

3Roots San Diego Project  
Environmental Impact Report  
SCH No. 2018041065; Project No. 587128

Appendix A

---

Notices of Preparation, Scoping  
Meeting Transcript, and Comment  
Letters Received

June 2019

# Appendix A.1

---

## Notices of Preparation



THE CITY OF SAN DIEGO

Date of Notice: May 4, 2018

# **PUBLIC NOTICE FOR PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING**

**DEVELOPMENT SERVICES DEPARTMENT**

SAP No. 24007634

---

**This Public Notice replaces a Public Notice for Preparation of an Environmental Impact Report and Scoping Meeting posted on April 26, 2018 for the referenced project, which has been rescinded. The City of San Diego will be recommencing the public comment period as well as rescheduling the Scoping Meeting as indicated below. Any comments submitted to date will be considered by the City.**

**PUBLIC NOTICE:** The City of San Diego as the Lead Agency has determined that the project described below will require the preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA). This Notice of Preparation of a project EIR and Scoping Meeting was publicly noticed and distributed on May 4, 2018. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and placed on the City of San Diego website at: <http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml> under the "California Environmental Quality Act (CEQA) Notices & Documents" section. In addition, the Public Notice was also distributed to the Central Library as well as the Mira Mesa Branch Library.

**SCOPING MEETING:** A public scoping meeting will be held by the City of San Diego's Development Services Department on **May 23, 2018, beginning at 6:30 PM and running no later than 8:30 PM at the Mira Mesa Branch Library, located at 8405 New Salem Street, San Diego, CA 92126. Please note that depending on the number of attendees, the meeting could end earlier than 8:30 PM.** Verbal and written comments regarding the scope and alternatives of the proposed EIR will be accepted at the meeting.

Written comments may be sent to the following address: **E. Shearer-Nguyen, Environmental Planner, City of San Diego Development Services Department, 1222 First Avenue, MS 501, San Diego, CA 92101** or submitted via e-mail to [DSDEAS@sandiego.gov](mailto:DSDEAS@sandiego.gov) with the Project Name and Number in the subject line within 30 days of the receipt of this notice. Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding. An EIR incorporating public input will then be prepared and distributed for the public to review and comment.

**GENERAL PROJECT INFORMATION:**

- **PROJECT NAME / NUMBER:** 3 ROOTS / 587128
- **COMMUNITY AREA:** Mira Mesa
- **COUNCIL DISTRICT:** 6

**DESCRIPTION:** A request for a General Plan Amendment; Community Plan Amendment to Mira Mesa Community Plan; Master Plan Amendment to the Carroll Canyon Master Plan; a Rezone from AR-1-1 & IL-2-1 to RX-1-2, RM-2-6, RM-3-9, CC-2-4, OP-1-1, OR-1-1, and OC-1-1; a Reclamation Plan Amendment; Vesting Tentative Map; Master Plan Development Permit; Easement Vacations; Site Development Permit; Conditional Use Permit (CUP) to amendment CUP No. 89-0585; and a Multi-Habitat Planning Area Boundary Line Adjustment to redevelop the Hanson Aggregates site, a former aggregate mining quarry. The proposed redevelopment of the Hansen Aggregates Carroll Canyon mine would include the following: approximately 186 single-family detached units, 981 condominiums (both attached and detached), and 633 multi-family units (of which 180 would be designated affordable); approximately 160,000 combined square feet of commercial retail/office uses; and a 1.5-acre mobility hub, identified as a nexus for public and private transportation alternatives. The project would also create approximately 256 acres of open space (including approximately 178 acres of natural open space, 26 acres of landscaped slopes, 43 acres of parks and trails which includes a 25-acre public community park, and nine acres of water quality/retention basins). The project would construct the on-site extension of Carroll Canyon Road, establishing a portion of a main arterial, facilitating a future connection between Interstate 805 (I-805) and Interstate 15 (I-15) as well as internal circulation consisting of approximately 50-acres of on-site roads and parkways as well as a San Diego Gas & Electric (SDG&E) easement for relocated facilities. The SDG&E facilities comprised of existing overhead dual-circuit and single-circuit 69kV overhead system spanning approximately 6500 feet to be relocated and partially converted underground. This conversion relocation would consist of approximately 5100 feet of overhead lines and 3300 feet of underground lines. Additionally, there is an existing dual-circuit 69kV pole with dual 12KV underbuilt that would be relocated. The approximate 413-acre project site is located east of Camino Santa Fe between Flanders Drive and Trade Street. The site is approximately three-quarters of a mile north of Miramar Road, two miles west of I-15, and two miles east of I-805. The site is designated medium residential density (15-30 du/ac) and medium-high residential density (3-44 du/ac) and zoned AR-1-1 & IL-2-1 within the Carroll Canyon Master Plan of the Mira Mesa Community Plan. Additionally, the site is within the Airport Influence Area (MCAS-Miramar / Review Area 1), Airport Noise (MCAS-Miramar / 60-65 CNEL & 65-70 CNEL), Federal Aviation Administration Part 77 Notification Area art 77 Notification Area (MCAS-Miramar / 495' AMSL), Residential Tandem Parking Overlay Zone, and the Transit Priority Area. (Assessor parcel number(s): 341-050-3800, 3900, 341-050-4000, 341-050-4100, 341-050-4200, 341-051-1700, 341-051-1800, and 341-060-8200). **The site is not included on any Government Code listing of hazardous waste sites.**

**APPLICANT:** Mesa Canyon Community Partners, LLC

**RECOMMENDED FINDING:** Pursuant to Section 15060(d) of the CEQA Guidelines, it appears that the proposed project may result in significant environmental impacts in the following areas: **Land Use, Transportation/Circulation, Air Quality and Odor, Energy, Geologic Conditions, Greenhouse Gas Emissions, Health and Safety, Hydrology, Historical Resources, Noise, Paleontological Resources, Public Services and Facilities, Public Utilities, Tribal Cultural Resources, Visual Effects/Neighborhood Character, Water Quality, and Cumulative Effects.**

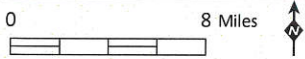
**AVAILABILITY IN ALTERNATIVE FORMAT:** To request this Notice or any additional information in an alternative format, call the Development Services Department at (619) 446-5460 (800) 735-2929 (TEXT TELEPHONE).

**ADDITIONAL INFORMATION:** For environmental review information, contact Elizabeth Shearer-Nguyen at (619) 446-5369. The Scoping Letter and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Department. **For information regarding public meetings/hearings on this project, contact the Project Manager, William Zounes at (619) 687-5942.** This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on May 4, 2018.

ATTACHMENTS: Figure 1: Regional Map  
Figure 2: Vicinity Map  
Figure 3: Site Plan



I:\PROJECTS\HAW\HAW-34\_Cantera\Map\NOP\Fig1\_Regional.mxd HAW-34 08/11/17-CL



Source: Base Map Layers (SanGIS, 2016)

# Regional Location

Figure 1



I:\PROJECTS\HAWAII\HAW-34\_Cantera\Map\NOP\Fig\_2\_ProjectLocation.mxd HAW-34\_4/25/2018\_CL



Source: Aerial (SanGIS 2014)

# Project Location

Figure 2







THE CITY OF SAN DIEGO

Date of Notice: April 26, 2018

# **PUBLIC NOTICE OF THE PREPARATION OF A ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING**

**DEVELOPMENT SERVICES DEPARTMENT**

SAP No. 24007634

---

**PUBLIC NOTICE:** The City of San Diego as the Lead Agency has determined that the project described below will require the preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA). This Notice of Preparation of a project EIR and Scoping Meeting was publicly noticed and distributed on April 26, 2018. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and placed on the City of San Diego website at: <http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml> under the "California Environmental Quality Act (CEQA) Notices & Documents" section. In addition, the Public Notice was also distributed to the Central Library as well as the Mira Mesa Branch Library.

**SCOPING MEETING:** A public scoping meeting will be held by the City of San Diego's Development Services Department on **May 15, 2018, beginning at 6:30 PM and running no later than 8:30 PM at the Mira Mesa Branch Library, located at 8405 New Salem Street, San Diego, CA 92126. Please note that depending on the number of attendees, the meeting could end earlier than 8:30 PM.** Verbal and written comments regarding the scope and alternatives of the proposed EIR will be accepted at the meeting.

Written comments may be sent to the following address: **E. Shearer-Nguyen, Environmental Planner, City of San Diego Development Services Department, 1222 First Avenue, MS 501, San Diego, CA 92101** or submitted via e-mail to [DSDEAS@sandiego.gov](mailto:DSDEAS@sandiego.gov) with the Project Name and Number in the subject line within 30 days of the receipt of this notice. Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding. An EIR incorporating public input will then be prepared and distributed for the public to review and comment.

**GENERAL PROJECT INFORMATION:**

- **PROJECT NAME / NUMBER: 3 ROOTS/ 587128**
- **COMMUNITY AREA:** Mira Mesa
- **COUNCIL DISTRICT:** 6

**DESCRIPTION:** A request for a General Plan Amendment; Community Plan Amendment to Mira Mesa Community Plan; Specific Plan Amendment to the Carroll Canyon Master Plan; a Rezone from AR-1-1 & IL-2-1 to RX-1-2, RM-2-6, RM-3-9, CC-2-4, OP-1-1, OR-1-1, and OC-1-1; a Reclamation Plan Amendment; Vesting Tentative Map; Master Plan Development Permit (MPDP); Site Development Permit (SDP); Conditional Use Permit (CUP) to amendment CUP No. 89-0585; a Multi-Habitat Planning Area Boundary Line Adjustment to redevelop the former Hanson Aggregates, a former aggregate mining quarry. The project proposes the redevelopment of the Hansen Aggregates Carroll

Canyon mine. The project would include the following: approximately 186 single-family detached units, 981 condominiums (both attached and detached), and 633 multi-family units (of which 180 would be designated affordable); approximately 160,000 combined square feet of commercial retail/office uses; and a 1.5-acre mobility hub, identified as a nexus for public and private transportation alternatives. The project would also create approximately 256 acres of open space (including approximately 178 acres of natural open space, 26 acres of landscaped slopes, 43 acres of parks and trails which includes a 25-acre public community park, and 9 acres of water quality/retention basins). The project would construct the on-site extension of Carroll Canyon Road, establishing a portion of a main arterial, facilitating a future connection between Interstate 805 (I-805) and Interstate 15 (I-15) as well as internal circulation consisting of approximately 50-acres of on-site roads and parkways as well as a San Diego Gas & Electric (SDG&E) easement for relocated facilities. The SDG&E facilities comprised of existing overhead dual-circuit and single-circuit 69kV overhead system spanning approximately 6500 feet to be relocated and partially converted underground. This conversion relocation would consist of approximately 5100 feet of overhead lines and 3300 feet of underground lines. Additionally, there is an existing dual-circuit 69kV pole with dual 12KV underbuilt that would be relocated. The approximate 413-acre project site is located east of Camino Santa Fe between Flanders Drive and Trade Street. The site is approximately three-quarters of a mile north of Miramar Road, two miles west of I-15, and two miles east of I-805. The site is designated medium residential density (15-30 du/ac) and medium-high residential density (3-44 du/ac) and zoned AR-1-1 & IL-2-1 within the Carroll Canyon Master Plan of the Mira Mesa Community Plan. Additionally, the site is within the Airport Influence Area (MCAS-Miramar / Review Area 1), Airport Noise (MCAS-Miramar / 60-65 CNEL & 65-70 CNEL), Federal Aviation Administration Part 77 Notification Area art 77 Notification Area (MCAS-Miramar / 495' AMSL), Residential Tandem Parking Overlay Zone, and the Transit Priority Area. (Assessor parcel number(s): 341-050-3800, 3900, 341-050-4000, 341-050-4100, 341-050-4200, 341-051-1700, 341-051-1800, and 341-060-8200). **The site is not included on any Government Code listing of hazardous waste sites.**

**APPLICANT:** Mesa Canyon Community Partners, LLC

**RECOMMENDED FINDING:** Pursuant to Section 15060(d) of the CEQA Guidelines, it appears that the proposed project may result in significant environmental impacts in the following areas: **Land Use, Transportation/Circulation, Air Quality and Odor, Energy, Geologic Conditions, Greenhouse Gas Emissions, Health and Safety, Hydrology, Historical Resources, Noise, Paleontological Resources, Public Services and Facilities, Public Utilities, Tribal Cultural Resources, Visual Effects/Neighborhood Character, Water Quality, and Cumulative Effects.**

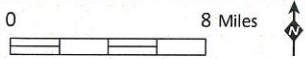
**AVAILABILITY IN ALTERNATIVE FORMAT:** To request the this Notice or the City's Scoping Letter to the applicant detailing the required scope of work in alternative format, call the Development Services Department at (619) 446-5460 (800) 735-2929 (TEXT TELEPHONE).

**ADDITIONAL INFORMATION:** For environmental review information, contact Elizabeth Shearer-Nguyen at (619) 446-5369. The Scoping Letter and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Department. **For information regarding public meetings/hearings on this project, contact the Project Manager, William Zounes at (619) 687-5942.** This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on April 26, 2018.

**ATTACHMENTS:** Figure 1: Regional Map  
Figure 2: Vicinity Map  
Figure 3: Site Plan



I:\PROJECTS\HAW\HAW-34\_Cantera\Map\NOP\Fig1\_Regional.mxd HAW-34 08/11/17-CL



Source: Base Map Layers (SanGIS, 2016)

# Regional Location

Figure 1

I:\PROJECTS\HAWAII\HAW-34\_Cantera\Map\NOP\Fig\_2\_ProjectLocation.mxd HAW-34\_4/25/2018\_CL



Source: Aerial (SanGIS 2014)

# Project Location

Figure 2



## Appendix A.2

---

### Scoping Meeting Transcript

**CERTIFIED  
TRANSCRIPT**

ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING

3 ROOTS, PROJECT NUMBER 587128

TRANSCRIPT OF PROCEEDINGS

San Diego, California

Wednesday, May 23, 2018

Reported by:

LISA ANDREASEN

CSR No. 9584

Job No. 2925577

PAGES 1 - 11

Page 1

1 San Diego, California, Wednesday, May 23, 2018

2 6:41 P.M.

3  
4 MS. SHEARER-NGUYEN: Good evening and thank  
5 you for attending and welcome to the scoping meeting  
6 for the environment impact report for the 3 Roots  
7 project. I'm Elizabeth Shearer-Nguyen. I'm the  
8 environmental analyst for the project, and I'm with  
9 the City of San Diego's Development Services  
10 Department.

11 This meeting is referred to as a scoping  
12 meeting, and the purpose is to give the public and  
13 interested parties an opportunity to submit comments  
14 regarding the potential environmental impacts of the  
15 proposed project. The information gathered tonight  
16 will be used to guide the scope and content of the  
17 Environmental Impact Report. We are not here to  
18 respond to questions about the project but to gather  
19 input from the public on the issues you believe should  
20 be analyzed in the EIR.

21 Comments may be provided verbally or in  
22 writing. In order to facilitate written comments,  
23 there are comment forms provided. Please ensure you  
24 include your name, address, email, and ensure that it  
25 is legible so I can send it to the right individuals.

Page 2



1 Additionally, comments can be emailed to the address  
2 indicated on the scoping meeting notice.

3 As previously mentioned, this meeting has  
4 been scheduled to gather input prior to preparing the  
5 project's Environmental Impact Report. The  
6 environmental review staff is required by the  
7 California Environmental Quality Act as well as the  
8 City's Municipal Code to provide the public and the  
9 decision-makers with independently prepared  
10 environmental documents which disclose impacts to the  
11 physical environment. Environmental documents are  
12 prepared in accordance with CEQA. CEQA requires  
13 analysis of a proposed project's environmental impacts  
14 in order to identify ways that those impacts can be  
15 avoided or significantly reduced.

16 The environmental document itself does not  
17 recommend approval or denial of the project, but  
18 rather this information is utilized by the City's  
19 decision-makers as part of the deliberating process in  
20 approving or denying a project.

