

Environmental Scoping Meeting 1/18/2017

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ENVIRONMENTAL IMPACT REPORT SCOPING MEETING
SAN DIEGO, CALIFORNIA
JANUARY 18, 2017

REPORTED BY: MANDY L. KERSH CSR No. 10674

Environmental Scoping Meeting 1/18/2017

1 ENVIRONMENTAL IMPACT REPORT SCOPING MEETING

2 SAN DIEGO, CALIFORNIA

3 JANUARY 18, 2017

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5 ENVIRONMENTAL IMPACT REPORT SCOPING MEETING,

6 commencing at the hour of 6:06 p.m., on Wednesday, January

7 18, 2017, at 10410 Falcon Way, School Library, San Diego,

8 California, before Mandy L. Kersh, Certified Shorthand

9 Reporter No. 10674, in and for the State of California.

10 APPEARANCES:

11 ENVIRONMENTAL SCIENCE ASSOCIATES

12 BY: BOBBETTE BIDDULPH, AICP.

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1 WEDNESDAY, JANUARY 18, 2017, 6:06 P.M., SAN DIEGO

2

3 MR. DULGEROFF: If everybody could take their
4 seats. We want to get the meeting started and try and get
5 you home on time.

6 Welcome. My name is -- thank you for joining us
7 tonight. This is a Scoping Meeting for the Scripps Mesa
8 Joint Occupancy Project, Environmental Impact Report
9 Scoping Meeting. Hopefully you're all in the right
10 place.

11 My name is Lee Dulgeroff. I'm the Chief of
12 Facilities Planning and Construction for San Diego
13 Unified. The district is right in the middle of planning
14 this project. And before we have a decision by the Board
15 of Education, and before that decision can be made, we
16 need to complete this environmental review process in
17 accordance with California Environmental Quality Act,
18 CEQA. It is with this work that we have created this
19 hearing to get your input on the project, on what -- on
20 what is included in the environmental review document,
21 which is called an EIR, Environmental Impact Report.

22 So I want to kind of move this along. I'm going
23 to explain a little bit about the process. We're going to
24 talk to you about the project and then we're going to take
25 your comments at the end of the meeting and you'll be

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1 provided -- and I don't know -- whoever -- if you want to
2 speak, pick up a speaker slip at the desk where you signed
3 in over there. The topic of the meeting is the
4 Environmental Impact Report. So we're going to try to
5 stay on that topic. And if -- each one of you that wants
6 to speak will have a set amount of time. So with that,
7 I'm going to turn the meeting over to Bobbette Biddulph of
8 ESA.

9 MS. BIDDULPH: Thanks, Lee.

10 Well, hello everybody. I very much appreciate
11 all of you coming out tonight and to come out and provide
12 your input on our process. One of the things that I very
13 much want to express -- and first of all, can everybody
14 here me okay?

15 PUBLIC MEMBERS: No.

16 MS. BIDDULPH: No? Okay. I was wondering if I
17 could get out of the DJ-style, but I want to make sure
18 everybody can hear me. So just raise your hands if we
19 have any issues with that later on.

20 But one of the things that I wanted to express
21 before we kind of get into some of the nuts and bolts of
22 tonight's meeting is that this meeting is really about
23 hearing from you; that's the purpose of this meeting. We
24 really want to get your input on the environmental process
25 and our environmental document. And I'm going to talk a

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1 bit more about that a little later on, but I wanted to set
2 the stage with that understanding, that we're really here,
3 after we give a brief presentation, to hear from you. And
4 we want to give everybody in this room, you know, kind of
5 that equal opportunity to provide that input on our
6 environmental impact analysis.

7 A few housekeeping things before we get into
8 those details, though, is I did want to first let you know
9 where the bathrooms are in case you wanted to or needed to
10 exit for the bathrooms. They're actually just straight
11 back kind of along the row of red and blue chairs and
12 there's a women's and men's room there. They say "staff
13 only." Don't worry about it. You're all staff tonight so
14 you can use those restrooms. And I'm not sure if we have
15 any other housekeeping items. I think that was it.

16 But -- actually the other thing I did want to
17 note is we do have somebody recording this meeting, a
18 transcriber; sometimes referred to as a court reporter,
19 although we're not in court. So we do need to ask and
20 would appreciate if when you do provide your comments to
21 us, that you do that, you know, in a legible and not too
22 quickly. And she'll raise her hand if she's having a hard
23 time picking up everything because we definitely also want
24 to make sure we get all that input. Having a transcriber
25 makes sure that we get that kind of detail that we

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1 couldn't get if we were just taking notes. So if you
2 don't see us taking notes, we might take a few, but that's
3 part of the reason is we know we're going to have that
4 record.

