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CITY OF SAN DIEGO
PUBLIC SCOPING MEETING
REGARDING PREPARATION OF AN
ENVIRONMENTAL DOCUMENT

Stone Creek
Project No. 67943

CERTIFIED COPY

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On Monday, September 26, 2005

At 5:30 p.m.

Mira Mesa Library
8405 New Salem Street
San Diego, California

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Reporter's Transcript of Proceedings

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1 SAN DIEGO, CA, MONDAY, SEPTEMBER 26, 2005, 5:41 P.M.
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4 MS. JARQUE: Good evening. Thank you for coming to
5 the Stone Creek Environmental Impact Report Public Scoping
6 meeting being held at the Mira Mesa branch library. Today
7 is Monday, September 26, 2005, and the time is 5:41 p.m.
8 My name is Anne Jarque with the City of San Diego
9 Development Services Department.

10 The purpose of this scoping meeting, in
11 accordance with California Environmental Quality Act, is
12 to consult with the public in the early stages of the EIR
13 process to solicit public input from the community to help
14 define the scope of work for the preparation of an
15 Environmental Impact Report, also known as an ERI.

16 As lead agency under SEQU, the City's
17 Environmental Analysis Section's, EAS, staff has
18 determined an EIR shall be prepared to disclose and
19 identify potentially significant environmental impacts
20 that may result from the development of the Stone Creek
21 project.

22 Please note that environmental document does not
23 recommend approval or denial of the project and the
24 analysis and conclusions of the EIR shall be based on
25 substantial evidence on the record.

1 Now I'd like to briefly go over how the meeting
2 will be conducted. As indicated on the agenda, I will
3 introduce the project by providing a brief description of
4 the proposed development and identify the environmental
5 issues to be discussed in the EIR. Next, the project
6 applicant, Mike LaBarre of Fehlman LaBarre Architects,
7 will give a brief ten-minute presentation of the project's
8 scope. Then we will open the floor for public comment.

9 As stated earlier, the purpose of the meeting is
10 to get your input on specific environmental issue areas
11 that need to be addressed in the EIR. Each speaker is
12 asked to use the microphone provided, verbal comments will
13 be taped and recorded by a court reporter for the public
14 administrative record. Please speak clearly -- as clearly
15 as you can so that comments can be accurately recorded.
16 When I call you to speak, please introduce yourself and
17 state your address. Each speaker will have three minutes.
18 Please end your comments promptly when you are notified
19 that your three minutes are up. If you have more to say
20 or do not wish to speak tonight and would like to provide
21 written comments on the scope of EIR, please fill out a
22 comment form located at the back of the room and submit
23 them to any City staff by the close of the meeting.

24 Please focus your comments on specific
25 environmental impacts you would like to see thoroughly

1 analyzed in the project's EIR so we may incorporate your
2 comments and suggestions in the analysis.

3 Copies of the agenda, notice of preparation and
4 scoping letter and comment forms are located on the table
5 in the back of the room. Before you leave tonight, please
6 remember to sign in so that we have record of your
7 attendance.

8 Please note that if you'd like to be added to
9 the environmental distribution and noticing list for this
10 project, please include your address as well.

11 Lastly, I will close this meeting by 7:30 p.m.
12 tonight. If time permits, the applicant and City staff
13 may be available for questions after the meeting.

14 So let me begin by introducing the project. As
15 indicated in the scoping letter, the proposed Stone Creek
16 project will require an amendment to the Mira Mesa
17 Community and Carroll Canyon Master Plan, a vesting
18 tentative map, rezone, a master plan development permit,
19 site development permit, and an amendment to the
20 reclamation plan conditional use permit.

21 The Stone Creek project would develop
22 approximately 50 acres of parks, open space and trails,
23 8,700 residential dwelling units, and 600,000 square feet
24 of industrial business park uses. In addition, the
25 project will also include the development of a

1 pedestrian-focus mixed-core center that would also provide
2 approximately 100,000 square feet of office space, 30,000
3 square feet of retail space, and additional housing.