21 A few comments about how the meeting will be  
22 conducted. First a brief description of the project  
23 provided by Allegra Parisi will take place, and then  
24 we will open the meeting to public comment. The  
25 meeting is designed to get as much public input as

1 possible on areas that need to be addressed in the EIR  
2 in the time allocated for this meeting. Your verbal  
3 comments will be recorded, and, therefore, each  
4 speaker is asked to introduce themselves and complete  
5 their comments within the time allotted. Please  
6 refrain from trying to conduct debates on the merits  
7 of the project at this meeting, for that is not the  
8 purpose tonight's gathering. I must emphasize that  
9 the focus of the comments must stay on the  
10 environmental impacts you believe need to be  
11 thoroughly analyzed in the project's environmental  
12 document.

13 Thank you in advance for your patience. We  
14 will now begin. Allegra.

15 MS. PARISI: Good evening. My name is  
16 Allegra Parisi, and I represent Mesa Canyon Community  
17 Partners. The site in question that we will be  
18 discussing tonight sits on the former Hanson Aggregate  
19 land mine, about a 412-acre parcel located east of  
20 Camino Santa Fe in between Mira Mesa Boulevard and  
21 Miramar Road. The project fits the mining site, which  
22 finished its mining activities in March of 2016.  
23 Since then reclamation obligations have begun, meaning  
24 the site is restoring any impacts that were brought  
25 forth with the mining activity.

1           Hanson Aggregates transferred the parcel to  
2 Mesa Canyon Community Partners in December of last  
3 year, and we've been launching meetings with the City  
4 in terms of presenting the documents that are  
5 affiliated with both the EIR and corporate planning on  
6 this site.

7           To the east is the active Vulcan mining  
8 operation. In addition to us to the west is the  
9 Fenton Technology Park built in 2007 and houses  
10 600,000 square feet of business uses and industrial.

11           This site was currently conceived in 1994 as  
12 part of a master plan. The master plan is called  
13 Carroll Canyon Master Plan. It was embedded within  
14 the Mira Mesa Community Plan. What that conceived in  
15 1994 was Phase 1, which is already built, the  
16 technology park, and it also conceived 1800 units of  
17 residential uses on the site, as well as a 52-acre  
18 industrial park and 20 acres of public park.

19           When we started to analyze the best uses for  
20 this site, we kept the 1800 units and -- we maintained  
21 the 1800 units, and we looked at the -- we maintained  
22 the 1800 units and continued Carroll Canyon Road  
23 throughout the site. But what we did decide to do is  
24 dedicated 25 acres to a public park land. The park  
25 that we're talking about will be Mira Mesa's third

1 community park. And so how our plan currently lays  
2 out it's rated medium-low residential density,  
3 medium-high residential density and a 40-acre  
4 community collective core, which will include  
5 apartment residential units as well as 160,000 square  
6 feet of retail use.

7 With the project will be the construction of  
8 Carroll Canyon Road through the site and will connect  
9 to the existing built section of Carroll Canyon Road  
10 to the east and connect to Camino Santa Fe at 2,000  
11 linear feet west of Camino Santa Fe. So that would be  
12 the major road network that will be coming through the  
13 site, and I believe there would be more (inaudible) on  
14 the community.

15 Also as part of the land use plan is a  
16 concept called a mobility hub. It's one and a half  
17 acres dedicated to public and private partnerships in  
18 the future of mobility and transportation. So our  
19 site is currently 412 acres. The map that you're  
20 looking at represents 60 percent open space. The  
21 project will also include the restoration of Carroll  
22 Canyon Creek. It was a natural common watershed for  
23 Carroll Canyon Creek that passed through the site. It  
24 was disrupted during mining activity, and we will  
25 restore it to its natural condition. We will have a

1 protected section. We will have an enhanced section,  
2 and then we will have a rerouted section. That kind  
3 of covers the main components of the project.

4 MS. SHEARER-NGUYEN: Thank you. Great. So I  
5 have a few speaker slips here. Craig Jackson. Great.  
6 Can you just introduce yourself.

7 MR. JACKSON: Yes. Let me stand, which is  
8 the first challenge. I'm Craig Jackson. I'm a member  
9 of the Mira Mesa Community Planning Group, and I have  
10 a concern that was called to my attention by one of  
11 the candidates for District 6 city council in the  
12 future. It has to do with animal corridors in this  
13 area. There are a lot of obstructions now, and  
14 there's a lot of access, as well; although, it's  
15 different from any of the open-space type access that  
16 we have within the Mira Mesa community.

17 So my question is: Will there be access that  
18 will extend from the site that is the Fenton -- or I'm  
19 sorry, the Vulcan site to the east that would actually  
20 enable deer, coyotes, other animals to move all the  
21 way, say, up north to Rattlesnake Canyon or to the  
22 west so that ultimately they would make it down  
23 underneath I-805. That's the question to be answered  
24 in the EIR.

25 MS. SHEARER-NGUYEN: Perfect. Thank you.

1 Robert Miyon?

2 MR. MIYON: I'm also from the community  
3 planning group. We are looking to see the highway  
4 road go through, and we want it to be completed before  
5 any major construction. And then we have the part  
6 going through the cemetery, which is going to be a  
7 problem as we see forward. And so the tie in on the  
8 creek with the rumble and everything up Camino Ruiz  
9 and the other property up north. You know, Black  
10 Mountain Road south we've got a set of plans, but we  
11 need to get together and talk about setting a time.  
12 And we did put -- the bridge was put in at Carroll  
13 Canyon -- Rattlesnake Creek. We put the culverts in  
14 so they would have adequate control and move to the  
15 right. We've got to think about that.

16 MS. SHEARER-NGUYEN: Great. Thank you. Any  
17 other individuals who would like to speak?

18 MR. JACKSON: Let me make one other comment  
19 if I might.

20 MS. SHEARER-NGUYEN: Sure. Could you state  
21 your name again, please.

22 MR. JACKSON: Craig Jackson. The extension  
23 of Carroll Canyon Road to 805, there is an extension  
24 of it that has been recently completed to the  
25 interchange there that enables both northbound,

1 southbound and to the industrial sections for traffic,  
2 and the traffic is extensive during the coming-to-work  
3 and leaving-work hours. Traffic is also extremely  
4 heavy on Mira Mesa Boulevard eastbound at night,  
5 westbound more so in the morning. The completion of  
6 at least the extension from Camino Santa Fe to 805  
7 absolutely needs to be incorporated into the  
8 environmental impact. Because if this is not  
9 completed before, I can only see an exacerbation of  
10 the already annoying and accident-encouraging traffic  
11 on the only two real east/west thoroughfares, Miramar  
12 Road and Mira Mesa Boulevard.

13 MS. SHEARER-NGUYEN: Thank you. Any other  
14 individuals who would like to provide some verbal  
15 comments? Great. This closes the public  
16 environmental scoping meeting for the 3 Roots project.  
17 Your input will be considered by City staff in the  
18 scope of the EIR and included as part of the official  
19 record for the document. The information and/or  
20 comments submitted will become part of the  
21 administrative record and included in the  
22 environmental document.

23 Speakers and commenters who provided contact  
24 information during this entire process, not just  
25 tonight, will also be placed on an interested parties

1 list for both the environmental document and any other  
2 proceedings related to the project. Therefore, please  
3 ensure that you have provided your address and your  
4 email. I would also like to remind everyone this is  
5 just the start of the environmental review process.  
6 There will be other opportunities to provide comments  
7 on the environmental document and the project such as  
8 during the community group meetings, public review of  
9 the draft environmental document, as well as any  
10 public hearings held for the project. Thank you and  
11 have a great evening.

12  
13 (TIME NOTED: 6:53 p.m.)  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25



1 I, the undersigned, a Certified Shorthand  
2 Reporter of the State of California, do hereby  
3 certify:

4 That the foregoing proceedings were taken  
5 before me at the time and place herein set forth; that  
6 any witnesses in the foregoing proceedings, prior to  
7 testifying, were administered an oath; that a record of  
8 the proceedings was made by me using machine shorthand  
9 which was thereafter transcribed under my direction;  
10 that the foregoing transcript is a true record of the  
11 testimony given.

12 Further, that if the foregoing pertains to  
13 the original transcript of a deposition in a Federal  
14 Case, before completion of the proceedings, review of the  
15 transcript [ ] was [ ] was not requested.

16 I further certify I am neither financially  
17 interested in the action nor a relative or employee of  
18 any attorney or any party to this action.

19 IN WITNESS WHEREOF, I have this date  
20 subscribed my name.

21 Dated: May 24, 2018

22  
23   
24

LISA ANDREASEN

25 CSR No. 9584, RPR



[1 - continued]

<b>1</b>	<b>a</b>	<b>apartment</b> 6:5 <b>approval</b> 3:17 <b>approving</b> 3:20 <b>area</b> 7:13 <b>areas</b> 4:1 <b>asked</b> 4:4 <b>attending</b> 2:5 <b>attention</b> 7:10 <b>attorney</b> 11:18 <b>avoided</b> 3:15	<b>certified</b> 11:1 <b>certify</b> 11:3,16 <b>challenge</b> 7:8 <b>city</b> 2:9 5:3 7:11 9:17 <b>city's</b> 3:8,18 <b>closes</b> 9:15 <b>code</b> 3:8 <b>collective</b> 6:4 <b>coming</b> 6:12 9:2 <b>comment</b> 2:23 3:24 8:18 <b>commenters</b> 9:23 <b>comments</b> 2:13,21 2:22 3:1,21 4:3,5 4:9 9:15,20 10:6 <b>common</b> 6:22 <b>community</b> 4:16 5:2,14 6:1,4,14 7:9,16 8:2 10:8 <b>complete</b> 4:4 <b>completed</b> 8:4,24 9:9 <b>completion</b> 9:5 11:14 <b>components</b> 7:3 <b>conceived</b> 5:11,14 5:16 <b>concept</b> 6:16 <b>concern</b> 7:10 <b>condition</b> 6:25 <b>conduct</b> 4:6 <b>conducted</b> 3:22 <b>connect</b> 6:8,10 <b>considered</b> 9:17 <b>construction</b> 6:7 8:5 <b>contact</b> 9:23 <b>content</b> 2:16 <b>continued</b> 5:22
<b>1</b> 1:25 5:15 <b>11</b> 1:25 <b>160,000</b> 6:5 <b>1800</b> 5:16,20,21,22 <b>1994</b> 5:11,15	<b>absolutely</b> 9:7 <b>access</b> 7:14,15,17 <b>accident</b> 9:10 <b>acre</b> 4:19 5:17 6:3 <b>acres</b> 5:18,24 6:17 6:19 <b>act</b> 3:7 <b>action</b> 11:17,18 <b>active</b> 5:7 <b>activities</b> 4:22 <b>activity</b> 4:25 6:24 <b>addition</b> 5:8 <b>additionally</b> 3:1 <b>address</b> 2:24 3:1 10:3 <b>addressed</b> 4:1 <b>adequate</b> 8:14 <b>administered</b> 11:7 <b>administrative</b> 9:21 <b>advance</b> 4:13 <b>affiliated</b> 5:5 <b>aggregate</b> 4:18 <b>aggregates</b> 5:1 <b>allegra</b> 3:23 4:14 4:16 <b>allocated</b> 4:2 <b>allotted</b> 4:5 <b>analysis</b> 3:13 <b>analyst</b> 2:8 <b>analyze</b> 5:19 <b>analyzed</b> 2:20 4:11 <b>andreasen</b> 1:22 11:24 <b>animal</b> 7:12 <b>animals</b> 7:20 <b>annoying</b> 9:10 <b>answered</b> 7:23	<b>b</b> <b>begun</b> 4:23 <b>believe</b> 2:19 4:10 6:13 <b>best</b> 5:19 <b>black</b> 8:9 <b>boulevard</b> 4:20 9:4,12 <b>bridge</b> 8:12 <b>brief</b> 3:22 <b>brought</b> 4:24 <b>built</b> 5:9,15 6:9 <b>business</b> 5:10	
<b>2</b>		<b>c</b> <b>california</b> 1:9 2:1 3:7 11:2 <b>called</b> 5:12 6:16 7:10 <b>camino</b> 4:20 6:10 6:11 8:8 9:6 <b>candidates</b> 7:11 <b>canyon</b> 4:16 5:2 5:13,22 6:8,9,22 6:23 7:21 8:13,23 <b>carroll</b> 5:13,22 6:8 6:9,21,23 8:12,23 <b>case</b> 11:14 <b>cemetery</b> 8:6 <b>ceqa</b> 3:12,12	
<b>2,000</b> 6:10 <b>20</b> 5:18 <b>2007</b> 5:9 <b>2016</b> 4:22 <b>2018</b> 1:10 2:1 11:21 <b>23</b> 1:10 2:1 <b>24</b> 11:21 <b>25</b> 5:24 <b>2925577</b> 1:24			
<b>3</b>			
<b>3</b> 1:4 2:6 9:16			
<b>4</b>			
<b>40</b> 6:3 <b>412</b> 4:19 6:19			
<b>5</b>			
<b>52</b> 5:17 <b>587128</b> 1:4			
<b>6</b>			
<b>6</b> 7:11 <b>60</b> 6:20 <b>600,000</b> 5:10 <b>6:41</b> 2:2 <b>6:53</b> 10:13			
<b>8</b>			
<b>805</b> 7:23 8:23 9:6			
<b>9</b>			
<b>9584</b> 1:23 11:25			

[control - kind]