5 So with that, I think I'll do just a few
6 introductions. Lee introduced himself and opened this
7 meeting. We also have with us tonight a representative
8 from the Monarch Group and that's Sarah Krueger Jager. And,
9 Sarah, why don't you raise your hand. Yeah. And my name
10 is Bobbette Biddulph. And -- it's a mouthful, but it's
11 there on the screen. I'm with the firm Environmental
12 Science Associates and we go by "ESA" for short. We are
13 the firm that is preparing the environmental impact
14 analysis. That's our primary job, but our other job is to
15 facilitate this meeting and make sure that each of you
16 have an opportunity to provide input into this process.

17 We are on contract to the San Diego Unified
18 School District, but it is our job to remain unbiased in
19 that assessment -- in that type of assessment.

20 I also want to introduce some other members of
21 our team that don't have their names up on the screen.
22 Paul Garcia. Paul, why don't you raise your hand. He is
23 with the district and is the project manager for the
24 environmental review process.

25 Janelle is here at the front. She's going to be

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1 our timekeeper to help us along there.

2 And then Trina Abbott I believe -- I can't see
3 her, but I think she's back at the sign-in desk. And
4 she's going to come back up to the front once we kind of
5 get through that phase of signing people in.

6 So with that kind of housekeeping out of the way,
7 I wanted to move into talking a little bit about our
8 agenda tonight. We've talked about that generally. We're
9 first going to describe the purpose of this meeting. I've
10 provided a little bit of input within that regard. And
11 then once we provide that brief overview of the purpose of
12 this meeting, I'm going to move to introducing Sarah and
13 she's going to help talk through what the project is, what
14 the project that's being proposed is so that there's at
15 least that kind of understanding of what's being proposed.
16 And I know many of you might also already be aware of some
17 of those elements. But for your reference, too, this was
18 at the sign-in desk when we came in, is the Notice of
19 Preparation, which provides some of the information about
20 the project description.

21 Then after that, Sarah is going to pass it back
22 over to me and I'm going to talk a little bit more about
23 the CEQA process and how this meeting fits within that
24 process. And I think many of you know, but just in case
25 you don't, CEQA stands for the California Environmental

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1 Quality Act and it's a State law. And then moving to a
2 summary of the issues that we're currently thinking about
3 analyzing in the EIR. It's a broad list, but, again,
4 we're really here to hear from you about what we should be
5 addressing in that environmental document.

6 I'll talk a little bit about our schedule and
7 then after all of that, it's really the purpose of the
8 meeting which is to hear from you.

9 As I said, this meeting is about hearing from
10 you. We are going to provide that brief presentation of
11 the project. But our goal in this meeting as the
12 environmental consultant is to really understand what are
13 the environmental issues that the community is concerned
14 about so that we can conduct the best and most thorough
15 analysis as possible. We understand that we don't -- I
16 don't live in this community. I live in San Diego, but
17 not this community. You all are the ones, many of you I'm
18 sure are residents here, that know the environmental
19 topics and issues that you would like addressed in the
20 document. As well, you're going to have very, probably,
21 specific ideas about the types of things that we need to
22 address and maybe how to address those. Those are the
23 types of things we really want to hear from you so that we
24 ensure that that document is thorough and addressing those
25 topics.

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1 The other thing to think about when you're
2 providing comments tonight is whether or not there are
3 alternatives that could avoid environmental impacts. You
4 might have other ideas of alternatives and you can provide
5 that input to us, but again, our focus is about the
6 environmental issues. And so thinking about how an
7 alternative can avoid a significant impact that you think
8 might occur will be very helpful, or are there ways that
9 we can mitigate impacts that might be of concern. Now, we
10 haven't done that full analysis of what the impacts are,
11 but, again, I'm sure you all have some perspective or
12 ideas about what you think the impacts might be. So
13 getting that feedback might be valuable.

14 So -- and I'll talk a little bit about this later
15 on, but this -- I know that you all have, and many of you
16 have, heard a lot about this project. But what I want to
17 emphasize is that for us, the environmental consultant
18 that is doing this analysis, it really is the beginning of
19 our process. So we haven't done the analysis. We haven't
20 done, you know, a thorough assessment. And your input
21 tonight will help us define how we do that assessment and
22 what we include in that assessment. So even though you
23 might have been having conversations with others for a
24 long time about this project, for us it's really the
25 beginning of our work.

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1 All right. Sarah, I think you're up.

2 So Sarah is going to talk just a little bit more
3 about the project components and what we're looking at in
4 our analysis.