4 The project site is currently being used by
5 Vulcan Materials for their ongoing resource extraction
6 operation for the mining and processing of sand and
7 gravel, which operates under an approved conditional use
8 permit. The project site is approximately 300 acres and
9 is located north of Miramar Road, west of Camino Santa Fe,
10 south of Mira Mesa Boulevard, and east of Black Mountain
11 Road within the City of San Diego's Mira Mesa community
12 planning area.

13 EAS staff has preliminary identified the
14 following potentially significant environmental issue
15 areas which must be analyzed in the EIR as described in
16 the scoping letter distributed. The areas of discussion
17 would include land use, transportation, traffic
18 circulation/parking, air quality, noise, biological
19 resources, health and safety, cultural resources,
20 hydrology, geology, paleontological resources, public
21 services and facilities, public utilities, energy,
22 landform alteration/visual quality/community character,
23 water quality, mineral resources, population and housing,
24 socioeconomic impacts, growth inducement, cumulative
25 impacts, and we'll also discuss affects not found to be

1 significant.

2 Now I would like to introduce Mike LaBarre with
3 Fehlman LaBarre Architects, who will introduce to you the
4 Stone Creek project team and provide a brief description
5 of the proposed project.

6 MR. LaBARRE: Thank you. With us this evening are
7 several members of our project team, including Patty
8 Schreibman, planning advisor working with Vulcan Material
9 Company; Mike Linton also with Vulcan Material Company,
10 vice president of properties and development; Karen
11 Ruggels, environmental consultant. Thank you for being
12 here. I'd just like to add to what has already been
13 presented briefly.

14 THE AUDIOTAPE OPERATOR: You need to stay in front of
15 the mike if you can.

16 MR. LaBARRE: For those of you in attendance tonight,
17 referring to the 300-acre site plan and aerial photograph,
18 the proposed land use of industrial and business park
19 areas are located on the easterly portion of the property,
20 adjacent to Black Mountain Road and Kearny Villa Road.

21 In the central portion of the site located along
22 and adjacent to the future Carroll Canyon Road extension
23 through the property would be multi-family housing of
24 medium and high density, as well as the village core
25 described earlier. And to the west, west of Camino Ruiz,

1 would be also additional multi-family housing of medium
2 and high density on the western portion.

3 Also indicated on the land use plan is the
4 proposed location of Carroll Canyon Road, as stipulated in
5 numerous SANDAG, City of San Diego, and other published
6 documents, including stipulated in the Mira Mesa Community
7 Plan. Also a portion of this land use plan is the
8 enhancement of Carroll Canyon Creek in an approximate
9 300-foot-wide width as stipulated in the Mira Mesa
10 Community Plan.

11 That concludes our presentation of the project
12 description, and I think we can open it up for public
13 questions.

14 MS. JARQUE: Thank you. We will go ahead and open it
15 up for public comments. Please provide specific comments
16 regarding the scope of the EIR. Remember you will have
17 three minutes to speak. Please speak clearly so that your
18 words can be accurately recorded by your court reporter.

19 Do we have anyone in the audience that would
20 like to speak on the project?

21 No one here. So I guess we can go ahead and
22 close public comment and go ahead and close the public
23 environmental scoping meeting for this project. Your
24 comments will be transcribed, considered by the City staff
25 for use in the scope of the environmental document, and be

1 a part of the administrative record. The applicant may
2 have a few minutes to answer additional questions before
3 the library closes. Thank you and have a good night.

4 The time is 5:49 p.m.

5 Are there any further questions?

6 (The Public Scoping Meeting ended at 5:49 p.m.)
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1 STATE OF CALIFORNIA).
2 : ss.
COUNTY OF SAN DIEGO)

3 I, Sheri L. Somers, a Certified Shorthand Reporter,
4 Certificate No. 9734, in the State of California, do
5 hereby certify that the foregoing proceeding was taken
6 before me at the time and place herein named; that said
7 proceeding was reported by me in shorthand and then
8 transcribed through computer-aided transcription, and the
9 foregoing pages contain a true record of the testimony of
10 said proceeding.

11 I do further certify that I am a disinterested person
12 and am in no way interested in the outcome of this action,
13 or connected with or related to any of the parties in this
14 action or their respective counsel.

15 IN WITNESS WHEREOF, I have hereunto set my hand on
16 this 4th day of October, 2005.

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18 _____

19 Sheri L. Somers, CSR
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