<p><b>control</b> 8:14  <b>core</b> 6:4  <b>corporate</b> 5:5  <b>corridors</b> 7:12  <b>council</b> 7:11  <b>covers</b> 7:3  <b>coyotes</b> 7:20  <b>craig</b> 7:5,8 8:22  <b>creek</b> 6:22,23 8:8 8:13  <b>csr</b> 1:23 11:25  <b>culverts</b> 8:13  <b>currently</b> 5:11 6:1 6:19</p>	<p><b>district</b> 7:11  <b>document</b> 3:16 4:12 9:19,22 10:1 10:7,9  <b>documents</b> 3:10 3:11 5:4  <b>draft</b> 10:9</p>	<p><b>extensive</b> 9:2  <b>extremely</b> 9:3</p>	<p><b>held</b> 10:10  <b>high</b> 6:3  <b>highway</b> 8:3  <b>hours</b> 9:3  <b>houses</b> 5:9  <b>hub</b> 6:16</p>
<p><b>d</b></p>	<p><b>e</b></p>	<p><b>f</b></p>	<p><b>i</b></p>
<p><b>date</b> 11:19  <b>dated</b> 11:21  <b>debates</b> 4:6  <b>december</b> 5:2  <b>decide</b> 5:23  <b>decision</b> 3:9,19  <b>dedicated</b> 5:24 6:17  <b>deer</b> 7:20  <b>deliberating</b> 3:19  <b>denial</b> 3:17  <b>density</b> 6:2,3  <b>denying</b> 3:20  <b>department</b> 2:10  <b>deposition</b> 11:13  <b>description</b> 3:22  <b>designed</b> 3:25  <b>development</b> 2:9  <b>diego</b> 1:9 2:1  <b>diego's</b> 2:9  <b>different</b> 7:15  <b>direction</b> 11:9  <b>disclose</b> 3:10  <b>discussing</b> 4:18  <b>disrupted</b> 6:24</p>	<p><b>east</b> 4:19 5:7 6:10 7:19 9:11  <b>eastbound</b> 9:4  <b>eir</b> 2:20 4:1 5:5 7:24 9:18  <b>elizabeth</b> 2:7  <b>email</b> 2:24 10:4  <b>emailed</b> 3:1  <b>embedded</b> 5:13  <b>emphasize</b> 4:8  <b>employee</b> 11:17  <b>enable</b> 7:20  <b>enables</b> 8:25  <b>encouraging</b> 9:10  <b>enhanced</b> 7:1  <b>ensure</b> 2:23,24 10:3  <b>entire</b> 9:24  <b>environment</b> 2:6 3:11  <b>environmental</b> 1:3 2:8,14,17 3:5,6,7 3:10,11,13,16 4:10 4:11 9:8,16,22 10:1,5,7,9  <b>evening</b> 2:4 4:15 10:11  <b>exacerbation</b> 9:9  <b>existing</b> 6:9  <b>extend</b> 7:18  <b>extension</b> 8:22,23 9:6</p>	<p><b>facilitate</b> 2:22  <b>fe</b> 4:20 6:10,11 9:6  <b>federal</b> 11:13  <b>feet</b> 5:10 6:6,11  <b>fenton</b> 5:9 7:18  <b>financially</b> 11:16  <b>finished</b> 4:22  <b>first</b> 3:22 7:8  <b>fits</b> 4:21  <b>focus</b> 4:9  <b>foregoing</b> 11:4,6 11:10,12  <b>former</b> 4:18  <b>forms</b> 2:23  <b>forth</b> 4:25 11:5  <b>forward</b> 8:7  <b>further</b> 11:12,16  <b>future</b> 6:18 7:12</p>	<p><b>identify</b> 3:14  <b>impact</b> 1:3 2:6,17 3:5 9:8  <b>impacts</b> 2:14 3:10 3:13,14 4:10,24  <b>inaudible</b> 6:13  <b>include</b> 2:24 6:4 6:21  <b>included</b> 9:18,21  <b>incorporated</b> 9:7  <b>independently</b> 3:9  <b>indicated</b> 3:2  <b>individuals</b> 2:25 8:17 9:14  <b>industrial</b> 5:10,18 9:1  <b>information</b> 2:15 3:18 9:19,24  <b>input</b> 2:19 3:4,25 9:17  <b>interchange</b> 8:25  <b>interested</b> 2:13 9:25 11:17  <b>introduce</b> 4:4 7:6  <b>issues</b> 2:19</p>
		<p><b>g</b></p>	<p><b>j</b></p>
		<p><b>gather</b> 2:18 3:4  <b>gathered</b> 2:15  <b>gathering</b> 4:8  <b>give</b> 2:12  <b>given</b> 11:11  <b>go</b> 8:4  <b>going</b> 8:6,6  <b>good</b> 2:4 4:15  <b>great</b> 7:4,5 8:16 9:15 10:11  <b>group</b> 7:9 8:3 10:8  <b>guide</b> 2:16</p>	<p><b>jackson</b> 7:5,7,8 8:18,22,22  <b>job</b> 1:24</p>
		<p><b>h</b></p>	<p><b>k</b></p>
		<p><b>half</b> 6:16  <b>hanson</b> 4:18 5:1  <b>hearings</b> 10:10  <b>heavy</b> 9:4</p>	<p><b>kept</b> 5:20  <b>kind</b> 7:2</p>

[know - refrain]

<b>know</b> 8:9	<b>mining</b> 4:21,22,25 5:7 6:24	<b>original</b> 11:13	<b>process</b> 3:19 9:24 10:5
<b>l</b>	<b>mira</b> 4:20 5:14,25 7:9,16 9:4,12	<b>p</b>	<b>project</b> 1:4 2:7,8 2:15,18 3:17,20,22 4:7,21 6:7,21 7:3 9:16 10:2,7,10
<b>land</b> 4:19 5:24 6:15	<b>miramar</b> 4:21 9:11	<b>p.m.</b> 2:2 10:13	<b>project's</b> 3:5,13 4:11
<b>launching</b> 5:3	<b>miyon</b> 8:1,2	<b>pages</b> 1:25	<b>property</b> 8:9
<b>lays</b> 6:1	<b>mobility</b> 6:16,18	<b>parcel</b> 4:19 5:1	<b>proposed</b> 2:15 3:13
<b>leaving</b> 9:3	<b>morning</b> 9:5	<b>parisi</b> 3:23 4:15,16	<b>protected</b> 7:1
<b>legible</b> 2:25	<b>mountain</b> 8:10	<b>park</b> 5:9,16,18,18 5:24,24 6:1	<b>provide</b> 3:8 9:14 10:6
<b>linear</b> 6:11	<b>move</b> 7:20 8:14	<b>part</b> 3:19 5:12 6:15 8:5 9:18,20	<b>provided</b> 2:21,23 3:23 9:23 10:3
<b>lisa</b> 1:22 11:24	<b>municipal</b> 3:8	<b>parties</b> 2:13 9:25	<b>public</b> 2:12,19 3:8 3:24,25 5:18,24 6:17 9:15 10:8,10
<b>list</b> 10:1	<b>n</b>	<b>partners</b> 4:17 5:2	<b>purpose</b> 2:12 4:8
<b>located</b> 4:19	<b>name</b> 2:24 4:15 8:21 11:20	<b>partnerships</b> 6:17	<b>put</b> 8:12,12,13
<b>looked</b> 5:21	<b>natural</b> 6:22,25	<b>party</b> 11:18	<b>q</b>
<b>looking</b> 6:20 8:3	<b>need</b> 4:1,10 8:11	<b>passed</b> 6:23	<b>quality</b> 3:7
<b>lot</b> 7:13,14	<b>needs</b> 9:7	<b>patience</b> 4:13	<b>question</b> 4:17 7:17 7:23
<b>low</b> 6:2	<b>neither</b> 11:16	<b>percent</b> 6:20	<b>questions</b> 2:18
<b>m</b>	<b>network</b> 6:12	<b>perfect</b> 7:25	<b>r</b>
<b>machine</b> 11:8	<b>nguyen</b> 2:4,7 7:4 7:25 8:16,20 9:13	<b>pertains</b> 11:12	<b>rated</b> 6:2
<b>main</b> 7:3	<b>night</b> 9:4	<b>phase</b> 5:15	<b>rattlesnake</b> 7:21 8:13
<b>maintained</b> 5:20 5:21	<b>north</b> 7:21 8:9	<b>physical</b> 3:11	<b>real</b> 9:11
<b>major</b> 6:12 8:5	<b>northbound</b> 8:25	<b>place</b> 3:23 11:5	<b>reclamation</b> 4:23
<b>makers</b> 3:9,19	<b>noted</b> 10:13	<b>placed</b> 9:25	<b>recommend</b> 3:17
<b>map</b> 6:19	<b>notice</b> 3:2	<b>plan</b> 5:12,12,13,14 6:1,15	<b>record</b> 9:19,21 11:7,10
<b>march</b> 4:22	<b>number</b> 1:4	<b>planning</b> 5:5 7:9 8:3	<b>recorded</b> 4:3
<b>master</b> 5:12,12,13	<b>o</b>	<b>plans</b> 8:10	<b>reduced</b> 3:15
<b>meaning</b> 4:23	<b>oath</b> 11:7	<b>please</b> 2:23 4:5 8:21 10:2	<b>referred</b> 2:11
<b>medium</b> 6:2,3	<b>obligations</b> 4:23	<b>possible</b> 4:1	<b>refrain</b> 4:6
<b>meeting</b> 1:3 2:5,11 2:12 3:2,3,21,24 3:25 4:2,7 9:16	<b>obstructions</b> 7:13	<b>potential</b> 2:14	
<b>meetings</b> 5:3 10:8	<b>official</b> 9:18	<b>prepared</b> 3:9,12	
<b>member</b> 7:8	<b>open</b> 3:24 6:20 7:15	<b>preparing</b> 3:4	
<b>mentioned</b> 3:3	<b>operation</b> 5:8	<b>presenting</b> 5:4	
<b>merits</b> 4:6	<b>opportunities</b> 10:6	<b>previously</b> 3:3	
<b>mesa</b> 4:16,20 5:2 5:14 7:9,16 9:4,12	<b>opportunity</b> 2:13	<b>prior</b> 3:4 11:6	
<b>mesa's</b> 5:25	<b>order</b> 2:22 3:14	<b>private</b> 6:17	
<b>mine</b> 4:19		<b>problem</b> 8:7	
		<b>proceedings</b> 1:8 10:2 11:4,6,8,14	

[regarding - year]

<p><b>regarding</b> 2:14  <b>related</b> 10:2  <b>relative</b> 11:17  <b>remind</b> 10:4  <b>report</b> 1:3 2:6,17  3:5  <b>reported</b> 1:22  <b>reporter</b> 11:2  <b>represent</b> 4:16  <b>represents</b> 6:20  <b>requested</b> 11:15  <b>required</b> 3:6  <b>requires</b> 3:12  <b>rerouted</b> 7:2  <b>residential</b> 5:17  6:2,3,5  <b>respond</b> 2:18  <b>restoration</b> 6:21  <b>restore</b> 6:25  <b>restoring</b> 4:24  <b>retail</b> 6:6  <b>review</b> 3:6 10:5,8  11:14  <b>right</b> 2:25 8:15  <b>road</b> 4:21 5:22 6:8  6:9,12 8:4,10,23  9:12  <b>robert</b> 8:1  <b>roots</b> 1:4 2:6 9:16  <b>rpr</b> 11:25  <b>ruiz</b> 8:8  <b>rumble</b> 8:8</p>	<p><b>section</b> 6:9 7:1,1,2  <b>sections</b> 9:1  <b>see</b> 8:3,7 9:9  <b>send</b> 2:25  <b>services</b> 2:9  <b>set</b> 8:10 11:5  <b>setting</b> 8:11  <b>shearer</b> 2:4,7 7:4  7:25 8:16,20 9:13  <b>shorthand</b> 11:1,8  <b>signature</b> 11:24  <b>significantly</b> 3:15  <b>site</b> 4:17,21,24 5:6  5:11,17,20,23 6:8  6:13,19,23 7:18,19  <b>sits</b> 4:18  <b>slips</b> 7:5  <b>sorry</b> 7:19  <b>south</b> 8:10  <b>southbound</b> 9:1  <b>space</b> 6:20 7:15  <b>speak</b> 8:17  <b>speaker</b> 4:4 7:5  <b>speakers</b> 9:23  <b>square</b> 5:10 6:5  <b>staff</b> 3:6 9:17  <b>stand</b> 7:7  <b>start</b> 10:5  <b>started</b> 5:19  <b>state</b> 8:20 11:2  <b>stay</b> 4:9  <b>submit</b> 2:13  <b>submitted</b> 9:20  <b>subscribed</b> 11:20  <b>sure</b> 8:20</p>	<p><b>technology</b> 5:9,16  <b>terms</b> 5:4  <b>testifying</b> 11:7  <b>testimony</b> 11:11  <b>thank</b> 2:4 4:13 7:4  7:25 8:16 9:13  10:10  <b>think</b> 8:15  <b>third</b> 5:25  <b>thoroughfares</b>  9:11  <b>thoroughly</b> 4:11  <b>tie</b> 8:7  <b>time</b> 4:2,5 8:11  10:13 11:5  <b>tonight</b> 2:15 4:18  9:25  <b>tonight's</b> 4:8  <b>traffic</b> 9:1,2,3,10  <b>transcribed</b> 11:9  <b>transcript</b> 1:8  11:10,13,15  <b>transferred</b> 5:1  <b>transportation</b>  6:18  <b>true</b> 11:10  <b>trying</b> 4:6  <b>two</b> 9:11  <b>type</b> 7:15</p>	<p><b>v</b></p> <p><b>verbal</b> 4:2 9:14  <b>verbally</b> 2:21  <b>vulcan</b> 5:7 7:19</p>
<p><b>s</b></p> <p><b>san</b> 1:9 2:1,9  <b>santa</b> 4:20 6:10,11  9:6  <b>scheduled</b> 3:4  <b>scope</b> 2:16 9:18  <b>scoping</b> 1:3 2:5,11  3:2 9:16</p>	<p><b>t</b></p> <p><b>take</b> 3:23  <b>taken</b> 11:4  <b>talk</b> 8:11  <b>talking</b> 5:25</p>	<p><b>u</b></p> <p><b>ultimately</b> 7:22  <b>underneath</b> 7:23  <b>undersigned</b> 11:1  <b>units</b> 5:16,20,21  5:22 6:5  <b>use</b> 6:6,15  <b>uses</b> 5:10,17,19  <b>utilized</b> 3:18</p>	<p><b>w</b></p> <p><b>want</b> 8:4  <b>watershed</b> 6:22  <b>way</b> 7:21  <b>ways</b> 3:14  <b>we've</b> 5:3 8:10,15  <b>wednesday</b> 1:10  2:1  <b>welcome</b> 2:5  <b>west</b> 5:8 6:11 7:22  9:11  <b>westbound</b> 9:5  <b>whereof</b> 11:19  <b>witness</b> 11:19  <b>witnesses</b> 11:6  <b>work</b> 9:2,3  <b>writing</b> 2:22  <b>written</b> 2:22</p>
			<p><b>y</b></p> <p><b>year</b> 5:3</p>

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING  
3 ROOTS, PROJECT NUMBER 587128

TRANSCRIPT OF PROCEEDINGS  
San Diego, California  
Wednesday, May 23, 2018

Reported by:  
LISA ANDREASEN  
CSR No. 9584  
Job No. 2925577  
PAGES 1 - 11

1 San Diego, California, Wednesday, May 23, 2018  
 2 6:41 P.M.  
 3  
 4 MS. SHEARER-NGUYEN: Good evening and thank  
 5 you for attending and welcome to the scoping meeting  
 6 for the environment impact report for the 3 Roots  
 7 project. I'm Elizabeth Shearer-Nguyen. I'm the  
 8 environmental analyst for the project, and I'm with  
 9 the City of San Diego's Development Services  
 10 Department.  
 11 This meeting is referred to as a scoping  
 12 meeting, and the purpose is to give the public and  
 13 interested parties an opportunity to submit comments  
 14 regarding the potential environmental impacts of the  
 15 proposed project. The information gathered tonight  
 16 will be used to guide the scope and content of the  
 17 Environmental Impact Report. We are not here to  
 18 respond to questions about the project but to gather  
 19 input from the public on the issues you believe should  
 20 be analyzed in the EIR.  
 21 Comments may be provided verbally or in  
 22 writing. In order to facilitate written comments,  
 23 there are comment forms provided. Please ensure you  
 24 include your name, address, email, and ensure that it  
 25 is legible so I can send it to the right individuals.

Page 2

1 possible on areas that need to be addressed in the EIR  
 2 in the time allocated for this meeting. Your verbal  
 3 comments will be recorded, and, therefore, each  
 4 speaker is asked to introduce themselves and complete  
 5 their comments within the time allotted. Please  
 6 refrain from trying to conduct debates on the merits  
 7 of the project at this meeting, for that is not the  
 8 purpose tonight's gathering. I must emphasize that  
 9 the focus of the comments must stay on the  
 10 environmental impacts you believe need to be  
 11 thoroughly analyzed in the project's environmental  
 12 document.  
 13 Thank you in advance for your patience. We  
 14 will now begin. Allegra.  
 15 MS. PARISI: Good evening. My name is  
 16 Allegra Parisi, and I represent Mesa Canyon Community  
 17 Partners. The site in question that we will be  
 18 discussing tonight sits on the former Hanson Aggregate  
 19 land mine, about a 412-acre parcel located east of  
 20 Camino Santa Fe in between Mira Mesa Boulevard and  
 21 Miramar Road. The project fits the mining site, which  
 22 finished its mining activities in March of 2016.  
 23 Since then reclamation obligations have begun, meaning  
 24 the site is restoring any impacts that were brought  
 25 forth with the mining activity.