5 MS. JAGER: Good evening. My name is Sarah Kruer
6 Jager and I'm a partner with Monarch --

7 PUBLIC MEMBER: Can you speak up, please?

8 MS. JAGER: -- and I think -- is that a little
9 better?

10 PUBLIC MEMBER: Much better.

11 MS. JAGER: Okay. Okay.

12 PUBLIC MEMBER: Can you hold it up, please?

13 MS. JAGER: Okay. So I'm here with Monarch
14 Group. Appreciate the opportunity to be here and I thank
15 you all, Lee and Bobbette, for taking the time tonight.

16 Bear with me here for a few minutes. I'm going
17 to do a brief overview of the project. And I think as my
18 husband would tell you, I'm moving and thinking a little
19 slower than normal but for good reason, I've got plus-one
20 in tow. So I just appreciate you bearing with me here for
21 a few minutes.

22 We are a local family-owned and operated company.
23 Our founding partners have been working in San Diego and
24 throughout the Western U.S. for about 40 years. We've
25 worked on a number of high-quality and award-winning

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1 projects throughout the region, probably about 50
2 projects, give or take, just within the San Diego area
3 over those years. In addition, we're excited to be back
4 here working in Scripps Ranch and in the Miramar Ranch
5 North Community where back in the early and mid 2000s we
6 developed just down the street the Monarch at Scripps
7 Ranch Apartments in the Monarch Corporate Center. The
8 apartments are now called something different, but we have
9 experience in the community and we're excited to be back
10 here again.

11 One other thing about us, we only take on a
12 handful of projects at any given time and we're all very
13 hands-on and engaged in those projects.

14 So with that -- and I think as Bobbette
15 mentioned, we're here tonight to listen and -- to what
16 matters to you, the community, and we're certainly working
17 to ensure that the proposed project is designed with your
18 feedback and what the community has in mind.

19 The initial plans that we'll walk through here in
20 a few minutes are the result of input from a study that
21 we've done, from what we've heard from the community, as
22 well as from the district to date. And, again, this is
23 all still preliminary.

24 So this first slide that you've got here, it
25 gives you a brief description about the key project

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1 components. Overall, we believe this project is a win-win
2 for the district, for its students, for the community and
3 for taxpayers. And just another thing to point out, the
4 project is also consistent with what the district calls
5 their Real Estate Utilization Strategy. And the goal
6 there is basically gives the district opportunity to work
7 with developers like us, in this case, to develop district
8 property to generate ongoing revenue that supports and
9 funds critical student programs and also provides
10 neighborhood benefits.

11 Go to the next slide.

12 So this slide here obviously gives you -- shows
13 the existing project site location and the surrounding
14 area. The property is the best and likely the last and
15 only opportunity within Miramar Ranch North to accommodate
16 this use. It's near existing commercial and business
17 centers, as you know. It's adjacent to a public park and
18 along a major thoroughfare with easy access to both the
19 freeway and public transit.

20 So we've taken a number of steps to ensure that
21 the initial site plan that you see here -- that ultimately
22 it's a good neighbor to the surrounding residents. Not
23 only is the proposed project that you see a smart-growth
24 development, it is also responsible development in that
25 what you see, it's permitted by the underlying property

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1 zoning.

2 We've proposed a style that is a mix -- in terms
3 of the architecture, a mix of Santa Barbara and Spanish
4 California architecture that is also consistent with the
5 surrounding neighborhood and of very high quality.

6 The site plan benefits from a lot of -- we've got
7 a lot of setbacks built in as well as some natural and
8 landscape buffers and the topography that you have there
9 that will ultimately separate the luxury apartment homes
10 from the nearby existing residents.

11 So what does all that mean? Well, it allows for
12 a number of design enhancements that we've tried to work
13 into the initial site plan. You can see there's a mix of
14 one-, three- and four-story buildings with kind of the
15 front of the project being along Spring Canyon. We've got
16 lower elevations along Spring Canyon and then kind of a
17 step up in articulation of the buildings, a mix of one-,
18 three- and moving back to four-story. And it also allows
19 for a lot of large kind of active open-space areas
20 throughout the project. In total there is about -- about
21 35 percent of the site area is actually open space for a
22 lot of those reasons. And probably the best example of
23 that, you can see the large kind of pool/court area. That
24 area in and of itself is about 1.3 acres. It's a little
25 bigger. So the setback that you get there from Spring

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1 Canyon back to the residential buildings is almost
2 300 feet.

3 So the next few slides include a couple updated
4 renderings that we've done of the proposed project. I
5 think the key here, we're trying to highlight the
6 architectural design that I touched upon, the attention to
7 detail and quality that we undertake in every single
8 project that we do.

9 We believe this project -- again, it provides a
10 number of benefits to the Scripps Ranch Community. It
11 provides critically-needed balanced housing options,
12 allowing Scripps families to grow and stay in the
13 community.

