegetation will have low water requirements and be appropriate for the climate, soil type, and environmental constraints of the site.</p> <p>Landscaping in the stormwater treatment areas will comply with the requirements outlined in the Alameda County's C.3 Stormwater Technical Guidance handbook.</p>
November 14, 2018	Governor's Office of Planning and Research, State Clearinghouse and Planning Unit	<p>The State Clearinghouse sent a letter confirming circulation of the IS/MND to state agencies for review and comments.</p> <p>No state agencies submitted comments on the IS/MND</p>	No response is required.

Miller, April K.

From: Patricia Lord <plord@larpd.org>
Sent: Wednesday, November 7, 2018 2:49 PM
To: Miller, April K.; McKay, Lief I.
Cc: Mathew Fuzie; Sandra Kaya
Subject: FW: Proposed Bill Payne Improvements

Hi April and Lief,

Please see attached comments from resident Barbara Roudebush for consideration with First Carbon Solutions environmental analysis of the William Payne Sports Park Renovation Project - IS/MND public comment period. Thank you.

Patricia Lord
Assistant General Manager
Livermore Area Recreation and Park District
4444 East Avenue
Livermore, CA 94550-5053
plord@larpd.org
Tel: (925) 373-5785
Fax: (925) 447-0782

From: Redacted
Sent: Wednesday, November 07, 2018 2:39 PM
To: Patricia Lord
Cc: Tom Gorman
Subject: Proposed Bill Payne Improvements

Hi,

I have lived directly across from this park at Redacted Drive for nearly 20 years. When we moved here, the park did not even exist! First I need to say I am thrilled the BMX park will be gone. My neighborhood had a lot of issues when that opened up. Everything from minor toilet papering of trees to kids jumping the sound wall and throwing all lawn furniture, plants and trash into our pool, to getting BLASTED by noise at 9am on a Sunday morning. It has been nice and quiet lately. Kids playing soccer, neighbors walking their dogs. Been lovely.

Please, please, please. No lights and no amplified sound! Contrary to the notice statement that the new plan will have no significant impact on the "environment", I see several significant impacts to MY environment as such a close neighbor to this park. Specifically:

- 1) I am **STRONGLY opposed** to lights at this park! I have seen similar lighted parks and the disruption the lights and increased evening activities caused to the neighbors nearby. You don't mention it but I am also strongly opposed to any kind of an amplified sound system. Been there, already fought that battle with LARPD.
- 2) You are planning on nearly doubling the number of parking spots (82%) increase. Yet only one entrance and exit? That implies you expect the traffic to increase significantly where Arlene meets Patterson Pass. Seems there should be another entrance/exit to alleviate the congestion this will cause.

3) Not too thrilled about permanent restrooms either. This goes back to my concerns about the increased evening activities. However, as long as these are locked at a reasonable time in the evening it is likely drugs, drinking and other not-too-savory activities in the park at night may be limited. They will still occur though.

All of these things have the capability of ruining the environment of the neighborhood on a day to day basis. I am sad that a dog park that would be used by the neighborhood was excluded from the plans. The closest one on Charlotte does not have parking for those of us who have to drive to it.

I will do my best to be in attendance when this is discussed but I will likely be traveling. Again: *Please, please, please. No lights and no amplified sound!* Although Downtown Livermore is lovely, many of the reasons we loved Livermore are getting whittled away with the high density housing, high rise building complexes with a lack of infrastructure or roads to support the growth. Please let me keep my peaceful neighborhood and back yard!

Thank You

Redacted

Miller, April K.

From: Patricia Lord <plord@larpd.org>
Sent: Thursday, November 8, 2018 11:44 AM
To: Miller, April K.; McKay, Lief I.
Cc: Mathew Fuzie
Subject: FW: Bill Payne Sports Park

April and Lief,

Please see attached email and add to the public comment for the environmental review with FCS. Thank you.

Patricia Lord
Assistant General Manager
Livermore Area Recreation and Park District
4444 East Avenue
Livermore, CA 94550-5053
plord@larpd.org
Tel: (925) 373-5785
Fax: (925) 447-0782

From: Redacted
Sent: Thursday, November 08, 2018 9:36 AM
To: Patricia Lord
Subject: Bill Payne Sports Park

Ms. Lord,

I am writing you in regard to the purposed plan for the fields located on Patterson Pass and Vasco. I have great concerns for the plan that has been put forth by First Carbon Solutions. First off, were you at attendance at the last meeting regarding these fields? There was great resistance to what was being purposed and this plan isn't even close to what was given at the meeting or even as a suggestion. There is also great concern over the purposed baseball fields and this shows them removed completely! This field seems to be given over to the new development over the over pass on Vasco and Brisa but it is located in OUR neighborhood and we should be given a say on what is planned here. We the residence have been paying for it for years and maintaining it during the entire baseball season. A NEW park should be built for those off Brisa if that is what is being requested by them and Bill Payne needs the input from its residence that live in its community.