Page 4

1 Additionally, comments can be emailed to the address  
 2 indicated on the scoping meeting notice.  
 3 As previously mentioned, this meeting has  
 4 been scheduled to gather input prior to preparing the  
 5 project's Environmental Impact Report. The  
 6 environmental review staff is required by the  
 7 California Environmental Quality Act as well as the  
 8 City's Municipal Code to provide the public and the  
 9 decision-makers with independently prepared  
 10 environmental documents which disclose impacts to the  
 11 physical environment. Environmental documents are  
 12 prepared in accordance with CEQA. CEQA requires  
 13 analysis of a proposed project's environmental impacts  
 14 in order to identify ways that those impacts can be  
 15 avoided or significantly reduced.  
 16 The environmental document itself does not  
 17 recommend approval or denial of the project, but  
 18 rather this information is utilized by the City's  
 19 decision-makers as part of the deliberating process in  
 20 approving or denying a project.  
 21 A few comments about how the meeting will be  
 22 conducted. First a brief description of the project  
 23 provided by Allegra Parisi will take place, and then  
 24 we will open the meeting to public comment. The  
 25 meeting is designed to get as much public input as

Page 3

1 Hanson Aggregates transferred the parcel to  
 2 Mesa Canyon Community Partners in December of last  
 3 year, and we've been launching meetings with the City  
 4 in terms of presenting the documents that are  
 5 affiliated with both the EIR and corporate planning on  
 6 this site.  
 7 To the east is the active Vulcan mining  
 8 operation. In addition to us to the west is the  
 9 Fenton Technology Park built in 2007 and houses  
 10 600,000 square feet of business uses and industrial.  
 11 This site was currently conceived in 1994 as  
 12 part of a master plan. The master plan is called  
 13 Carroll Canyon Master Plan. It was embedded within  
 14 the Mira Mesa Community Plan. What that conceived in  
 15 1994 was Phase 1, which is already built, the  
 16 technology park, and it also conceived 1800 units of  
 17 residential uses on the site, as well as a 52-acre  
 18 industrial park and 20 acres of public park.  
 19 When we started to analyze the best uses for  
 20 this site, we kept the 1800 units and -- we maintained  
 21 the 1800 units, and we looked at the -- we maintained  
 22 the 1800 units and continued Carroll Canyon Road  
 23 throughout the site. But what we did decide to do is  
 24 dedicated 25 acres to a public park land. The park  
 25 that we're talking about will be Mira Mesa's third

Page 5



1 community park. And so how our plan currently lays  
2 out it's rated medium-low residential density,  
3 medium-high residential density and a 40-acre  
4 community collective core, which will include  
5 apartment residential units as well as 160,000 square  
6 feet of retail use.  
7 With the project will be the construction of  
8 Carroll Canyon Road through the site and will connect  
9 to the existing built section of Carroll Canyon Road  
10 to the east and connect to Camino Santa Fe at 2,000  
11 linear feet west of Camino Santa Fe. So that would be  
12 the major road network that will be coming through the  
13 site, and I believe there would be more (inaudible) on  
14 the community.  
15 Also as part of the land use plan is a  
16 concept called a mobility hub. It's one and a half  
17 acres dedicated to public and private partnerships in  
18 the future of mobility and transportation. So our  
19 site is currently 412 acres. The map that you're  
20 looking at represents 60 percent open space. The  
21 project will also include the restoration of Carroll  
22 Canyon Creek. It was a natural common watershed for  
23 Carroll Canyon Creek that passed through the site. It  
24 was disrupted during mining activity, and we will  
25 restore it to its natural condition. We will have a

1 protected section. We will have an enhanced section,  
2 and then we will have a rerouted section. That kind  
3 of covers the main components of the project.  
4 MS. SHEARER-NGUYEN: Thank you. Great. So I  
5 have a few speaker slips here. Craig Jackson. Great.  
6 Can you just introduce yourself.  
7 MR. JACKSON: Yes. Let me stand, which is  
8 the first challenge. I'm Craig Jackson. I'm a member  
9 of the Mira Mesa Community Planning Group, and I have  
10 a concern that was called to my attention by one of  
11 the candidates for District 6 city council in the  
12 future. It has to do with animal corridors in this  
13 area. There are a lot of obstructions now, and  
14 there's a lot of access, as well; although, it's  
15 different from any of the open-space type access that  
16 we have within the Mira Mesa community.  
17 So my question is: Will there be access that  
18 will extend from the site that is the Fenton -- or I'm  
19 sorry, the Vulcan site to the east that would actually  
20 enable deer, coyotes, other animals to move all the  
21 way, say, up north to Rattlesnake Canyon or to the  
22 west so that ultimately they would make it down  
23 underneath I-805. That's the question to be answered  
24 in the EIR.  
25 MS. SHEARER-NGUYEN: Perfect. Thank you.

1 Robert Miyon?  
2 MR. MIYON: I'm also from the community  
3 planning group. We are looking to see the highway  
4 road go through, and we want it to be completed before  
5 any major construction. And then we have the part  
6 going through the cemetery, which is going to be a  
7 problem as we see forward. And so the tie in on the  
8 creek with the rumble and everything up Camino Ruiz  
9 and the other property up north. You know, Black  
10 Mountain Road south we've got a set of plans, but we  
11 need to get together and talk about setting a time.  
12 And we did put -- the bridge was put in at Carroll  
13 Canyon -- Rattlesnake Creek. We put the culverts in  
14 so they would have adequate control and move to the  
15 right. We've got to think about that.  
16 MS. SHEARER-NGUYEN: Great. Thank you. Any  
17 other individuals who would like to speak?  
18 MR. JACKSON: Let me make one other comment  
19 if I might.  
20 MS. SHEARER-NGUYEN: Sure. Could you state  
21 your name again, please.  
22 MR. JACKSON: Craig Jackson. The extension  
23 of Carroll Canyon Road to 805, there is an extension  
24 of it that has been recently completed to the  
25 interchange there that enables both northbound,

1 southbound and to the industrial sections for traffic,  
2 and the traffic is extensive during the coming-to-work  
3 and leaving-work hours. Traffic is also extremely  
4 heavy on Mira Mesa Boulevard eastbound at night,  
5 westbound more so in the morning. The completion of  
6 at least the extension from Camino Santa Fe to 805  
7 absolutely needs to be incorporated into the  
8 environmental impact. Because if this is not  
9 completed before, I can only see an exacerbation of  
10 the already annoying and accident-encouraging traffic  
11 on the only two real east/west thoroughfares, Miramar  
12 Road and Mira Mesa Boulevard.  
13 MS. SHEARER-NGUYEN: Thank you. Any other  
14 individuals who would like to provide some verbal  
15 comments? Great. This closes the public  
16 environmental scoping meeting for the 3 Roots project.  
17 Your input will be considered by City staff in the  
18 scope of the EIR and included as part of the official  
19 record for the document. The information and/or  
20 comments submitted will become part of the  
21 administrative record and included in the  
22 environmental document.  
23 Speakers and commenters who provided contact  
24 information during this entire process, not just  
25 tonight, will also be placed on an interested parties

[regarding - year]

<p><b>regarding</b> 2:14  <b>related</b> 10:2  <b>relative</b> 11:17  <b>remind</b> 10:4  <b>report</b> 1:3 2:6,17  3:5  <b>reported</b> 1:22  <b>reporter</b> 11:2  <b>represent</b> 4:16  <b>represents</b> 6:20  <b>requested</b> 11:15  <b>required</b> 3:6  <b>requires</b> 3:12  <b>rerouted</b> 7:2  <b>residential</b> 5:17  6:2,3,5  <b>respond</b> 2:18  <b>restoration</b> 6:21  <b>restore</b> 6:25  <b>restoring</b> 4:24  <b>retail</b> 6:6  <b>review</b> 3:6 10:5,8  11:14  <b>right</b> 2:25 8:15  <b>road</b> 4:21 5:22 6:8  6:9,12 8:4,10,23  9:12  <b>robert</b> 8:1  <b>roots</b> 1:4 2:6 9:16  <b>rpr</b> 11:25  <b>ruiz</b> 8:8  <b>rumble</b> 8:8</p>	<p><b>section</b> 6:9 7:1,1,2  <b>sections</b> 9:1  <b>see</b> 8:3,7 9:9  <b>send</b> 2:25  <b>services</b> 2:9  <b>set</b> 8:10 11:5  <b>setting</b> 8:11  <b>shearer</b> 2:4,7 7:4  7:25 8:16,20 9:13  <b>shorthand</b> 11:1,8  <b>signature</b> 11:24  <b>significantly</b> 3:15  <b>site</b> 4:17,21,24 5:6  5:11,17,20,23 6:8  6:13,19,23 7:18,19  <b>sits</b> 4:18  <b>slips</b> 7:5  <b>sorry</b> 7:19  <b>south</b> 8:10  <b>southbound</b> 9:1  <b>space</b> 6:20 7:15  <b>speak</b> 8:17  <b>speaker</b> 4:4 7:5  <b>speakers</b> 9:23  <b>square</b> 5:10 6:5  <b>staff</b> 3:6 9:17  <b>stand</b> 7:7  <b>start</b> 10:5  <b>started</b> 5:19  <b>state</b> 8:20 11:2  <b>stay</b> 4:9  <b>submit</b> 2:13  <b>submitted</b> 9:20  <b>subscribed</b> 11:20  <b>sure</b> 8:20</p>	<p><b>technology</b> 5:9,16  <b>terms</b> 5:4  <b>testifying</b> 11:7  <b>testimony</b> 11:11  <b>thank</b> 2:4 4:13 7:4  7:25 8:16 9:13  10:10  <b>think</b> 8:15  <b>third</b> 5:25  <b>thoroughfares</b>  9:11  <b>thoroughly</b> 4:11  <b>tie</b> 8:7  <b>time</b> 4:2,5 8:11  10:13 11:5  <b>tonight</b> 2:15 4:18  9:25  <b>tonight's</b> 4:8  <b>traffic</b> 9:1,2,3,10  <b>transcribed</b> 11:9  <b>transcript</b> 1:8  11:10,13,15  <b>transferred</b> 5:1  <b>transportation</b>  6:18  <b>true</b> 11:10  <b>trying</b> 4:6  <b>two</b> 9:11  <b>type</b> 7:15</p>	<p><b>v</b></p> <p><b>verbal</b> 4:2 9:14  <b>verbally</b> 2:21  <b>vulcan</b> 5:7 7:19</p>
			<p><b>w</b></p> <p><b>want</b> 8:4  <b>watershed</b> 6:22  <b>way</b> 7:21  <b>ways</b> 3:14  <b>we've</b> 5:3 8:10,15  <b>wednesday</b> 1:10  2:1  <b>welcome</b> 2:5  <b>west</b> 5:8 6:11 7:22  9:11  <b>westbound</b> 9:5  <b>whereof</b> 11:19  <b>witness</b> 11:19  <b>witnesses</b> 11:6  <b>work</b> 9:2,3  <b>writing</b> 2:22  <b>written</b> 2:22</p>
			<p><b>y</b></p> <p><b>year</b> 5:3</p>
		<p><b>u</b></p> <p><b>ultimately</b> 7:22  <b>underneath</b> 7:23  <b>undersigned</b> 11:1  <b>units</b> 5:16,20,21  5:22 6:5  <b>use</b> 6:6,15  <b>uses</b> 5:10,17,19  <b>utilized</b> 3:18</p>	
<p><b>s</b></p> <p><b>san</b> 1:9 2:1,9  <b>santa</b> 4:20 6:10,11  9:6  <b>scheduled</b> 3:4  <b>scope</b> 2:16 9:18  <b>scoping</b> 1:3 2:5,11  3:2 9:16</p>	<p><b>t</b></p> <p><b>take</b> 3:23  <b>taken</b> 11:4  <b>talk</b> 8:11  <b>talking</b> 5:25</p>		

[1 - continued]

<b>1</b>	<b>a</b>	<b>apartment</b> 6:5	<b>certified</b> 11:1
<b>1</b> 1:25 5:15	<b>absolutely</b> 9:7	<b>approval</b> 3:17	<b>certify</b> 11:3,16
<b>11</b> 1:25	<b>access</b> 7:14,15,17	<b>approving</b> 3:20	<b>challenge</b> 7:8
<b>160,000</b> 6:5	<b>accident</b> 9:10	<b>area</b> 7:13	<b>city</b> 2:9 5:3 7:11
<b>1800</b> 5:16,20,21,22	<b>acre</b> 4:19 5:17 6:3	<b>areas</b> 4:1	9:17
<b>1994</b> 5:11,15	<b>acres</b> 5:18,24 6:17	<b>asked</b> 4:4	<b>city's</b> 3:8,18
<b>2</b>	6:19	<b>attending</b> 2:5	<b>closes</b> 9:15
<b>2,000</b> 6:10	<b>act</b> 3:7	<b>attention</b> 7:10	<b>code</b> 3:8
<b>20</b> 5:18	<b>action</b> 11:17,18	<b>attorney</b> 11:18	<b>collective</b> 6:4
<b>2007</b> 5:9	<b>active</b> 5:7	<b>avoided</b> 3:15	<b>coming</b> 6:12 9:2
<b>2016</b> 4:22	<b>activities</b> 4:22	<b>b</b>	<b>comment</b> 2:23
<b>2018</b> 1:10 2:1	<b>activity</b> 4:25 6:24	<b>begun</b> 4:23	3:24 8:18
11:21	<b>addition</b> 5:8	<b>believe</b> 2:19 4:10	<b>commenters</b> 9:23
<b>23</b> 1:10 2:1	<b>additionally</b> 3:1	6:13	<b>comments</b> 2:13,21
<b>24</b> 11:21	<b>address</b> 2:24 3:1	<b>best</b> 5:19	2:22 3:1,21 4:3,5
<b>25</b> 5:24	10:3	<b>black</b> 8:9	4:9 9:15,20 10:6
<b>2925577</b> 1:24	<b>addressed</b> 4:1	<b>boulevard</b> 4:20	<b>common</b> 6:22
<b>3</b>	<b>adequate</b> 8:14	9:4,12	<b>community</b> 4:16
<b>3</b> 1:4 2:6 9:16	<b>administered</b> 11:7	<b>bridge</b> 8:12	5:2,14 6:1,4,14
<b>4</b>	<b>administrative</b>	<b>brief</b> 3:22	7:9,16 8:2 10:8
	9:21	<b>brought</b> 4:24	<b>complete</b> 4:4
<b>40</b> 6:3	<b>advance</b> 4:13	<b>built</b> 5:9,15 6:9	<b>completed</b> 8:4,24
<b>412</b> 4:19 6:19	<b>affiliated</b> 5:5	<b>business</b> 5:10	9:9
<b>5</b>	<b>aggregate</b> 4:18	<b>c</b>	<b>completion</b> 9:5
<b>52</b> 5:17	<b>aggregates</b> 5:1	<b>california</b> 1:9 2:1	11:14
<b>587128</b> 1:4	<b>allegra</b> 3:23 4:14	3:7 11:2	<b>components</b> 7:3
<b>6</b>	4:16	<b>called</b> 5:12 6:16	<b>conceived</b> 5:11,14
<b>6</b> 7:11	<b>allocated</b> 4:2	7:10	5:16
<b>60</b> 6:20	<b>allotted</b> 4:5	<b>camino</b> 4:20 6:10	<b>concept</b> 6:16
<b>600,000</b> 5:10	<b>analysis</b> 3:13	6:11 8:8 9:6	<b>concern</b> 7:10
<b>6:41</b> 2:2	<b>analyst</b> 2:8	<b>candidates</b> 7:11	<b>condition</b> 6:25
<b>6:53</b> 10:13	<b>analyze</b> 5:19	<b>canyon</b> 4:16 5:2	<b>conduct</b> 4:6
<b>8</b>	<b>analyzed</b> 2:20	5:13,22 6:8,9,22	<b>conducted</b> 3:22
	4:11	6:23 7:21 8:13,23	<b>connect</b> 6:8,10
<b>805</b> 7:23 8:23 9:6	<b>andreasen</b> 1:22	<b>carroll</b> 5:13,22 6:8	<b>considered</b> 9:17
<b>9</b>	11:24	6:9,21,23 8:12,23	<b>construction</b> 6:7
	<b>animal</b> 7:12	<b>case</b> 11:14	8:5
<b>9584</b> 1:23 11:25	<b>animals</b> 7:20	<b>cemetery</b> 8:6	<b>contact</b> 9:23
	<b>annoying</b> 9:10	<b>ceqa</b> 3:12,12	<b>content</b> 2:16
	<b>answered</b> 7:23		<b>continued</b> 5:22