14 Scripps Ranch, I'm sure as many of you know, has
15 very few apartment options, and there are no apartments
16 within Miramar Ranch North. Again, this property is
17 likely the one and only and arguably the last opportunity
18 to accommodate the support and use within the community.

19 So this is a rendering looking kind of northbound
20 along Spring Canyon. You've got the district Student
21 Makerspace and Community Center Building right there in
22 the foreground. This is going to be a really state of the
23 art wow building. It will be built at no cost the
24 district or the community. It will include a Science
25 Technology, Engineering, Arts and Mathematics, STEAM,

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1 facility for kids as well as some district conference room
2 space. And it will also double as a unique community
3 gathering area that will be available to the community
4 outside of school hours.

5 So for the district and the community, this
6 exciting new facility will benefit local students for
7 years to come. And the Makerspace Lab itself will
8 actually become a part of the network of these Makerspace
9 Labs that the district has throughout the city that are
10 operated in partnership not only with the City of San
11 Diego, but also companies like the Qualcomm, Raytheon and
12 Sea World, to name a few.

13 So in all, the proposed project will position the
14 district for long-term financial stability by generating
15 more than 40 million in guaranteed benefits from a
16 property that is currently a drain on the school
17 district's resources. And this will provide critical
18 funding for student programs and services.

19 PUBLIC MEMBER: Could you explain those numbers
20 again, please?

21 MS. JAGER: We can answer some -- I can take some
22 questions a little bit later. Let me just finish up here.

23 It is important for school district employees to
24 be able to live in the communities that they serve, and I
25 think especially important here in Scripps, where the

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1 district's employees take tremendous pride in the great
2 schools that they work at.

3 The district and Monarch are committed to
4 creating this opportunity for school district employees to
5 live near their place of work by offering 22 designated
6 affordable units in this project. These units will be
7 affirmatively marketed to qualifying school district
8 employees.

9 So in closing, we believe this project is a
10 win-win for the district, its students, the community and
11 taxpayers. Both the district and Monarch we share, I
12 think, a commitment to ensure that the public feedback has
13 and will continue to be a part of this process as we go
14 forward. And we look forward to working with all of you
15 just as we did a little bit over a decade ago when we
16 developed close by.

17 So I think, again, as Bobbette mentioned, we're
18 here to listen tonight. And thank you, again, for coming
19 out and taking the time.

20 Oh. Yeah. We have a project website, too, if
21 you're looking for additional information. It's just
22 www.monarchscrippsmesa.com.

23 MS. BIDDULPH: Great. So we're going to move on
24 because we definitely want to get to the point at which
25 you all have that opportunity to provide a comment to us.

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1 What I wanted to do is do a brief overview of the
2 California Environmental Quality Act and kind of the
3 purpose of that Act. I'll shorthand it to CEQA. And
4 really CEQA is about disclosure. It's about providing
5 information to you, the public, and also the
6 decision-makers on this project, which is the school
7 district. It's the Board of the school district. And so
8 that CEQA document is not in and of itself the
9 decision-making mechanism. It is instead providing
10 information to the decision-makers that help -- that can
11 help them in making a decision. It's not the only piece
12 of information. They will also consider the public input,
13 and there might be other considerations that they're
14 trying to balance to make a decision about whether or not
15 to approve the project. So the CEQA and the EIR doesn't
16 actually make that determination. But it's really about
17 providing that information, full disclosure, and
18 identifying whether or not there are available mitigation
19 measures to environmental impacts that are potentially
20 identified as significant.

21 So this chart actually provides just a little bit
22 of an overview of the major steps of CEQA review. And I'm
23 going to -- I think we'll get a circle here. There we go.

24 So this is the process or this is the phase in
25 which we are for the environmental review process. As I

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1 mentioned before, it's really the beginning. We have
2 issued that Notice of Preparation that had a bit of a
3 brief description about the project that is -- that is
4 basically our notice and the district's notice to you that
5 an Environmental Impact Report is being prepared for this
6 project. And this meeting is that first point of input
7 that you all have into that environmental process. But
8 then we really have two other phases at which you will
9 also have that opportunity. Once we get your input, we'll
10 go and complete and diligently work on the analysis, the
11 environmental analysis. And once we've completed that
12 analysis, then the product and the detail of that analysis
13 will be released in our draft Environmental Impact Report.