I have been in Livermore for over 28 years. These fields were originally located on East Ave and Loyola before the community center was built. At the time these were the temporary baseball fields with upgrades to come. They never came. Restrooms, lights and a snack shack as well as a LEVEL playing field was all promised then forgotten. The residence are still waiting, not for a cricket field for our new residence, but a REAL baseball facility, one that LARPD keeps taking away from its citizens in Livermore to put in more soccer fields and other uses.

What is also lacking from the discussion and brought up several times from the meeting was safety issues regarding the highway of Patterson Pass and lack of even a crosswalk. This is still not addressed in this proposal.

Even more upsetting is that there was only postings at the park for this upcoming meeting on November 14th, 2018. At the August meeting we signed an email list to be notified of upcoming meetings and proposals. My neighbors nor those right across from the park have been notified. Why?

I request this proposal be dropped and a completely new field arrangement be adopted, one originated by the people of the community that use it the most,

Redacted

Miller, April K.

From: Patricia Lord <plord@larpd.org>
Sent: Friday, November 9, 2018 9:56 AM
To: Miller, April K.; McKay, Lief I.
Cc: Bruce Aizawa; Mathew Fuzie; Jeff Schneider; Michelle Newbould
Subject: FW: Sports Park Renovation Project IS/MND
Attachments: Zone 7 Comment Ltr.docx; Well Table and Map.pdf

April,

Please forward these comments from Zone 7 to First Carbon Solutions for inclusion in the written comments on the IS/MND for Bill Payne Sports Park Master Plan. Thank you.

Patricia Lord
Assistant General Manager
Livermore Area Recreation and Park District
4444 East Avenue
Livermore, CA 94550-5053
plord@larpd.org
Tel: (925) 373-5785
Fax: (925) 447-0782

From: Rank, Elke [mailto:erank@zone7water.com]
Sent: Friday, November 09, 2018 9:21 AM
To: Patricia Lord
Subject: Sports Park Renovation Project IS/MND

Please see attached letter and well map.

Best,
Elke

Elke Rank | Associate Water Resources Planner
[Zone 7 Water Agency](#)
100 North Canyons Parkway Livermore, CA 94551
Direct: 925.454.5005 | Main: 925.454.5000 | E-mail: erank@zone7water.com



ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, ZONE 7

100 NORTH CANYONS PARKWAY • LIVERMORE, CA 94551 • PHONE (925) 454-5000 • FAX (925) 454-5727

November 9, 2018

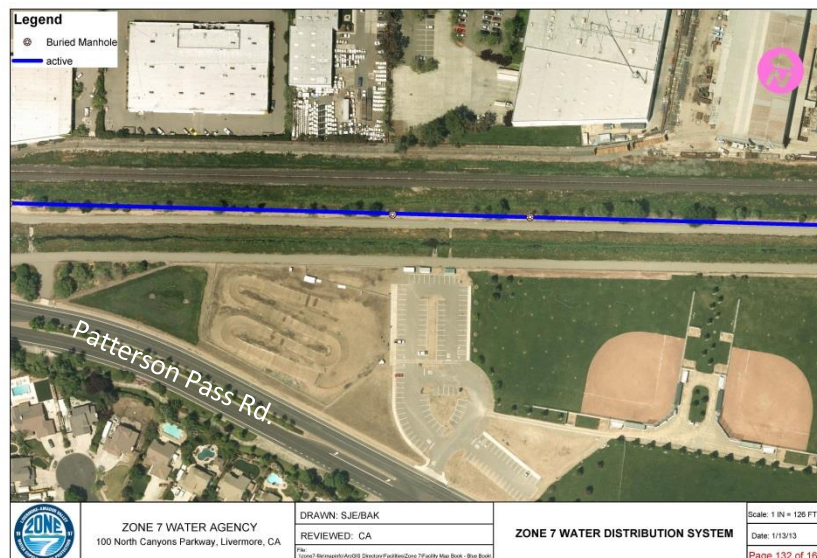
Patricia Lord, Assistant General Manager
Livermore Area Recreation and Park District
4444 East Ave.
Livermore, CA, 94550
Sent by e-mail to: plord@larpd.org