[control - kind]

<p><b>control</b> 8:14  <b>core</b> 6:4  <b>corporate</b> 5:5  <b>corridors</b> 7:12  <b>council</b> 7:11  <b>covers</b> 7:3  <b>coyotes</b> 7:20  <b>craig</b> 7:5,8 8:22  <b>creek</b> 6:22,23 8:8 8:13  <b>csr</b> 1:23 11:25  <b>culverts</b> 8:13  <b>currently</b> 5:11 6:1 6:19</p>	<p><b>district</b> 7:11  <b>document</b> 3:16 4:12 9:19,22 10:1 10:7,9  <b>documents</b> 3:10 3:11 5:4  <b>draft</b> 10:9</p>	<p><b>extensive</b> 9:2  <b>extremely</b> 9:3</p>	<p><b>held</b> 10:10  <b>high</b> 6:3  <b>highway</b> 8:3  <b>hours</b> 9:3  <b>houses</b> 5:9  <b>hub</b> 6:16</p>
<p><b>d</b></p>	<p><b>e</b></p>	<p><b>f</b></p>	<p><b>i</b></p>
<p><b>date</b> 11:19  <b>dated</b> 11:21  <b>debates</b> 4:6  <b>december</b> 5:2  <b>decide</b> 5:23  <b>decision</b> 3:9,19  <b>dedicated</b> 5:24 6:17  <b>deer</b> 7:20  <b>deliberating</b> 3:19  <b>denial</b> 3:17  <b>density</b> 6:2,3  <b>denying</b> 3:20  <b>department</b> 2:10  <b>deposition</b> 11:13  <b>description</b> 3:22  <b>designed</b> 3:25  <b>development</b> 2:9  <b>diego</b> 1:9 2:1  <b>diego's</b> 2:9  <b>different</b> 7:15  <b>direction</b> 11:9  <b>disclose</b> 3:10  <b>discussing</b> 4:18  <b>disrupted</b> 6:24</p>	<p><b>east</b> 4:19 5:7 6:10 7:19 9:11  <b>eastbound</b> 9:4  <b>eir</b> 2:20 4:1 5:5 7:24 9:18  <b>elizabeth</b> 2:7  <b>email</b> 2:24 10:4  <b>emailed</b> 3:1  <b>embedded</b> 5:13  <b>emphasize</b> 4:8  <b>employee</b> 11:17  <b>enable</b> 7:20  <b>enables</b> 8:25  <b>encouraging</b> 9:10  <b>enhanced</b> 7:1  <b>ensure</b> 2:23,24 10:3  <b>entire</b> 9:24  <b>environment</b> 2:6 3:11  <b>environmental</b> 1:3 2:8,14,17 3:5,6,7 3:10,11,13,16 4:10 4:11 9:8,16,22 10:1,5,7,9  <b>evening</b> 2:4 4:15 10:11  <b>exacerbation</b> 9:9  <b>existing</b> 6:9  <b>extend</b> 7:18  <b>extension</b> 8:22,23 9:6</p>	<p><b>facilitate</b> 2:22  <b>fe</b> 4:20 6:10,11 9:6  <b>federal</b> 11:13  <b>feet</b> 5:10 6:6,11  <b>fenton</b> 5:9 7:18  <b>financially</b> 11:16  <b>finished</b> 4:22  <b>first</b> 3:22 7:8  <b>fits</b> 4:21  <b>focus</b> 4:9  <b>foregoing</b> 11:4,6 11:10,12  <b>former</b> 4:18  <b>forms</b> 2:23  <b>forth</b> 4:25 11:5  <b>forward</b> 8:7  <b>further</b> 11:12,16  <b>future</b> 6:18 7:12</p>	<p><b>identify</b> 3:14  <b>impact</b> 1:3 2:6,17 3:5 9:8  <b>impacts</b> 2:14 3:10 3:13,14 4:10,24  <b>inaudible</b> 6:13  <b>include</b> 2:24 6:4 6:21  <b>included</b> 9:18,21  <b>incorporated</b> 9:7  <b>independently</b> 3:9  <b>indicated</b> 3:2  <b>individuals</b> 2:25 8:17 9:14  <b>industrial</b> 5:10,18 9:1  <b>information</b> 2:15 3:18 9:19,24  <b>input</b> 2:19 3:4,25 9:17  <b>interchange</b> 8:25  <b>interested</b> 2:13 9:25 11:17  <b>introduce</b> 4:4 7:6  <b>issues</b> 2:19</p>
		<p><b>g</b></p>	<p><b>j</b></p>
		<p><b>gather</b> 2:18 3:4  <b>gathered</b> 2:15  <b>gathering</b> 4:8  <b>give</b> 2:12  <b>given</b> 11:11  <b>go</b> 8:4  <b>going</b> 8:6,6  <b>good</b> 2:4 4:15  <b>great</b> 7:4,5 8:16 9:15 10:11  <b>group</b> 7:9 8:3 10:8  <b>guide</b> 2:16</p>	<p><b>jackson</b> 7:5,7,8 8:18,22,22  <b>job</b> 1:24</p>
		<p><b>h</b></p>	<p><b>k</b></p>
		<p><b>half</b> 6:16  <b>hanson</b> 4:18 5:1  <b>hearings</b> 10:10  <b>heavy</b> 9:4</p>	<p><b>kept</b> 5:20  <b>kind</b> 7:2</p>

[know - refrain]

<b>know</b> 8:9	<b>mining</b> 4:21,22,25 5:7 6:24	<b>original</b> 11:13	<b>process</b> 3:19 9:24 10:5
<b>l</b>	<b>mira</b> 4:20 5:14,25 7:9,16 9:4,12	<b>p</b>	<b>project</b> 1:4 2:7,8 2:15,18 3:17,20,22 4:7,21 6:7,21 7:3 9:16 10:2,7,10
<b>land</b> 4:19 5:24 6:15	<b>miramar</b> 4:21 9:11	<b>p.m.</b> 2:2 10:13	<b>project's</b> 3:5,13 4:11
<b>launching</b> 5:3	<b>miyon</b> 8:1,2	<b>pages</b> 1:25	<b>property</b> 8:9
<b>lays</b> 6:1	<b>mobility</b> 6:16,18	<b>parcel</b> 4:19 5:1	<b>proposed</b> 2:15 3:13
<b>leaving</b> 9:3	<b>morning</b> 9:5	<b>parisi</b> 3:23 4:15,16	<b>protected</b> 7:1
<b>legible</b> 2:25	<b>mountain</b> 8:10	<b>park</b> 5:9,16,18,18 5:24,24 6:1	<b>provide</b> 3:8 9:14 10:6
<b>linear</b> 6:11	<b>move</b> 7:20 8:14	<b>part</b> 3:19 5:12 6:15 8:5 9:18,20	<b>provided</b> 2:21,23 3:23 9:23 10:3
<b>lisa</b> 1:22 11:24	<b>municipal</b> 3:8	<b>parties</b> 2:13 9:25	<b>public</b> 2:12,19 3:8 3:24,25 5:18,24 6:17 9:15 10:8,10
<b>list</b> 10:1	<b>n</b>	<b>partners</b> 4:17 5:2	<b>purpose</b> 2:12 4:8
<b>located</b> 4:19	<b>name</b> 2:24 4:15 8:21 11:20	<b>partnerships</b> 6:17	<b>put</b> 8:12,12,13
<b>looked</b> 5:21	<b>natural</b> 6:22,25	<b>party</b> 11:18	<b>q</b>
<b>looking</b> 6:20 8:3	<b>need</b> 4:1,10 8:11	<b>passed</b> 6:23	<b>quality</b> 3:7
<b>lot</b> 7:13,14	<b>needs</b> 9:7	<b>patience</b> 4:13	<b>question</b> 4:17 7:17 7:23
<b>low</b> 6:2	<b>neither</b> 11:16	<b>percent</b> 6:20	<b>questions</b> 2:18
<b>m</b>	<b>network</b> 6:12	<b>perfect</b> 7:25	<b>r</b>
<b>machine</b> 11:8	<b>nguyen</b> 2:4,7 7:4 7:25 8:16,20 9:13	<b>pertains</b> 11:12	<b>rated</b> 6:2
<b>main</b> 7:3	<b>night</b> 9:4	<b>phase</b> 5:15	<b>rattlesnake</b> 7:21 8:13
<b>maintained</b> 5:20 5:21	<b>north</b> 7:21 8:9	<b>physical</b> 3:11	<b>real</b> 9:11
<b>major</b> 6:12 8:5	<b>northbound</b> 8:25	<b>place</b> 3:23 11:5	<b>reclamation</b> 4:23
<b>makers</b> 3:9,19	<b>noted</b> 10:13	<b>placed</b> 9:25	<b>recommend</b> 3:17
<b>map</b> 6:19	<b>notice</b> 3:2	<b>plan</b> 5:12,12,13,14 6:1,15	<b>record</b> 9:19,21 11:7,10
<b>march</b> 4:22	<b>number</b> 1:4	<b>planning</b> 5:5 7:9 8:3	<b>recorded</b> 4:3
<b>master</b> 5:12,12,13	<b>o</b>	<b>plans</b> 8:10	<b>reduced</b> 3:15
<b>meaning</b> 4:23	<b>oath</b> 11:7	<b>please</b> 2:23 4:5 8:21 10:2	<b>referred</b> 2:11
<b>medium</b> 6:2,3	<b>obligations</b> 4:23	<b>possible</b> 4:1	<b>refrain</b> 4:6
<b>meeting</b> 1:3 2:5,11 2:12 3:2,3,21,24 3:25 4:2,7 9:16	<b>obstructions</b> 7:13	<b>potential</b> 2:14	
<b>meetings</b> 5:3 10:8	<b>official</b> 9:18	<b>prepared</b> 3:9,12	
<b>member</b> 7:8	<b>open</b> 3:24 6:20 7:15	<b>preparing</b> 3:4	
<b>mentioned</b> 3:3	<b>operation</b> 5:8	<b>presenting</b> 5:4	
<b>merits</b> 4:6	<b>opportunities</b> 10:6	<b>previously</b> 3:3	
<b>mesa</b> 4:16,20 5:2 5:14 7:9,16 9:4,12	<b>opportunity</b> 2:13	<b>prior</b> 3:4 11:6	
<b>mesa's</b> 5:25	<b>order</b> 2:22 3:14	<b>private</b> 6:17	
<b>mine</b> 4:19		<b>problem</b> 8:7	
		<b>proceedings</b> 1:8 10:2 11:4,6,8,14	

1 list for both the environmental document and any other  
2 proceedings related to the project. Therefore, please  
3 ensure that you have provided your address and your  
4 email. I would also like to remind everyone this is  
5 just the start of the environmental review process.  
6 There will be other opportunities to provide comments  
7 on the environmental document and the project such as  
8 during the community group meetings, public review of  
9 the draft environmental document, as well as any  
10 public hearings held for the project. Thank you and  
11 have a great evening.  
12  
13 (TIME NOTED: 6:53 p.m.)  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

1 I, the undersigned, a Certified Shorthand  
2 Reporter of the State of California, do hereby  
3 certify:  
4 That the foregoing proceedings were taken  
5 before me at the time and place herein set forth; that  
6 any witnesses in the foregoing proceedings, prior to  
7 testifying, were administered an oath; that a record of  
8 the proceedings was made by me using machine shorthand  
9 which was thereafter transcribed under my direction;  
10 that the foregoing transcript is a true record of the  
11 testimony given.  
12 Further, that if the foregoing pertains to  
13 the original transcript of a deposition in a Federal  
14 Case, before completion of the proceedings, review of the  
15 transcript [ ] was [ ] was not requested.  
16 I further certify I am neither financially  
17 interested in the action nor a relative or employee of  
18 any attorney or any party to this action.  
19 IN WITNESS WHEREOF, I have this date  
20 subscribed my name.  
21 Dated: May 24, 2018  
22  
23  
24 *Lisa Andreason*  
LISA ANDREASEN  
25 CSR No. 9584, RPR

## Appendix A.3

---

### Comment Letters Received

## Shearer-Nguyen, Elizabeth

---

**From:** Gower, Patrick <patrick\_gower@fws.gov>  
**Sent:** Monday, June 04, 2018 12:52 PM  
**To:** Schlitt, Paul@Wildlife  
**Cc:** Shearer-Nguyen, Elizabeth  
**Subject:** Re: [EXTERNAL] Notice of Preparation for the 3 Roots Draft Environmental Impact Report (SCH#2018041065)

The Service has reviewed and agrees with CDFW's comments below.

*Patrick Gower*

Fish and Wildlife Biologist  
Carlsbad Fish and Wildlife Office  
(760) 431-9440 ext 352

On Mon, Jun 4, 2018 at 10:20 AM, Schlitt, Paul@Wildlife <[Paul.Schlitt@wildlife.ca.gov](mailto:Paul.Schlitt@wildlife.ca.gov)> wrote:

Dear Ms. Shearer-Nguyen,

According to the recommended finding that was provided in the Public Notice for Preparation of an Environmental Impact (dated May 4, 2018), the potential for impacts to biological resources was not identified for analysis in the draft EIR (DEIR). The Wildlife Agencies (U.S. Fish and Wildlife Service and California Department of Fish and Wildlife) met with the project applicant on May 19, 2017 to discuss steps for processing a Multi-Habitat Planning Area (MHPA) Boundary Line Adjustment (BLA), options for restoring the portion of Carrol Canyon Creek that extends through the project site, and increasing vernal pool buffers and fencing options to an existing City preserve. The meeting also included the steps for processing a wetland deviation under the City's biological superior option. The NOP does not identify whether these aforementioned issues are still part of the project proposal. If the project includes an MHPA BLA or would impact City defined wetlands (per the Environmentally Sensitive Lands regulations), then the DEIR should analyze these issues for conformance to section 5.4.2 of the Final Regional Plan for the Multiple Species Conservation Program (MSCP), Section 1.1.1 of the City's MSCP Subarea Plan, and section 143.0150(3) of the San Diego Municipal Code, respectively. Additionally, based on the proximity Carrol Canyon Creek to proposed development areas, the DEIR should include a thorough discussion on buffers provided to the creek, as well as conformance to section 143.0141 (b)(1)(2)(3)(4)(5) of the San Diego Municipal Code. Thank you for considering each of these issues.