14 The draft Environmental Impact Report is really
15 the culmination of all of that analysis, that technical
16 effort, and it's a public document. And, in fact, it's a
17 very important part of the CEQA process is to have you
18 comment on the contents of that draft document. There
19 will be a 45-day review period when that draft EIR gets
20 published that you'll have that time to review the
21 contents of that environmental document and you'll send
22 your comments in to the district. And it doesn't end
23 there. We -- when we get those comments from you, written
24 comments as well as verbal comments or e-mailed comments,
25 there is a requirement in CEQA for us to respond in

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1 writing to those comments and to consider those comments.
2 And so once we receive those comments at the end of the
3 public review period, we will take those comments and
4 respond to each and every one of them that are on the
5 environmental analysis. And then we also -- in writing.
6 And then we also will make any revisions we need to to
7 refine or correct the environmental analysis that was
8 contained in the Environmental Impact Report, the EIR.
9 And that really brings together the final EIR. The final
10 EIR will be the revised draft EIR and our responses -- the
11 district's responses to comments -- on those comments that
12 we received during the draft process.

13 There are notices that are released at both of
14 those time periods. The Notice of Availability there is
15 notifying you that the draft EIR is available. And as
16 well, when the final EIR is presented, there is also a
17 noticing of that documentation. But, again, when the
18 final EIR is released, it's not a decision on the project;
19 it's merely a document that then the decision-makers use
20 to help them form their decision.

21 So here is a summary of the issues to be analyzed
22 in the EIR. And I know there is a -- well, it's a long
23 summary and it's a broad summary. And I think it -- what
24 I really want to express about this listing is we are
25 doing a full scope EIR. So what that means is we're

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1 looking at all issues that are environmental in nature
2 and considering whether there's impacts that will be
3 caused by this project to those topical areas.

4 Now, obviously this is broad and I don't have
5 specific listings of how we're going to do those analyses
6 or exactly the different things that we're going to
7 consider or the methodology in those analyses. And,
8 again, that's really what we're -- we have some ideas, but
9 we're wanting to form those final decisions with the input
10 that you provide us here tonight.

11 So this slide summarizes what our current
12 schedule is for that environmental process. The close of
13 your public comment period for this first phase is on
14 February 6th. So that's to provide this input into the
15 scope of the EIR. That's your first opportunity to
16 provide public comment and this meeting is part of that
17 process. We'll talk a little bit more about that. But
18 just in summary, basically we need to get those comments
19 in by 5:00 p.m. on February 6th in order for us to be able
20 to have the time to consider them in the environmental
21 document.

22 Our goal, then, is to take that information, to
23 do our analyses and then to work up to a release of that
24 environmental document, that draft EIR, and that will
25 happen -- right now we're projecting in May of this year.

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1 That's the document that will be that hopefully thorough
2 analysis of the environmental issues, and you will have
3 that available to you and you have the opportunity to make
4 comments on that first cut or first take of the analysis.
5 As I mentioned, we will be responding to those
6 environmental issues and inquiries, and that will be
7 included in the final EIR. And our goal -- or our
8 projected date is in the fall of this year that that will
9 be released.

10 So that, then, leads to the ability for the
11 district to certify that EIR. And that basically means
12 that they're blessing or standing behind the analysis
13 that's in that document. But then there's a second step
14 which is considering whether or not to approve the
15 project. So that's a separate decision that's made by the
16 district, but that is, then, the next step, is the
17 district considering whether or not they should approve
18 this project.

19 Okay. So we're finally there. We're getting
20 there. We are getting to that stage of receiving comments
21 from you. I want to provide a little bit of feedback
22 about how we're going to do that.

23 When you came in the room, you should have had
24 the opportunity to have two handouts. The first I'll
25 mention is the comment sheet. This is one way that you

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1 can provide comments to us is write them down. You can
2 return this comment sheet to us tonight. You can use it
3 to read your comments. If you'd like, if you don't want
4 to speak in front of folks here tonight, that makes you
5 nervous, I have no problem reading your comments. So just
6 indicate to me or to one of our helpers that you'd like me
7 to read your comments and I can do that. This comment
8 form can also be used to send in before the 6th of
9 February. Did I get that right? Yes. February 6th.

10 If you want to speak tonight, this is the form
11 you use for that. And Paul is holding them up. He's
12 collecting them and Trina is too. If if you need a
13 comment form, if you didn't get one when you walked in,
14 hold up your hand. Does anyone need a comment form?

15 PUBLIC MEMBER: To ask a question of you, we have
16 to fill out a comment form?

17 MS. BIDDULPH: Well, we're actually not going to
18 be responding to questions tonight. This meeting is about
19 receiving input from you. Yeah. So -- so questions on --

20 PUBLIC MEMBER: But if we don't understand
21 something in this, how are we going to --

22 MS. BIDDULPH: On the environmental process or on
23 the project?

24 PUBLIC MEMBER: Both, actually. What's this
25 science and technology? I've never heard of that.

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1 MS. BIDDULPH: Right. Yeah. Yeah. So that's
2 something that you can definitely put in a public -- in a
3 comment to us and we will answer that question in the
4 draft EIR. But I don't want to -- what I want to be sure
5 is that each and every one of you have time tonight to
6 provide input to us on the environmental topics. And
7 that's our priority tonight. So that's how I'm going to
8 prioritize or time together. We will definitely -- if you
9 have questions like that, what I would recommend is that
10 you write them down on a comment form and then we will --
11 the district can get back to you on answering that
12 question either in the draft EIR or in some other form of
13 communication if you request it on the comment form.