Re: Comments - William J. Payne Sports Park Renovation Project IS/MND

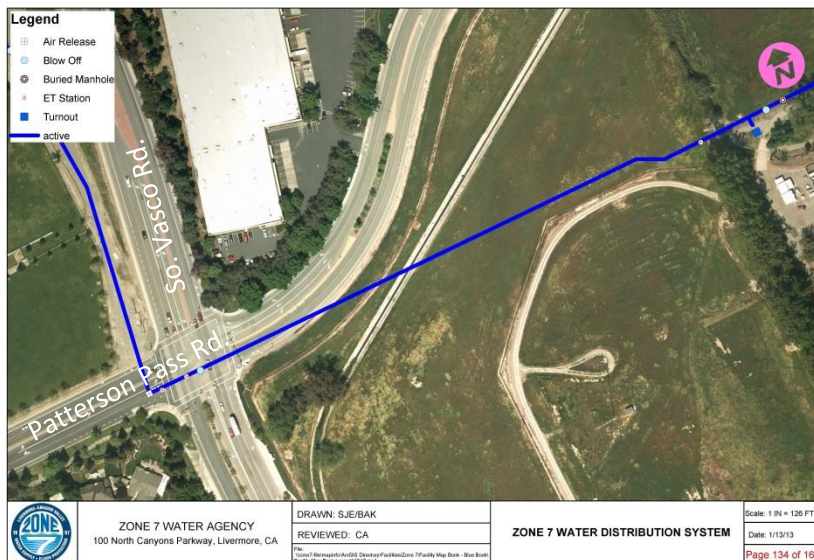
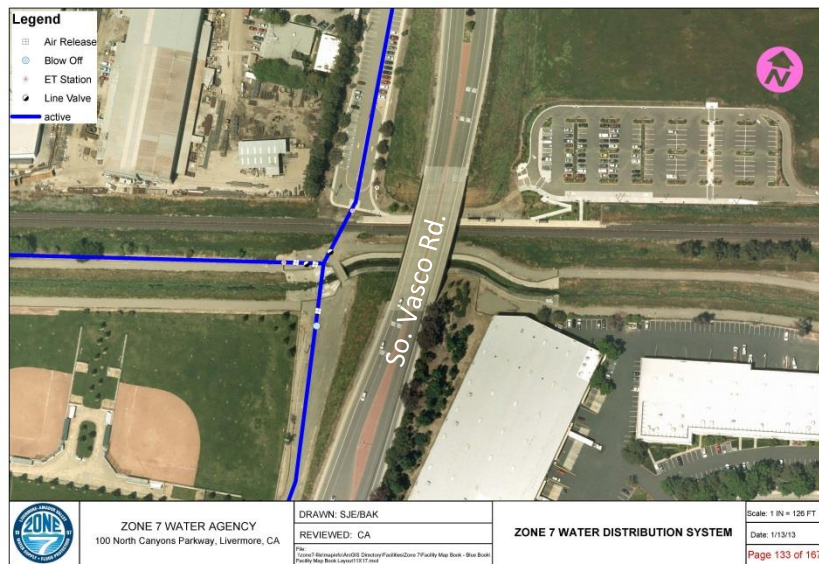
Dear Ms. Lord,

Zone 7 Water Agency (Zone 7, or Zone 7 of the Alameda County Flood Control and Water Conservation District) has reviewed the referenced document in the context of Zone 7's mission to provide water supply, flood protection, and groundwater and stream management within the Livermore-Amador Valley. Following are our comments for your consideration.

1. **Access to Line P-1.** Zone 7 must maintain access to both the flood control channel (Line P-1) and the adjacent maintenance road, which run along the north border of the project site. Our typical access to the channel is via S. Vasco Rd.
2. **Existing Facilities – Pipeline.** Be advised that our *Livermore Pipeline* runs along the north and east sides of the project area. Specifically, the pipeline runs across the channel (Line P-1) along the north side of the site, then runs south along the east side of the park in a gravel area between the fields and S. Vasco Rd. See blue line in three images below.



*Zone 7 pipeline
shown in blue*



3. **Existing Facilities - Wells.** Our records indicate that there are two water monitoring wells (3S2E02Q04 and 3S2E02R10) in the project area. The approximate locations are shown on the enclosed Well Location map. Please immediately notify Zone 7 if any other wells exist in the project area. All well locations should be field verified and noted on the plans. A Zone 7 drilling permit is needed for any water well or soil boring work that may be planned for this project. Also, the project area is located in the *Salinas Reinforcing Cleanup Site* and therefore subject to Zone 7 Special Drilling Requirements. Well permit applications and the permit fee schedule can be downloaded from our website: www.zone7water.com, or requested by email sent to wellpermits@zone7water.com. Additional information can be obtained by contacting Michelle Parent at (925) 454-5077.

