

# Friends of El Corazon

## El Corazon Aquatic Center Position - November 7, 2016

**FELC is thrilled to see this come forward.**

The Aquatic Center is a key element in the El Corazon Specific Plan that was adopted in 2009. The Mission of Friends of El Corazon is to support the implementation of the El Corazon Specific Plan as stewards of the Park. There has been a long-term need for a competitive pool and swim venue. This facility will continue the strong start to our park alongside the Senior Center, Fields, Trails and recycling operations.

The following are issues that we believe need further attention:

1. The Specific Plan Zone Amendment must only move the Aquatic Center use and not result in any other changes. There must not be any loss of acreage in any of the land use designations on the entire site.

The CS (Civic Services) parcels are retained in their entirety with no adjustment of acreage. The old aquatic center site (CS4) is planned to be temporarily used by Moody's Recycling but retains the CS4 designation. We note there is no longer the capacity to build the Phase 2 senior center classrooms adjacent to the Senior Center.

2. Optimize Sustainable Development through LEED and minimize GHG.

The development itself will be LEED compliant to some degree. There are ample opportunities for solar water heating and electricity generation. Other opportunities to enhance this include the ballroom and kitchen, power use for the large glass door and heating of locker rooms. The ELC EIR identified cumulative Green House Gasses as a significant and unmitigatable impact - but proposed no mitigation. This has only become more important to address. Under CEQA when there is a significant impact there is an obligation to make a good faith effort to reduce the impacts. The same argument is going to apply to every single development at ELC so putting a real effort into alternative transportation is important.

3. Transportation alternatives must be considered.

The design needs to consider access to the site and make sure that alternative transportation modes are fully considered (public transit, walking and biking). The development needs to commit to exactly what mitigation they will provide for their fair share of cumulative traffic impacts. At some point even small impacts add up. Traffic management Best Practices need to be pinned down in mitigation measures and/or project conditions or there is no way ensure that this is implemented.

4. Not enough permanent parking is provided in distributed and landscaped lots.

The El Corazon Specific Plan calls for distributed parking and heavily landscaped parking throughout the park. Each use that is constructed must have a plan for how this parking will be

provided and managed both in the short term (less developed) and long term (fully developed). The current parking plan only addresses interim conditions as it is using CS2 for part of the parking. It has not addressed the permanent condition when CS2 is built out. Failure to address this now could result in a loss of acreage for the proposed CS2 use and a potential taking of park land. Furthermore it has not addressed the required parking lot landscaping.

There is also a potential conflict as the parking shown in front of the Senior Center parking lot is right where Sudberry considered a row of retail stores. If these spaces preclude that development, it is a taking of park use. It appears the site plan was designed around the existing berm which is a temporary condition. Making sure the design fits without moving the berm should not have been a design goal.

#### 5. Noise impacts may limit the use of the Senior Center.

This issue has been raised numerous times and has still not been adequately addressed. Seniors are legally considered a sensitive receptor and they are immediately adjacent to the pool while residents are much farther away.

The large glass wall in the ball room may help but won't always be used. It also may encounter mechanical issues that preclude using it during an event to open after a quiet ceremony. Weddings are typically on Saturdays during the day and this will be peak hours for pool use in June.

Wedding season and swim season are similar. Saturdays during the spring/school year will be noisy. In the summer, perhaps more noise will occur during the week. Adult swim or lessons are quiet but not likely at wedding times. School team swim meets and club team meets will be noisy with cheering and could occur many times due to weekday meets for schools and weekends for clubs. This will be something that has to be managed. One suggestion is that the wedding/event DJ gets to pick the music for the whole place during the event.

Noise mitigation measures should be mandated in the conditions. Peak noise such as during a competition with full bleachers should be defined. Commit to appropriate mitigation for this.

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