14 So does anyone need a comment form? Great. So,
15 Paul, maybe get them some comment forms. And if you want
16 to fill it out and just hold it up, and Trina and Paul
17 will -- as we move forward through the meeting, they'll
18 collect those comment forms and we'll be sure to have
19 the -- to call you up to make your public comment.

20 One of the things that I've mentioned a few times
21 is about equal access to providing comments. And we've
22 got a big group here tonight. I think I counted almost 70
23 maybe 60 people. So I really need all of your help in
24 providing that equal opportunity. We are, because of the
25 size of the group, going to limit the time allotted for

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1 people to make comments. And, again, I want to stress
2 that there's many other ways to provide comments. But for
3 verbal comments tonight, we're going to limit those to 3
4 minutes a piece so that everybody has an opportunity to
5 provide those comments. And Janelle, who is going to help
6 us with that, we're going to try to be as unobtrusive as
7 possible with timekeeping, but she's going to flip up the
8 little yellow card when you're at 2 minutes and 30 seconds
9 so that you know that you're kind of getting close to
10 the -- to your time period. And when you see a red card,
11 that means we've hit 3 minutes and I'd really appreciate
12 you wrapping up your comments. And if we have some
13 challenges there, I'm going to speak up, because, again,
14 my responsibility is again to all of you to have that
15 opportunity.

16 We've also got some detail on where to send
17 comments. That's going to go to Paul Garcia. Those
18 instructions are also provided in the Notice of
19 Preparation. So his address and the detail of where you
20 send those comments is included in that Notice of
21 Preparation. And I'm sure Paul probably has cards with
22 him too if you have any question about that.

23 Okay. So Paul, have I missed anything? I don't
24 know if --

25 MR. GARCIA: I think that's it. It may be

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1 helpful when people are giving comments to have the list
2 of the issues up there so they can --

3 MS. BIDDULPH: That's a great idea. Let's do
4 that. So let's pull that slide up. And what I'm going to
5 do -- what we're going to do is we're going to actually
6 put the microphone here and this is where we'd like to ask
7 you to come up and make your public comment, because we
8 want to be sure to hear you since it's really directed at
9 the district and also at the environmental consultant for
10 the Environmental Assessment Process. And I'm going to
11 call your name and then also let No. 2, meaning the person
12 on deck, know that they're behind and we're going to move
13 through the process that way.

14 Let me get my other microphone. Can everybody
15 hear me? Okay. First up we have Robby Savitch. And I
16 apologize if I butcher your name. I'm doing my best. And
17 you can correct me when you're at the microphone if you'd
18 like. And then up after Robby is Summer Spencer.

19 Sir, if you could come the other direction
20 because we really want the comments to be directed at us.

21 ROBBY SAVITCH: All right.

22 MS. BIDDULPH: Yep. Perfect. Thanks.

23 ROBBY SAVITCH: It is Robby Savitch. You did
24 spell it correctly -- or say it correctly.

25 My name is Robby Savitch and my wife and I have

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1 lived in Scripps Ranch for over 35 years. Last year I
2 attended board meetings of the San Diego Unified School
3 District and at that time meeting I voiced my support for
4 this project. I still support it, the project. For
5 one -- and I'm going to leave a lot of the environmental
6 issues to the pros and to my comments of my neighbors. I
7 have some concerns that hopefully you can deal with from
8 an environmental standpoint. But I've got a couple of
9 concerns. And one is the financial barriers to living in
10 Scripps Ranch are really high for too many families there.
11 This apartment project, assuming we can find a way to
12 build it, will give them a first foot-hole in our
13 community, just like my young family had many years ago.
14 We need those new families to perpetuate this community.
15 The community is aging. Miramar Ranch, as Sarah said
16 early, has no apartment communities, Miramar North,
17 actually. And the pro side is one of the last places
18 where we'll have an opportunity to build such a site. I'm
19 hoping that the Environmental Impact Report will find
20 nothing significantly adverse to the site of the project.

21 My wife and I moved to Scripps Ranch there was no
22 high school, there was no middle school, no library. We
23 had a book mobile. There was no fire station and
24 virtually no developments north of Miramar Lake. We lived
25 near Jerabek. We then moved to the south side of Pomerado

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1 and lost our house in the fire. We learned firsthand what
2 it was like to lose something and then to rebuild it, and
3 then to deal with the environmental issues surrounding the
4 aftermath of the terrible fire in having to build a
5 personal home.