Regards,

Paul



*Paul Schlitt*

Senior Environmental Scientist (Specialist)

California Department of Fish and Wildlife

South Coast Region, Habitat Conservation Planning

[3883 Ruffin Road](#)

[San Diego, CA 92123](#)

Phone (858) 637-5510

Fax (858) 467-4299

[Paul.Schlitt@wildlife.ca.gov](mailto:Paul.Schlitt@wildlife.ca.gov)

Every Californian should conserve water. Find out how at:



[SaveOurWater.com](http://SaveOurWater.com) · [Drought.CA.gov](http://Drought.CA.gov)



STATE OF CALIFORNIA  
 Governor's Office of Planning and Research  
 State Clearinghouse and Planning Unit



Edmund G. Brown Jr.  
 Governor

Ken Alex  
 Director

Notice of Preparation

May 4, 2018

**RECEIVED**

**MAY 11 2018**

To: Reviewing Agencies

**Development Services**

Re: 3 Roots  
 SCH# 2018041065

Attached for your review and comment is the Notice of Preparation (NOP) for the 3 Roots draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**Elizabeth Shearer-Nguyen**  
**City of San Diego**  
**1222 First Avenue, MS-501**  
**San Diego, CA 92101**

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
 Director, State Clearinghouse

Attachments  
 cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2018041065  
**Project Title** 3 Roots  
**Lead Agency** San Diego, City of

---

**Type** NOP Notice of Preparation

**Description** A request for a General Plan Amendment; Community Plan Amendment to Mira Mesa Community Plan; Specific Plan Amendment to the Carroll Master Plan; a Rezone from AR-1-1 & IL-2-1 to RX-1-2, RM-2-6, RM-3-9, CC-2-4, OP-1-1, OR-1-1, and OC-1-1; a Reclamation Plan Amendment; Vesting Tentative Map; Master Plan Development Permit (MPDP); Site Development Permit (SDP); Conditional Use Permit (CUP) to amendment CUP No. 89-0585; a Multi-Habitat Planning Area Boundary Line Adjustment to redevelop the former Hanson Aggregates, a former aggregate mining quarry. The project proposes the redevelopment of the Hansen Aggregates Carroll Canyon mine. The project would include the following: Approx. 186 single family detached units, 981 condominiums (both attached and detached), and 633 multi-family units (of which 180 would be designated affordable); approx. 160,000 combined sq. ft. of commercial retail/office uses; and a 1.5-acre mobility hub, identified as a nexus for public and private transportation alternatives. The project would also create approx. 256 acres of open space (including approx. 178 acres of natural open space, 26 acres of landscaped slopes, 43 acres of parks and trails which include a 25-acre public community park, and 9 acres of water quality/retention basins). The project would construct the on-site extension of Carroll Canyon Road, establishing a portion of a main arterial, facilitating a future connection between I-805 and I-15 as well as internal circulation consisting of approx. 50-acres of on-site roads and parkways as well as a San Diego Gas & Electric (SDG&E) easement for relocated facilities. The SDG&E facilities comprised of existing overhead dual-circuit and single-circuit 59kV overhead system spanning approx. 6500 feet to be relocated and partially converted underground. This conversion relocation would consist of approx. 5100 feet of overhead lines and 3300 feet of underground lines. Additionally, there is an existing dual-circuit 69kV pole with dual 12 KV underbuilt that would be relocated. The approx. 413-acre project site is located east of Camino Santa Fe between Flanders Dr. and Trade Street. The site is approx. three-quarters of a mile north of Miramar Road, two miles west of I-15, and two miles east of I-805. The site is designated medium residential density (15-30 du/ac) and medium-high residential density (3-44 du/ac) and zoned AR-1-1 & IL-2-1 within the Carroll Canyon Master Plan of the Mira Mesa Community Plan. Additionally, the site is within the Airport Influence Area (MCAS-Miramar / Review Area 1), Airport Noise (MCAS-Miramar / 60-65 CNEL & 65-70 CNEL), Federal Aviation Administration Part 77 Notification Area (MCAS-Miramar / 495' AMSL), Residential Tandem Parking Overlay Zone, and the Transit Priority Area. (APN: 341-050-3800, 3900, 341-050-4000, 341-050-4100, 341-050,4200, 341-051-1700, 341-051-1700, 341-051-1800, and 341-060-8200.

**Document Details Report  
State Clearinghouse Data Base**

---

**Lead Agency Contact**

**Name** Elizabeth Shearer-Nguyen  
**Agency** City of San Diego  
**Phone** 619-446-5369 **Fax**  
**email**  
**Address** 1222 First Avenue, MS-501  
  
**City** San Diego **State** CA **Zip** 92101

---

**Project Location**

**County** San Diego  
**City** San Diego  
**Region**  
**Cross Streets** Camino Santa Fe/Carroll Canyon Road  
**Lat / Long**  
**Parcel No.**  

<b>Township</b>	<b>Range</b>	<b>Section</b>	<b>Base</b>
-----------------	--------------	----------------	-------------

---

**Proximity to:**

**Highways** I-8/I-5/SR-163/I-805/I-15  
**Airports** MCAS Miramar  
**Railways**  
**Waterways** Carroll Canyon Creek  
**Schools** Challenger MS  
**Land Use**

---

**Project Issues**

---

**Reviewing  
Agencies**

---

**Date Received** 05/04/2018 **Start of Review** 05/04/2018 **End of Review** 06/04/2018

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>	_____
--------------	-------

**Project Title:** 3 Roots

Lead Agency: City of San Diego Contact Person: Elizabeth Shearer-Nguyen  
 Mailing Address: 1222 First Avenue, MS 501 Phone: (619) 446-5369  
 City: San Diego, CA Zip: 92101 County: San Diego

**Project Location:** County: San Diego City/Nearest Community: City of San Diego/Mira Mesa  
 Cross Streets: Camino Santa Fe/Carroll Canyon Road Zip Code: 92108  
 Lat. / Long.: 32.896656, -117.163413 Total Acres: approx. 413 acres  
 Assessor's Parcel No.: \_\_\_\_\_ Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base \_\_\_\_\_  
 Within 2 Miles: State Hwy #: I-8/I-5/SR-163/I-805/I-15 Waterways: Carroll Canyon Creek  
 Airports: MCAS Miramar Railways: \_\_\_\_\_ Schools: Challenger Middle School

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec  Draft EIS  Other \_\_\_\_\_  
 Mit Neg Dec Other \_\_\_\_\_

Governor's Office of Planning & Research

MAY 04 2018

STATE CLEARINGHOUSE

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: Vesting

Tentative Map, Planned Development Permit, Site Development Permit, Conditional Use Permit, Easement Vacations, Reclamation Plan Amendment, Multi-Habitat Planning Area Boundary Line Adjustment

**Development Type:**

Residential: Units 1,800 Acres \_\_\_\_\_  Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Office: Sq.ft. 137,000 Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. 23,000 Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type 69 KV lines MW \_\_\_\_\_  
 Educational \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Other: 1.5-acre mobility hub, 178 acres of open space, 43 acres of parks and trails, 25-acre community-park

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Wildlife  
 Coastal Zone  Noise  Solid Waste  Growth Inducing  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Land Use  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Cumulative Effects  
 Other Tribal Cultural Resources

**Present Land Use/Zoning/General Plan Designation:** See attached Revised Public Notice / Project Description

**Project Description:** (please use a separate page if necessary) See attached Revised Public Notice / Project Description

Note: The state Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Resources Agency

- Resources Agency  
Nadell Gayou
- Dept. of Boating & Waterways  
Denise Peterson
- California Coastal Commission  
Allyson Hitt
- Colorado River Board  
Lisa Johansen
- Dept. of Conservation  
Crina Chan
- Cal Fire  
Dan Foster
- Central Valley Flood Protection Board  
James Herota
- Office of Historic Preservation  
Ron Parsons
- Dept of Parks & Recreation  
Environmental Stewardship Section
- S.F. Bay Conservation & Dev't. Comm.  
Steve Goldbeck
- Dept. of Water Resources Agency  
Nadell Gayou
- Fish and Game
- Depart. of Fish & Wildlife  
Scott Flint  
Environmental Services Division
- Fish & Wildlife Region 1  
Curt Babcock
- Fish & Wildlife Region 1E  
Laurie Harnsberger
- Fish & Wildlife Region 2  
Jeff Drongesen
- Fish & Wildlife Region 3  
Craig Weightman

- Fish & Wildlife Region 4  
Julie Vance
- Fish & Wildlife Region 5  
Leslie Newton-Reed  
Habitat Conservation Program
- Fish & Wildlife Region 6  
Tiffany Ellis  
Habitat Conservation Program
- Fish & Wildlife Region 6 I/M  
Heidi Calvert  
Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Wildlife M  
William Paznokas  
Marine Region
- Other Departments
- California Department of Education  
Lesley Taylor
- OES (Office of Emergency Services)  
Monique Wilber
- Food & Agriculture  
Sandra Schubert  
Dept. of Food and Agriculture
- Dept. of General Services  
Cathy Buck  
Environmental Services Section
- Housing & Comm. Dev.  
CEQA Coordinator  
Housing Policy Division
- Independent Commissions, Boards
- Delta Protection Commission  
Erik Vink
- Delta Stewardship Council  
Anthony Navasero
- California Energy Commission  
Eric Knight

- Native American Heritage Comm.  
Debbie Treadway
- Public Utilities Commission  
Supervisor
- Santa Monica Bay Restoration  
Guangyu Wang
- State Lands Commission  
Jennifer Deleong
- Tahoe Regional Planning Agency (TRPA)  
Cherry Jacques
- Cal State Transportation Agency CalSTA
- Caltrans - Division of Aeronautics  
Philip Crimmins
- Caltrans - Planning HQ LD-IGR  
Christian Bushong
- California Highway Patrol  
Suzann Ikeuchi  
Office of Special Projects
- Dept. of Transportation
- Caltrans, District 1  
Rex Jackman
- Caltrans, District 2  
Marcelino Gonzalez
- Caltrans, District 3  
Susan Zanchi - North
- Caltrans, District 4  
Patricia Maurice
- Caltrans, District 5  
Larry Newland
- Caltrans, District 6  
Michael Navarro
- Caltrans, District 7  
Dianna Watson
- Caltrans, District 8  
Mark Roberts

- Caltrans, District 9  
Gayle Rosander
- Caltrans, District 10  
Tom Dumas
- Caltrans, District 11  
Jacob Armstrong
- Caltrans, District 12  
Maureen El Harake
- CalEPA
- Air Resources Board
- Airport & Freight  
Jack Wursten
- Transportation Projects  
Nesamani Kalandiyur
- Industrial/Energy Projects  
Mike Tollstrup
- California Department of Resources, Recycling & Recovery  
Sue O'Leary
- State Water Resources Control Board  
Regional Programs Unit  
Division of Financial Assistance
- State Water Resources Control Board  
Cindy Forbes - Asst Deputy  
Division of Drinking Water
- State Water Resources Control Board  
Div. Drinking Water # \_\_\_\_\_
- State Water Resources Control Board  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality
- State Water Resources Control Board  
Phil Crader  
Division of Water Rights
- Dept. of Toxic Substances Control Reg. # \_\_\_\_\_  
CEQA Tracking Center
- Department of Pesticide Regulation  
CEQA Coordinator

- RWQCB 1  
Cathleen Hudson  
North Coast Region (1)
- RWQCB 2  
Environmental Document Coordinator  
San Francisco Bay Region (2)
- RWQCB 3  
Central Coast Region (3)
- RWQCB 4  
Teresa Rodgers  
Los Angeles Region (4)
- RWQCB 5S  
Central Valley Region (5)
- RWQCB 5F  
Central Valley Region (5)  
Fresno Branch Office
- RWQCB 5R  
Central Valley Region (5)  
Redding Branch Office
- RWQCB 6  
Lahontan Region (6)
- RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office
- RWQCB 7  
Colorado River Basin Region (7)
- RWQCB 8  
Santa Ana Region (8)
- RWQCB 9  
San Diego Region (9)
- Other \_\_\_\_\_
- \_\_\_\_\_  
Conservancy



Edmund G. Brown Jr.  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Ken Alex  
Director

Notice of Preparation

April 27, 2018

RECEIVED

APR 30 2018

Development Services

To: Reviewing Agencies

Re: 3 Roots  
SCH# 2018041065

Attached for your review and comment is the Notice of Preparation (NOP) for the 3 Roots draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**Elizabeth Shearer-Nguyen**  
City of San Diego  
1222 First Avenue, MS-501  
San Diego, CA 92101

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2018041065  
**Project Title** 3 Roots  
**Lead Agency** San Diego, City of

---

**Type** NOP Notice of Preparation

**Description** A request for a General Plan Amendment; Community Plan Amendment to Mira Mesa Community Plan; Specific Plan Amendment to the Carroll Master Plan; a Rezone from AR-1-1 & IL-2-1 to RX-1-2, RM-2-6, RM-3-9, CC-2-4, OP-1-1, OR-1-1, and OC-1-1; a Reclamation Plan Amendment; Vesting Tentative Map; Master Plan Development Permit (MPDP); Site Development Permit (SDP); Conditional Use Permit (CUP) to amendment CUP No. 89-0585; a Multi-Habitat Planning Area Boundary Line Adjustment to redevelop the former Hanson Aggregates, a former aggregate mining quarry. The project proposes the redevelopment of the Hansen Aggregates Carroll Canyon mine. The project would include the following: Approx. 186 single family detached units, 981 condominiums (both attached and detached), and 633 multi-family units (of which 180 would be designated affordable); approx. 160,000 combined sq. ft. of commercial retail/office uses; and a 1.5-acre mobility hub, identified as a nexus for public and private transportation alternatives. The project would also create approx. 256 acres of open space (including approx. 178 acres of natural open space, 26 acres of landscaped slopes, 43 acres fo parks and trails which include a 25-acre public community park, and 9 acres of water quality/retention basins). The project would construct the on-site extension of Carroll Canyon Road, establishing a portion of a main arterial, facilitating a future connection between I-805 and I-15 as well as internal circulation consisting of approx. 50-acres of on-site roads and parkways as well as a San Diego Gas & Electric (SDG&E) easement for relocated facilities. The SDG&E facilities comprised of existing overhead dual-circuit and single-circuit 59kV overhead system spanning approx. 6500 feet to be relocated and partially converted underground. This conversion relocation would consist of approx. 5100 feet of overhead lines and 3300 feet of underground lines. Additionally, there is an existing dual-circuit 69kV pole with dual 12 KV underbuilt that would be relocated. The approx. 413-acre project site is located east of Camino Santa Fe between Flanders Dr. and Trade Street. The site is approx. three-quarters of a mile north of Miramar Road, two miles west of I-15, and two miles east of I-805. The site is designated medium residential density (15-30 du/ac) and medium-high residential density (3-44 du/ac) and zoned AR-1-1 & IL-2-1 within the Carroll Canyon Master Plan of the Mira Mesa Community Plan. Additionally, the site is within the Airport Influence Area (MCAS-Miramar / Review Area 1), Airport Noise (MCAS-Miramar / 60-65 CNEL & 65-70 CNEL), Federal Aviation Administration Part 77 Notification Area art 77 Notification Area (MCAS-Miramar / 495' AMSL), Residential Tandem Parking Overlay Zone, and the Transit Priority Area. (APN: 341-050-3800, 3900, 341-050-4000, 341-050-4100, 341-050,4200, 341-051-1700, 341-051-1700, 341-051-1800, and 341-060-8200.