4. **Runoff.** On Page 54 (items d and e): The assessment should fully characterize potential impacts to the adjacent Line P-1 channel. The responses do not adequately characterize how much more runoff is expected in the Line P-1 channel as a result of the project, nor how the basin will be “enhanced” to accommodate the additional runoff. Contact Jeff Tang at (925) 454-5075 for additional information regarding potential flooding impacts assessment.

5. **Artificial Turf.** The proposed project would replace the existing natural grass fields (approximately 6.25 acres) with synthetic turf fields. It is our understanding that artificial turf, in practice, is not water-free and has potential environmental concerns including runoff of pollutants. While Zone 7 does not have an official position on the use of artificial turf, we feel these are important issues that should be fully addressed in the MND.

In an effort to ensure that mailed notices and referrals from your agency makes their way to the appropriate staff at Zone 7 in a timely manner, we are requesting that your databases / mailing lists are updated to reflect the following standard points of contact, specifically for routine development referrals and for CEQA / environmental reviews.

For CEQA / environmental reviews:	For development reviews / referrals:
Zone 7 Water Agency Attn: CEQA Reviews 100 North Canons Parkway Livermore, CA 94551	Zone 7 Water Agency Attn: Development Referrals 100 North Canons Parkway Livermore, CA 94551

We appreciate the opportunity to comment on this project. If you have any questions on this letter, please feel free to contact me at (925) 454-5005 or via email at erank@zone7water.com.

Sincerely,



Elke Rank

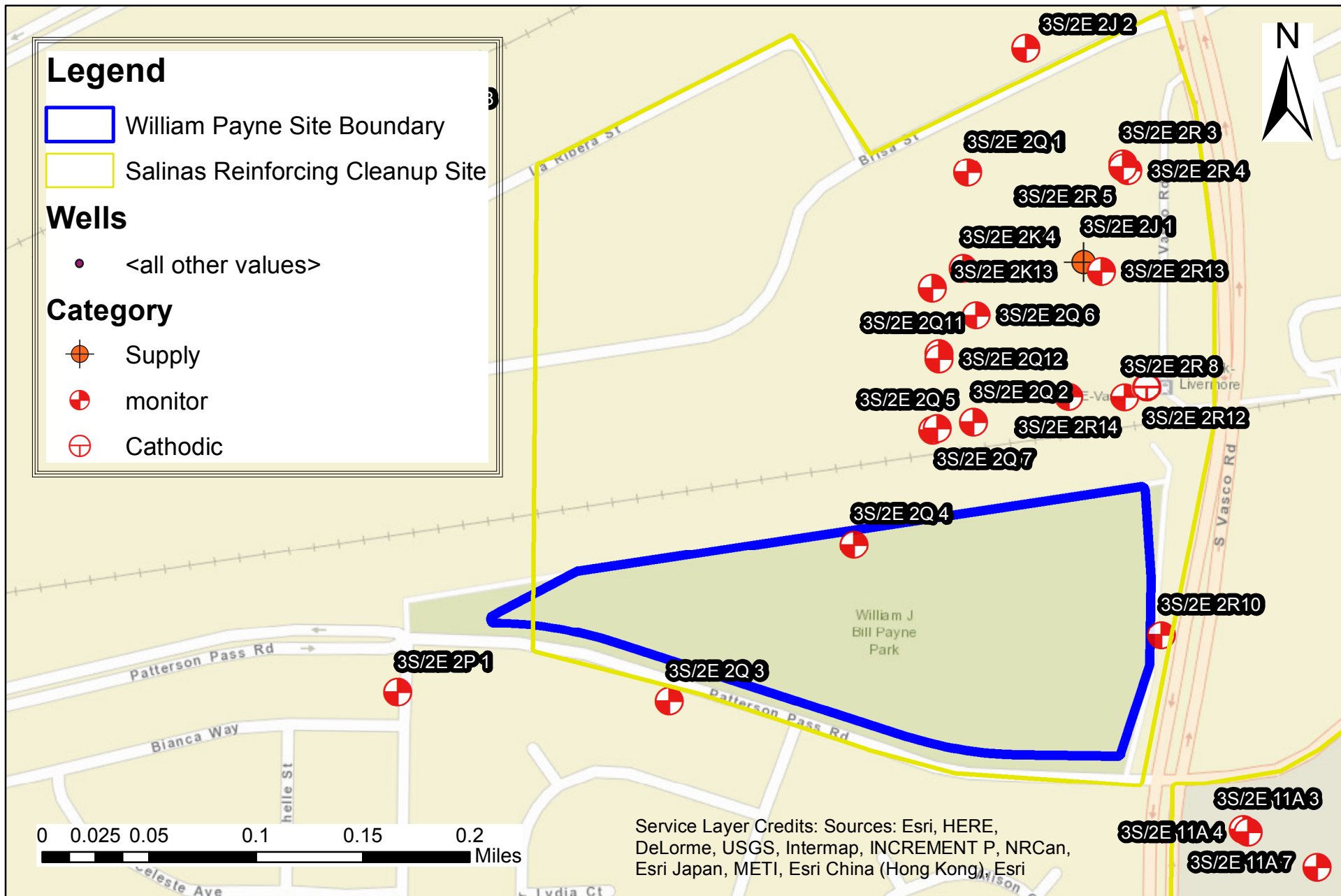
cc: Carol Mahoney, Amparo Flores, Matt Katen, Joe Seto, Rhett Alzona, file