6 As Scripps Ranch grew larger, more complex over
7 the years, resident activism played an invaluable role
8 shaping and protecting this wonderful community of ours.
9 And while I'm quite aware of the active opposition to this
10 project, those opponents represent, I believe, a very
11 small portion of the residents.

12 (PUBLIC OUTBURST.)

13 ROBBY SAVITCH: In fact, there has been -- in
14 fact, there has been no massive outcry from the vast
15 majority or the more than 10,000 households in Scripps
16 Ranch. And if this project is so ill-conceived, why
17 haven't protestors erupted throughout the community at
18 large? The answer is simple: The project is a good one
19 and an enhancement for Scripps Ranch. And, yes, I support
20 the project. I still want to make sure that the
21 environmental studies are thoroughly performed to better
22 gauge the project impact of the entire community. Thank
23 you very much for your time.

24 MS. BIDDULPH: Okay. So Summer Spencer is up and
25 after Ms. Spencer is Wally Wulfeck.

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1 MS. SPENCER. Sorry. I apologize. I did not
2 write out a speech. That was very well-written. But I
3 didn't write anything quite so formal.

4 MS. BIDDULPH: We'll take anything.

5 MS. SPENCER: You'll take anything.

6 So basically -- I'll keep it pretty informal. So
7 I noticed you also noted on here that it's a CV-1-1 zoned
8 property, which, when I looked into that, my concern was
9 that, based off of that zoning, you're only allowed to
10 have 194 units per that acreage. So you guys have
11 increased the density quite a bit by 70 units to be exact.
12 Now, I understand you are doing some that are affordable,
13 but is there affordable only for, you know district
14 employees? And you're limiting that. And there are only
15 22 affordable units. So you probably can't allocate that
16 much of a density bonus to that site.

17 Another thing that I think definitely should be
18 looked into is the immediate surrounding areas to that
19 site are two-story and a commercial one-story lot sites.
20 So --

21 (PUBLIC APPLAUSE.)

22 MS. BIDDULPH: Actually, that was one thing I
23 failed to mention, and I apologize for that. And we'll
24 give you some more time. I'm not going to cut into your
25 time. But if we could hold the applause so that we don't

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1 cut into speaker's times, that would be appreciated.

2 Thank you.

3 MS. SPENCER: So I think that's my initial
4 concern when I look at this and look at the renderings
5 that you've done that you're -- you're basically putting
6 in a four-story building onto a very small site. Yes, you
7 do have some open space. But the majority of the site is
8 a four-story apartment complex. It's not really suitable
9 for the area. I mean, you're talking about a park on one
10 side with nothing built on it; on the opposite side is a
11 shopping center. Again, one-story. Yes, commercial
12 one-story, but still one-story. And then on either side
13 are two-story homes, single-family homes. So I think the
14 sizing is incorrect. And you're way over your density
15 limits.

16 And then, yeah, I think I'm concerned with the
17 idea of you're claiming that it's an affordable housing
18 complex, but you use the term "luxury apartments" when you
19 presented it. And there's only 22 out of the -- you
20 propose 264. By code, you're only allowed to have 194.
21 So it's not really an affordable housing complex if you're
22 only offering 22 and they're only for San Diego District
23 employees. They're not even available to the bulk of the
24 community. Those are my initial concerns when I hear it,
25 which obviously does affect the population and housing

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1 because you're creating too much density per zoning
2 ordinances.

3 Transportation and traffic: So you have, in your
4 proposal, four stories, but it's five levels with parking.
5 It's almost 500 parking spots, because you're allocating
6 about 1.78 spaces per unit. So let's -- that's about 500
7 cars you're adding. Most likely they're all working. So
8 between 8 and 10 in the morning, 4 and 6 o'clock at night,
9 you're 500 additional vehicles at that intersection. It's
10 already a really busy intersection. So I think you're
11 adding a lot of that. And that's not even taking into
12 account the commercial standpoint in the corner, which is
13 going to add more vehicles. Because I couldn't tell you
14 how many commercial parking spots you have. So that's
15 about all I have.

16 MS. BIDDULPH: Thank you.

17 So Wally Wulfeck. And then behind Mr. Wulfeck is
18 Joan Gass.

19 WALLY WULFECK: Hi. My name is Wally Wulfeck.
20 I'm the chairperson of the Scripps Ranch Planning Group,
21 which is one of two planning groups in the city, this
22 project in this area. This project is in the Miramar
23 Ranch North planning area, but our group also took a
24 position at our meeting last summer. We voted unanimously
25 to recommend that this project not be approved because of

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1 its bulk and scale, its inconsistency with the community
2 plan and its affects on traffic.