**Document Details Report  
State Clearinghouse Data Base**

---

**Lead Agency Contact**

**Name** Elizabeth Shearer-Nguyen  
**Agency** City of San Diego  
**Phone** 619-446-5369  
**email**  
**Address** 1222 First Avenue, MS-501  
**City** San Diego  
**State** CA **Zip** 92101  
**Fax**

---

**Project Location**

**County** San Diego  
**City** San Diego  
**Region**  
**Cross Streets** Camino Santa Fe/Carroll Canyon Road  
**Lat / Long**  
**Parcel No.**  
**Township** **Range** **Section** **Base**

---

**Proximity to:**

**Highways** I-8/I-5/SR-163/I-805/I-15  
**Airports** MCAS Miramar  
**Railways**  
**Waterways** Carroll Canyon Creek  
**Schools** Challenger MS  
**Land Use**

---

**Project Issues** Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Noise; Public Services; Solid Waste; Traffic/Circulation; Vegetation; Water Quality; Wetland/Riparian; Wildlife; Landuse; Cumulative Effects; Other Issues

---

**Reviewing Agencies** Resources Agency; Department of Conservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 5; Office of Emergency Services, California; Department of Housing and Community Development; Native American Heritage Commission; Public Utilities Commission; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 11; Air Resources Board; State Water Resources Control Board, Division of Drinking Water; Regional Water Quality Control Board, Region 9; San Diego River Conservancy

---

**Date Received** 04/27/2018 **Start of Review** 04/27/2018 **End of Review** 05/29/2018

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 3 Roots

Lead Agency: City of San Diego Contact Person: Elizabeth Shearer-Nguyen
Mailing Address: 1222 First Avenue, MS 501 Phone: (619) 446-5369
City: San Diego, CA Zip: 92101 County: San Diego

Project Location: County: San Diego City/Nearest Community: City of San Diego/Mira Mesa
Cross Streets: Camino Santa Fe/Carroll Canyon Road Zip Code: 92108
Lat. / Long.: 32.896656, -117.163413 Total Acres: approx. 413 acres
Assessor's Parcel No.: Section: Twp.: Range: Base
Within 2 Miles: State Hwy #: I-8/I-5/SR-163/I-805/I-15 Waterways: Carroll Canyon Creek
Airports: MCAS Miramar Railways: Schools: Challenger Middle School

Document Type:

- CEQA: [X] NOP [ ] Draft EIR NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [X] Supplement/Subsequent EIR [ ] EA
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS
[ ] Mit Neg Dec Other [ ] FONSI

State's Office of Planning & Research
APR 27 2018

Local Action Type:

- [ ] General Plan Update [ ] Specific Plan [X] Rezone [ ] Annexation
[X] General Plan Amendment [X] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit [ ] Coastal Permit
[X] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [X] Other: Vesting

STATE CLEARINGHOUSE

Tentative Map, Planned Development Permit, Site Development Permit, Conditional Use Permit, Easement Vacations, Reclamation Plan Amendment, Multi-Habitat Planning Area Boundary Line Adjustment

Development Type:

- [ ] Residential: Units 1800 Acres
[ ] Office: Sq.ft. Acres Employees
[ ] Commercial: Sq.ft. 160000 Acres Employees
[ ] Industrial: Sq.ft. Acres Employees
[ ] Educational
[ ] Recreational
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type MW
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[X] Other: 1.5-acre mobility hub, 178 acres of open space, 43

acres of parks and trails, 25-acre community-park

Project Issues Discussed in Document:

- [X] Aesthetic/Visual [ ] Fiscal [ ] Recreation/Parks [X] Vegetation
[ ] Agricultural Land [X] Flood Plain/Flooding [ ] Schools/Universities [X] Water Quality
[X] Air Quality [ ] Forest Land/Fire Hazard [ ] Septic Systems [ ] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [ ] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [ ] Minerals [ ] Soil Erosion/Compaction/Grading [X] Wildlife
[ ] Coastal Zone [X] Noise [X] Solid Waste [ ] Growth Inducing
[X] Drainage/Absorption [ ] Population/Housing Balance [ ] Toxic/Hazardous [X] Land Use
[ ] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [X] Cumulative Effects
[X] Other Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation: See attached Public Notice / Project Description

Project Description: (please use a separate page if necessary) See attached Public Notice / Project Description

Resources Agency

- Resources Agency  
Nadell Gayou
- Dept. of Boating & Waterways  
Denise Peterson
- California Coastal Commission  
Allyson Hitt
- Colorado River Board  
Lisa Johansen
- Dept. of Conservation  
Crina Chan
- Cal Fire  
Dan Foster
- Central Valley Flood Protection Board  
James Herola
- Office of Historic Preservation  
Ron Parsons
- Dept of Parks & Recreation Environmental Stewardship Section
- S.F. Bay Conservation & Dev't. Comm.  
Steve Goldbeck
- Dept. of Water Resources Agency  
Nadell Gayou
- Fish and Game
- Dept. of Fish & Wildlife  
Scott Flint  
Environmental Services Division
- Fish & Wildlife Region 1  
Curt Babcock
- Fish & Wildlife Region 1E  
Laurie Harnsberger
- Fish & Wildlife Region 2  
Jeff Drongesen
- Fish & Wildlife Region 3  
Craig Weightman
- Fish & Wildlife Region 4  
Julie Vance
- Fish & Wildlife Region 5  
Leslie Newton-Reed  
Habitat Conservation Program
- Fish & Wildlife Region 6  
Tiffany Ellis  
Habitat Conservation Program
- Fish & Wildlife Region 6 I/M  
Heidi Calvert  
Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Wildlife M  
William Paznokas  
Marine Region
- Other Departments
- California Department of Education  
Lesley Taylor
- OES (Office of Emergency Services)  
Monique Wilber
- Food & Agriculture  
Sandra Schubert  
Dept. of Food and Agriculture
- Dept. of General Services  
Cathy Buck  
Environmental Services Section
- Housing & Comm. Dev.  
CEQA Coordinator  
Housing Policy Division
- Independent Commissions, Boards
- Delta Protection Commission  
Erik Vink
- Delta Stewardship Council  
Anthony Navasero
- California Energy Commission  
Eric Knight

- Native American Heritage Comm.  
Debbie Treadway
- Public Utilities Commission Supervisor
- Santa Monica Bay Restoration  
Guangyu Wang
- State Lands Commission  
Jennifer Deleong
- Tahoe Regional Planning Agency (TRPA)  
Cherry Jacques
- Cal State Transportation Agency CalSTA
- Caltrans - Division of Aeronautics  
Philip Crimmins
- Caltrans - Planning HQ LD-IGR  
Christian Bushong
- California Highway Patrol  
Suzann Ikeuchi  
Office of Special Projects
- Dept. of Transportation
- Caltrans, District 1  
Rex Jackman
- Caltrans, District 2  
Marcelino Gonzalez
- Caltrans, District 3  
Susan Zanchi - North
- Caltrans, District 4  
Patricia Maurice
- Caltrans, District 5  
Larry Newland
- Caltrans, District 6  
Michael Navarro
- Caltrans, District 7  
Dianna Watson
- Caltrans, District 8  
Mark Roberts

- Caltrans, District 9  
Gayle Rosander
- Caltrans, District 10  
Tom Dumas
- Caltrans, District 11  
Jacob Armstrong
- Caltrans, District 12  
Maureen El Harake
- Cal EPA
- Air Resources Board
- Airport & Freight  
Jack Wursten
- Transportation Projects  
Nesamani Kalandiyur
- Industrial/Energy Projects  
Mike Tollstrup
- California Department of Resources, Recycling & Recovery  
Sue O'Leary
- State Water Resources Control Board
- Regional Programs Unit  
Division of Financial Assistance
- State Water Resources Control Board
- Cindy Forbes - Asst Deputy  
Division of Drinking Water
- State Water Resources Control Board
- Div. Drinking Water # \_\_\_\_\_
- State Water Resources Control Board
- Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality
- State Water Resources Control Board
- Phil Crader  
Division of Water Rights
- Dept. of Toxic Substances Control Reg. # \_\_\_\_\_  
CEQA Tracking Center
- Department of Pesticide Regulation  
CEQA Coordinator

- RWQCB 1  
Cathleen Hudson  
North Coast Region (1)
- RWQCB 2  
Environmental Document Coordinator  
San Francisco Bay Region (2)
- RWQCB 3  
Central Coast Region (3)
- RWQCB 4  
Teresa Rodgers  
Los Angeles Region (4)
- RWQCB 5S  
Central Valley Region (5)
- RWQCB 5F  
Central Valley Region (5)  
Fresno Branch Office
- RWQCB 5R  
Central Valley Region (5)  
Redding Branch Office
- RWQCB 6  
Lahontan Region (6)
- RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office
- RWQCB 7  
Colorado River Basin Region (7)
- RWQCB 8  
Santa Ana Region (8)
- RWQCB 9  
San Diego Region (9)
- Other \_\_\_\_\_

*San Diego*  
Conservancy

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 11, DIVISION OF PLANNING

4050 TAYLOR ST, M.S. 240

SAN DIEGO, CA 92110

PHONE (619) 688-6960

TTY 711

www.dot.ca.gov

*Serious drought.  
Help save water!***RECEIVED****MAY 16 2018****Development Services**

11-SD-805

PM 25.94

NOP SCH 2018041065

May 11, 2018

Ms. Elizabeth Shearer-Nguyen  
City of San Diego  
1222 First Avenue, MS 501  
San Diego, CA 92101

Dear Ms. Shearer-Nguyen:

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the Notice of Preparation (NOP) for the 3 Roots project, which will be located between Interstate 805 (I-805) and Interstate 15 (I-15) with the nearest major cross streets of Miramar Road and Mira Mesa Boulevard. Thank you for including Caltrans in the environmental review process for the project referenced above. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. To ensure a safe, efficient, and reliable transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all land development projects. Caltrans would like to submit the following comments:

A traffic impact study (TIS) is necessary to determine this proposed project's potential near-term and long-term impacts to the State facilities – existing and proposed – and to propose appropriate mitigation measures. The data used in the TIS should not be more than 2 years old. Please also provide the complete set of electronic Synchro version 10 files.

All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the on-ramps and the storage necessary to accommodate the queuing. The effects of ramp metering should be analyzed in the traffic study. The ramps of most concern to Caltrans would be I-805 from Miramar Road to Mira Mesa Boulevard, and likewise for I-15 from Miramar Road to Mira Mesa Boulevard, or where significant trips are added.

Caltrans endeavors that any direct and cumulative impacts to the State Highway System be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.

Mitigation measures to State facilities should be included in TIS. Mitigation identified in the traffic study, subsequent environmental documents, and mitigation monitoring reports, should be coordinated with Caltrans to identify and implement the appropriate mitigation. This includes the actual

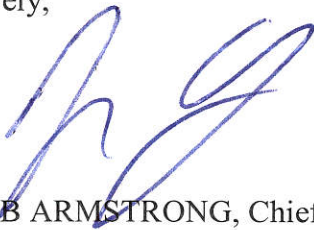
implementation and collection of any “fair share” monies, as well as the appropriate timing of the mitigation. Mitigation improvements should be compatible with Caltrans concepts.

Mitigation measures for proposed intersection modifications are subject to the Caltrans Intersection Control Evaluation (ICE) policy (Traffic Operation Policy Directive 13-02). Alternative intersection design(s) will need to be considered in accordance with the ICE policy. Please refer to the policy for more information and requirements. <http://www.dot.ca.gov/trafficops/ice.html>

Any work performed within Caltrans right-of-way (R/W) will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans R/W prior to construction.

Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (619) 688-6158. Early coordination with Caltrans is strongly advised for all encroachment permits. If you have any questions or need further assistance, please contact Trent Clark at (619) 688-3140 or by email at [trent.clark@dot.ca.gov](mailto:trent.clark@dot.ca.gov).

Sincerely,



JACOB ARMSTRONG, Chief  
Development Review Branch

## Shearer-Nguyen, Elizabeth

---

**From:** Schlitt, Paul@Wildlife <Paul.Schlitt@wildlife.ca.gov>  
**Sent:** Monday, June 04, 2018 10:20 AM  
**To:** Shearer-Nguyen, Elizabeth  
**Cc:** Gower, Patrick  
**Subject:** Notice of Preparation for the 3 Roots Draft Environmental Impact Report (SCH#2018041065)

**Importance:** High

Dear Ms. Shearer-Nguyen,

According to the recommended finding that was provided in the Public Notice for Preparation of an Environmental Impact (dated May 4, 2018), the potential for impacts to biological resources was not identified for analysis in the draft EIR (DEIR). The Wildlife Agencies (U.S. Fish and Wildlife Service and California Department of Fish and Wildlife) met with the project applicant on May 19, 2017 to discuss steps for processing a Multi-Habitat Planning Area (MHPA) Boundary Line Adjustment (BLA), options for restoring the portion of Carrol Canyon Creek that extends through the project site, and increasing vernal pool buffers and fencing options to an existing City preserve. The meeting also included the steps for processing a wetland deviation under the City's biological superior option. The NOP does not identify whether these aforementioned issues are still part of the project proposal. If the project includes an MHPA BLA or would impact City defined wetlands (per the Environmentally Sensitive Lands regulations), then the DEIR should analyze these issues for conformance to section 5.4.2 of the Final Regional Plan for the Multiple Species Conservation Program (MSCP), Section 1.1.1 of the City's MSCP Subarea Plan, and section 143.0150(3) of the San Diego Municipal Code, respectively. Additionally, based on the proximity Carrol Canyon Creek to proposed development areas, the DEIR should include a thorough discussion on buffers provided to the creek, as well as conformance to section 143.0141 (b)(1)(2)(3)(4)(5) of the San Diego Municipal Code. Thank you for considering each of these issues.

Regards,

Paul

*Paul Schlitt*

Senior Environmental Scientist (Specialist)  
California Department of Fish and Wildlife  
South Coast Region, Habitat Conservation Planning  
3883 Ruffin Road  
San Diego, CA 92123

Phone (858) 637-5510  
Fax (858) 467-4299  
Paul.Schlitt@wildlife.ca.gov

Every Californian should conserve water. Find out how at:



[SaveOurWater.com](http://SaveOurWater.com) · [Drought.CA.gov](http://Drought.CA.gov)



## AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
  - a. A brief description of the project.
  - b. The lead agency contact information.
  - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).
  - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1(b)).
  - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
  - a. Alternatives to the project.
  - b. Recommended mitigation measures.
  - c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
  - a. Type of environmental review necessary.
  - b. Significance of the tribal cultural resources.
  - c. Significance of the project's impacts on tribal cultural resources.
  - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
  - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
  - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).



7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
  - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
  - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code § 21080.3.2 (b)).
  
8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code § 21082.3 (a)).
  
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).
  
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
  - a. Avoidance and preservation of the resources in place, including, but not limited to:
    - i. Planning and construction to avoid the resources and protect the cultural and natural context.
    - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
  - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
    - i. Protecting the cultural character and integrity of the resource.
    - ii. Protecting the traditional use of the resource.
    - iii. Protecting the confidentiality of the resource.
  - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
  - d. Protecting the resource. (Pub. Resource Code § 21084.3 (b)).
  - e. Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code § 815.3 (c)).
  - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code § 5097.991).
  
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
  - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
  - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
  - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)).

*This process should be documented in the Cultural Resources section of your environmental document.*

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf)

## SB 18

SB 18 applies to local governments and requires **local governments** to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf)

Some of SB 18's provisions include:

1. **Tribal Consultation**: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation**. There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality**: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code section 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation**: Consultation should be concluded at the point in which:
  - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

### NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([http://ohp.parks.ca.gov/?page\\_id=1068](http://ohp.parks.ca.gov/?page_id=1068)) for an archaeological records search. The records search will determine:
  - a. If part or all of the APE has been previously surveyed for cultural resources.
  - b. If any known cultural resources have been already been recorded on or adjacent to the APE.
  - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
  - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.





401 B Street, Suite 800  
San Diego, CA 92101-4231  
(619) 699-1900  
Fax (619) 699-1905  
sandag.org

June 1, 2018

File Number 3300300

Ms. Elizabeth Shearer-Nguyen  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, CA 92101

Dear Ms. Shearer-Nguyen:

SUBJECT: 3 Roots (Project No. 587128) Notice of Preparation

Thank you for the opportunity to comment on the City of San Diego's 3 Roots Notice of Preparation (NOP). The San Diego Association of Governments (SANDAG) appreciates the City of San Diego's efforts to implement the policies included in San Diego Forward: The Regional Plan (Regional Plan) that emphasize the need for better land use and transportation coordination. These policies will help provide people with more travel and housing choices, protect the environment, create healthy communities, and stimulate economic growth. SANDAG comments are based on policies included in the Regional Plan and are submitted from a regional perspective.

**Smart Growth**

Part of this project is located in a Potential Community Center (SD-MM-8), a Smart Growth Opportunity Area (SGOA) identified on the Smart Growth Concept Map. Potential smart growth areas are locations where smart growth development could occur if local land use plans are changed to include minimum levels of planned transit service. To become an existing/planned SGOA in the future, the minimum residential target would be 20 dwelling units per acre and a high frequency local bus or streetcar/shuttle would be needed to meet the minimum transit service characteristics.

SANDAG appreciates that the City of San Diego has prioritized transit-oriented development and land use changes that support the Smart Growth Concept Map and Regional Plan. A key goal of the Regional Plan is to focus growth in SGOAs. Development in these areas supports a sustainable and healthy region, a vibrant economy, and an outstanding quality of life for all. Since Community Centers require high-frequency local transit, please continue to support the plans for Bus Rapid Transit (BRT) within the project area.