Attachments (2) – well location map and table

William J. Payne Sports Park Renovation Well Table

Well_number	Use	Address	City	Location	Owner	Basin	Status	Longitude	Latitude	ComplDate	PermitNum	Driller	Category	SubCategory
3S/2E 2Q 4	monitor	Patterson Pass road & vasco	<Null>	<Null>	LLNL	Spring	unknown	-121.721	37.69602	5/30/1989	0	P.C. EXPLORATION	well-static	monitor
3S/2E 2R10	monitor	<Null>	<Null>	<Null>	LLNL	Spring	unknown	-121.719	37.69543	3/30/1989	0	<Null>	well-static	monitor

11/1/2018



Zone 7 Water Agency
 100 North Canyons Parkway, Livermore, CA

William Payne Sports Park Renovation Project
 Livermore, CA

Miller, April K.

From: Patricia Lord <plord@larpd.org>
Sent: Wednesday, November 14, 2018 11:03 AM
To: Miller, April K.
Subject: Fwd: City comments
Attachments: image001.gif

FYI

Sent from my iPhone

Begin forwarded message:

From: "Riley, Stephen" <spriley@cityoflivermore.net<mailto:spriley@cityoflivermore.net>>
Date: November 13, 2018 at 17:28:50 PST
To: "'plord@larpd.org<mailto:plord@larpd.org>'" <plord@larpd.org<mailto:plord@larpd.org>>
Cc: "Frost, Susan" <smfrost@cityoflivermore.net<mailto:smfrost@cityoflivermore.net>>
Subject: City comments

Hi Patricia,

As we discussed on Friday, can you please make sure the environmental document clarifies the project description including:

- * Lighting location, height, hours and shielding (including parking lot lighting) to minimize noise or light impacts on surrounding areas. You said this is similar to your operational standards at Robertson Park.
- * Specific which fields will be restricted for reservation only and behind locked gates, and location of restrooms and when they will be accessible.
- * Specify which fields will be artificial turf vs. natural.

Let us know if you have any questions. Thanks.

Stephen Riley
Principal Planner
Community Development
City of Livermore
(925) 960-4461
spriley@cityoflivermore.net<mailto:spriley@cityoflivermore.net>
www.cityoflivermore.net<http://www.cityoflivermore.net/>
[cid:image001.gif@01CE7964.18EF0090]

Miller, April K.

From: Patricia Lord <plord@larpd.org>
Sent: Wednesday, November 14, 2018 7:59 AM
To: Miller, April K.
Subject: Fwd: Bill J. Payne Park

April-

FYI Just received this comment last night

Sent from my iPhone

Begin forwarded message:

From: Redacted
Date: November 13, 2018 at 20:24:45 PST
To: plord@larpd.org<mailto:plord@larpd.org>
Subject: Bill J. Payne Park

To whom it may concern:

Aside from being one of the neighbors closest to the park, and likely affected by the construction noise and dust, my concerns are primarily with the park maintenance after reconstruction.

The soil on the east side of town is primarily a clay type which has poor drainage. Water runoff that ensues from current watering systems, results in boggy areas that don't seem to ever drain. When the boggy areas get mowed, the mowing operations result in (pretty much) permanent tire ruts.

Shallow tree roots are also an issue, apparently due to inefficient watering systems installed during construction and/or planting. My concern is that landscaping vegetation be within the site potential of the land.

I ask that you consider input from maintenance employees and/or "end users". Input from employees charged with maintaining parks could be very valuable.

Thank you for your time and consideration.

Respectfully submitted,

Redacted