*MEMBER AGENCIES*

- Cities of*
- Carlsbad*
- Chula Vista*
- Coronado*
- Del Mar*
- El Cajon*
- Encinitas*
- Escondido*
- Imperial Beach*
- La Mesa*
- Lemon Grove*
- National City*
- Oceanside*
- Poway*
- San Diego*
- San Marcos*
- Santee*
- Solana Beach*
- Vista*
- and*
- County of San Diego*

*ADVISORY MEMBERS*

- Imperial County*
- California Department of Transportation*
- Metropolitan Transit System*
- North County Transit District*
- United States Department of Defense*
- San Diego Unified Port District*
- San Diego County Water Authority*
- Southern California Tribal Chairmen's Association*
- Mexico*

## Transportation Demand Management

Transportation demand management (TDM) strategies encourage transportation alternatives to the private automobile and can help mitigate traffic impacts and parking demand within and around the development. Mobility hubs integrate TDM programs and services to improve access to high-frequency transit and expand mobility choices. We appreciate the inclusion of a proposed mobility hub within the project and encourage the incorporation of TDM strategies that support the mobility hub concept, such as:

- Provide and promote subsidized transit passes for residents and employees.
- Consider pursuing partnerships with shared mobility service providers (on-demand rideshare, microtransit, scootershare, and bikeshare providers) that can serve the mobility needs within the community and enhance connections to other major destinations like employment sites, commercial centers, and major recreational destinations. These partnerships could provide dedicated fleets for the development to help fill the mobility gap for residents and employees as the proposed BRT route is established.
- Given the proximity to the Interstate 15 (I-15) Express Lanes, promote ridesharing to residents. The SANDAG Vanpool Program provides a \$400 per month subsidy for eligible vanpools. SANDAG also provides tools and incentives for carpooling. Consider dedicated parking for carpools and vanpools at employment sites and the transit station to encourage ridesharing.
- Given the potential for BRT and the opportunity for shared parking among commercial and residential uses, consider unbundling parking and implementing reduced parking requirements. Additional parking management strategies could include priced parking, parking cash-out, and priority parking for shared mobility options. Also, consider maximizing parking investments through smart parking solutions that indicate real-time space availability, and facilitate payment and parking reservations.
- Neighborhood electric vehicles (NEVs), including electric microtransit, provide a zero-emissions solution for short trips around the community and connecting to transit and nearby destinations. NEVs require fast charging points to support operations. Consider incorporating a shared fleet of NEVs as a transportation solution for the development and site charging infrastructure at the mobility hub to ensure a connected charging network. This infrastructure could be leveraged to also support operations of electric, shared mobility services that require fast charging points.
- Ensure that shared mobility services have dedicated curbspace near commercial areas and at the proposed mobility hub to help facilitate safe and convenient rideshare pick-up and drop-off.
- Provision of secure and convenient group bike parking facilities and amenities, such as bicycle repair stands, at destinations throughout the development and at the proposed mobility hub.
- Where feasible, identify opportunities within the proposed mobility hub to site package delivery stations and other mobile services that are not duplicative of retail offerings provided by proximate commercial uses.

- Consider providing wayfinding kiosks that provide real-time travel and trip planning information for regional transit services, shared mobility services, parking, and other available transportation options.
- Consider establishing a designated transportation coordinator to manage and monitor TDM programs for employees and residents.

The iCommute Program can assist with promoting regional TDM programs that encourage the use of transportation alternatives and reduce traffic congestion. More information on regional TDM programs is available at [iCommuteSD.com](http://iCommuteSD.com). For more detailed information on mobility hub services and amenities, please refer to the Mobility Hub Features Catalog. The Catalog and additional information on the Regional Mobility Hub Implementation Strategy are available at [sdforward.com/mobility-planning/regionalMobilityHub](http://sdforward.com/mobility-planning/regionalMobilityHub).

### **Active Transportation**

SANDAG encourages the inclusion of the following active transportation elements in the 3 Roots NOP:

- Cul de sacs and other dead-end streets should have bike/pedestrian easements that allow non-motorized users convenient ingress and egress to neighborhood clusters and open space areas.
- Mid-block crossings on arterial and collector roadways should be provided for the safety of pedestrians and bicyclists, and to encourage more biking and walking trips instead of driving.
- Class 4 bikeways or shared-use paths are recommended on new arterial and collector roadways. Shared-use paths should have a separate space dedicated for people to walk and to bike to alleviate potential conflicts between the two.

### **Other Considerations**

SANDAG has a number of additional resources that can be used for additional information or clarification on topics discussed in this letter. These can be found on our website at [sandag.org](http://sandag.org):

1. Planning and Designing for Pedestrians, Model Guidelines for the San Diego Region
2. Integrating Transportation Demand Management into the Planning and Development Process – A Reference for Cities
3. Trip Generation for Smart Growth
4. Parking Strategies for Smart Growth
5. Regional Multimodal Transportation Analysis: Alternative Approaches for Preparing Multimodal Transportation Analysis in EIRs
6. Riding to 2050, the San Diego Regional Bike Plan

7. Designing for Smart Growth, Creating Great Places in the San Diego Region

When available, please send any additional environmental documents related to this project to:

Intergovernmental Review  
c/o SANDAG  
401 B Street, Suite 800  
San Diego, CA 92101

We appreciate the opportunity to comment on the City of San Diego's 3 Roots NOP. If you have any questions, please contact me at (619) 699-1943 or via email at [seth.litchney@sandag.org](mailto:seth.litchney@sandag.org).

Sincerely,

A handwritten signature in black ink, appearing to read 'Seth Litchney', with a stylized flourish at the end.

SETH LITCHNEY  
Senior Regional Planner

SLI/KHE/nye



# San Diego County Archaeological Society, Inc.

Environmental Review Committee

6 May 2018

**RECEIVED**

**MAY 10 2018**

**Development Services**

To: Ms. Elizabeth Shearer-Nguyen  
Development Services Department  
City of San Diego  
1222 First Avenue, Mail Station 501  
San Diego, California 92101

Subject: Notice of Preparation of a Draft Environmental Impact Report  
Number: 3 Roots  
Project No. 587128

Dear Ms. Shearer-Nguyen:

Thank you for the Notice of Preparation for the subject project, received by this Society last month.

We are pleased to note the inclusion of historical resources in the list of subject areas to be addressed in the DEIR, and look forward to reviewing it during the upcoming public comment period. To that end, please include us in the distribution of the DEIR, and also provide us with a copy of the cultural resources technical report(s).

SDCAS appreciates being included in the City's environmental review process for this project.

Sincerely,

  
James W. Royle, Jr., Chairperson  
Environmental Review Committee

cc: SDCAS President  
File



# RINCON BAND OF LUISEÑO INDIANS

## Cultural Resources Department

1 W. Tribal Road · Valley Center, California 92082 ·  
(760) 297-2330 Fax:(760) 297-2339



May 10, 2018

E. Shearer-Nguyen  
The City of San Diego  
Development Services Center  
1222 First Avenue, MS 501  
San Diego, CA 92101

**RECEIVED**

**MAY 29 2018**

**Development Services**

**Re: 3 Roots Project No. 587128**

Dear Ms. Shearer-Nguyen:

This letter is written on behalf of the Rincon Band of Luiseño Indians. Thank you for inviting us to submit comments on the 3 Roots Project No. 587128. Rincon is submitting these comments concerning your projects potential impact on Luiseño cultural resources.

The Rincon Band has concerns for the impacts to historic and cultural resources and the finding of items of significant cultural value that could be disturbed or destroyed and are considered culturally significant to the Luiseño people. This is to inform you, your identified location is not within the Luiseño Aboriginal Territory. We recommend that you locate a tribe within the project area to receive direction on how to handle any inadvertent findings according to their customs and traditions.

If you would like information on tribes within your project area, please contact the Native American Heritage Commission and they will assist with a referral.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Destiny Colocho  
Director  
Rincon Cultural Resources Department

# VIEJAS

TRIBAL GOVERNMENT

P.O. Box 908  
Alpine, CA 91903  
#1 Viejas Grade Road  
Alpine, CA 91901

Phone: 6194453810  
Fax: 6194455337  
viejas.com

May 3, 2018

**RECEIVED**

**MAY 07 2018**

**Development Services**

E. Shearer-Nguyen  
Environmental Planner  
City of San Diego Development Services Center  
1222 First Avenue, MS 501  
San Diego, CA 92101

**RE: 3 Roots/587128**

Dear Mr. Shearer-Nguyen,

In reviewing the above referenced project the Viejas Band of Kumeyaay Indians ("Viejas") would like to comment at this time.

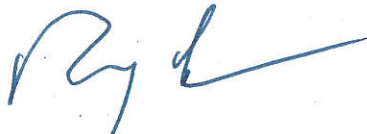
The project area may contain many sacred sites to the Kumeyaay people. We request that these sacred sites be avoided with adequate buffer zones.

Additionally, Viejas is requesting, as appropriate, the following:

- All NEPA/CEQA/NAGPRA laws be followed
- Immediately contact Viejas on any changes or inadvertent discoveries.

Thank you for your collaboration and support in preserving our Tribal cultural resources. I look forward to hearing from you. Please call me at 619-659-2312 or Ernest Pingleton at 619-659-2314, or email, [rteran@viejas-nsn.gov](mailto:rteran@viejas-nsn.gov) or [epingleton@viejas-nsn.gov](mailto:epingleton@viejas-nsn.gov), for scheduling. Thank you.

Sincerely,



Ray Teran, Resource Management  
VIEJAS BAND OF KUMEYAAY INDIANS

## Shearer-Nguyen, Elizabeth

---

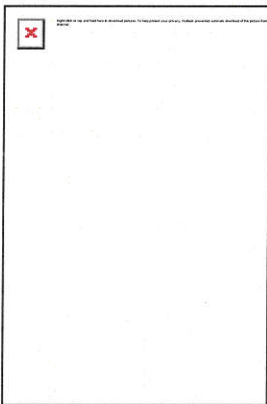
**From:** Christiana Donovan <christianadonovan@gmail.com>  
**Sent:** Sunday, June 03, 2018 12:35 PM  
**To:** DSD EAS  
**Subject:** 3 ROOTS / 587128

Hi There,

I would like to know what the environmental impact is going to be on the wildlife in the area, how building in this area will affect the water health of the creek. I would also like to know what the impact of traffic will be in this heavily congested area of Mira Mesa.

Many Thanks,

Christiana



**San Diego Yogini**

Christiana Donovan, Yoga Teacher & Reiki Master

858-245-8983 | [christianadonovan@gmail.com](mailto:christianadonovan@gmail.com) | [www.sandiegoyogini.com](http://www.sandiegoyogini.com)

**Reiki, Yoga, Meditation and Essential Oils**

Private and Group Classes

**From:** Joe Crowfoot  
**To:** [DSD EAS](#)  
**Subject:** 3 ROOTS / 587128  
**Date:** Tuesday, June 12, 2018 11:05:48 AM

---

Hello,

My question about the scope of the 3 roots development -

Will Parkdale AVE be extended/used as a part of the development?

Thank you,  
Joe

## Shearer-Nguyen, Elizabeth

---

**From:** johnpollard@san.rr.com  
**Sent:** Monday, June 11, 2018 12:12 PM  
**To:** DSD EAS  
**Subject:** 3 ROOTS / 587128

(this was also emailed to info@3rootssd.com a few days ago)

Seed park missing amenities (more acres ideas)

Hi, overall the plan looks good, but lacks space for many park amenities. Both Community parks in Mira Mesa are around 30 acres, not 25 acres. Hourglass I think serves as a good model. It has about 25 acres of fields, but it also has 5 acres for 8 tennis courts, a pool, a rec center, and admin/storage building. Seed Park could be expanded to include these amenities. Here are some videos demonstrating some tweaks to 3roots to accommodate more park space.

Potential boundary

<https://www.youtube.com/watch?v=wGLG1723QNI>

Hanson proposal with possible slight modifications

<https://www.youtube.com/watch?v=tz4-iMksT30>

Hanson/Vulcan overview ideas (each with a community park) <https://www.youtube.com/watch?v=qSQsH-3BYIg>

Carroll Canyon residents would be happier if they could just walk to these amenities and not overcrowd the ones up north. Soon there will be 100,000 folks in Mira Mesa, so these amenities would be very much needed!

Thanks for your time and consideration, John



T 510.836.4200  
F 510.836.4205

410 12th Street, Suite 250  
Oakland, Ca 94607

[www.lozeaudrury.com](http://www.lozeaudrury.com)  
[richard@lozeaudrury.com](mailto:richard@lozeaudrury.com)

*Via Email and U.S. Mail*

May 3, 2018

City of San Diego  
Planning Commission  
1222 First Ave., Fifth Floor  
San Diego, CA 92101  
[planningcommission@sandiego.gov](mailto:planningcommission@sandiego.gov)

Office of the City Clerk  
City of San Diego  
202 C Street  
San Diego, CA 92101  
[cityclerk@sandiego.gov](mailto:cityclerk@sandiego.gov)

Carmina Trajano, Recording Secretary  
Planning Commission  
City of San Diego  
202 C Street  
San Diego, CA 92101  
[CTrajano@sandiego.gov](mailto:CTrajano@sandiego.gov)

**Re: CEQA and Land Use Notice Request for the 3Roots San Diego Project**

Dear Planning Commission, City Clerk and Ms. Trajano:

I am writing on behalf of the Laborers International Union of North America, Local Union 89 and its members living in the City of San Diego ("LIUNA") regarding the 3Roots San Diego Project, including all actions referring or related to the proposed development of a master-planned community with 1,800 residential units, 120,000 square feet of retail space, 20,000 square feet of office space, and a 23-acre community park located on the east side of Camino Santa Fe, approximately midway between Mira Mesa Boulevard and Miramar Road, in the City of San Diego ("Project").

We hereby request that the City of San Diego ("City") send by electronic mail, if possible or U.S. Mail to our firm at the address below notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the County and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the County, including, but not limited to the following:

- Notice of any public hearing in connection with the Project as required by California Planning and Zoning Law pursuant to Government Code Section 65091.
- Any and all notices prepared for the Project pursuant to the California Environmental Quality Act ("CEQA"), including, but not limited to:
  - Notices of any public hearing held pursuant to CEQA.

- Notices of determination that an Environmental Impact Report ("EIR") is required for a project, prepared pursuant to Public Resources Code Section 21080.4.
- Notices of any scoping meeting held pursuant to Public Resources Code Section 21083.9.
- Notices of preparation of an EIR or a negative declaration for a project, prepared pursuant to Public Resources Code Section 21092.
- Notices of availability of an EIR or a negative declaration for a project, prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations.
- Notices of approval and/or determination to carry out a project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of approval or certification of any EIR or negative declaration, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of determination that a project is exempt from CEQA, prepared pursuant to Public Resources Code section 21152 or any other provision of law.
- Notice of any Final EIR prepared pursuant to CEQA.
- Notice of determination, prepared pursuant to Public Resources Code Section 21108 or Section 21152.

Please note that we are requesting notices of CEQA actions and notices of any public hearings to be held under any provision of Title 7 of the California Government Code governing California Planning and Zoning Law. **This request is filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092**, which requires agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

In addition, we request that the County send to us via email or U.S. Mail a copy of all Planning Commission and Board of Supervisors meeting and/or hearing agendas.

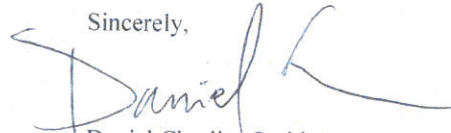
Please send notice by electronic mail, if possible or U.S. Mail to:

Richard Drury  
Daniel Charlier-Smith  
Lozeau Drury LLP  
410 12<sup>th</sup> Street, Suite 250  
Oakland, CA 94607  
510 836-4200  
[richard@lozeaudrury.com](mailto:richard@lozeaudrury.com)  
[Daniel@lozeaudrury.com](mailto:Daniel@lozeaudrury.com)

Law Office of Jonathan Weissglass  
410 12<sup>th</sup> Street, Suite 250-B  
Oakland, CA 94607  
510 836-4200  
[jonathan@weissglass.com](mailto:jonathan@weissglass.com)

Please call if you have any questions. Thank you for your attention to this matter.

Sincerely,



Daniel Charlier-Smith  
Paralegal  
Lozeau | Drury LLP