3 To the gentleman who said that there's a number
4 of people who are not in favor of the project, that is
5 true. As I said, our group voted unanimously to recommend
6 that it not go forward.

7 My personal opinion is that if the school
8 district doesn't need the property and it's a drain on
9 their resources, then they should return it to the
10 taxpayers.

11 MS. BIDDULPH: All right.

12 So Joan Gass. Joan Gass. And behind Joan is
13 Michael Kielty.

14 JOAN GASS: Hi. My name is Joan Gass. Thank you
15 for putting a better spin on the last name. I am a
16 44-year resident of Scripps Ranch a long-time employee of
17 San Diego Unified School District, a frequent volunteer
18 for the district regarding property utilization of school
19 properties and I have been actively involved in following
20 what's going on with this Monarch proposal. I give you
21 that context just to let you know that I have a very broad
22 background in what the school district has done. In fact,
23 I sat in a meeting approximately 15 years ago when the
24 school district was -- just had already spent \$300,000 to
25 develop land on the other side for commercial use. The

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1 community got behind the fact that that part of the
2 property was necessary for schools -- and the Scripps
3 Ranch STEAM Lab and the future English and history
4 buildings are on the piece of property, the school
5 district, with Pat Fuller at that time, wanted to turn
6 into money-generating property.

7 I'd like to make a quick comment before I go on.
8 Sarah -- and I'm sorry I don't know your last name -- said
9 that right now the property is currently a drain on the
10 school district. I would like to say that using school
11 property for schools is not a drain. It is the proper use
12 of school district property.

13 So now let me just turn my attention to the
14 problems with this proposal. First of all, it is a poor
15 use of the property. There is no way to accurately
16 predict whether the school district will need this
17 property within the next 66 years. To give away something
18 at this point without being able to know for sure that the
19 school district will need the property is foolish.

20 Second of all, while Sarah also mentioned a
21 \$40 million flow of money into the school district, no
22 discussion has been made about what the cost to the school
23 district will be. This project may very well be neutral
24 or cost the school district money.

25 Now, about the specific property: I think it is

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1 completely unacceptable to set aside 4,000 square feet for
2 a school building, a STEAM Lab and dedicate over 300,000
3 square feet to apartments while there is no indication
4 that I know that the property needs to be equally divided
5 to set aside \$300,000 for apartments and only 4,000 --
6 300,000 square feet for apartments, only 4,000 square feet
7 for a school building seems to be disproportional.

8 Furthermore, STEAM Labs are better served by
9 being on school sites. I know many teachers who cannot go
10 offsite. They do not have money to go offsite. There are
11 no school buses to go offsite. The STEAM Lab is likely to
12 be underused or not used at all. Thank you. I'll submit
13 the rest of my comments.

14 MS. BIDDULPH: Thank you. So next up is Michael
15 Kielty. Hope I got that right. And then after Mr. Kielty
16 is -- I just have "Rob." So no last name.

17 MR. KIELTY: Thank you very much. Yes. My name
18 is Mike Kielty and I've been a resident in Scripps Ranch
19 for over 20 years. And I, like many people who are in
20 this room and many more beyond, are completely opposed to
21 what's going on with this property. The height is
22 completely out of character for this portion of Scripps
23 Ranch. The traffic, the parking, the loss of use of
24 parking for the adjacent ball fields hasn't been
25 considered, the lack of public transportation, grant

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1 (inaudible) restrictions and the request for proposal by
2 the school district itself which went out on August 1st,
3 2014 which calls for -- with respect to the Scripps Mesa
4 Conference Center -- any relocation of existing district
5 uses must be paid for by the development team. If
6 Innovations Academy is going to be scraped from its
7 location and moved somewhere else, there is no discussion
8 about Monarch picking up the acquisition cost for new
9 property for Innovations Academy or the new construction
10 for Innovations Academy. To use bond money or to use
11 additional moneys out of the school district in order to
12 allow Monarch to have this sweetheart deal is completely
13 improper. By way of your own schedule here that
14 Mr. Fuller put out -- this came out August 1st, 2014 to
15 the Member of Interested Bidders List, we just received
16 these documents a few days ago as a result of a Freedom of
17 Information Act request sent back in March. We have yet
18 to receive any e-mails by Mr. Dulgeroff, produced by
19 Mr. Day, who is the legal analyst at the school district.
20 The response we get is, here are the e-mails, but none of
21 the attachments are attached because we don't have the
22 software to provide that. It's 11 months later. The
23 school district is foot-dragging. They should not be
24 going forward with this project. I would ask that you
25 look into all of those issues and report promptly. If you

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1 need outside assistance, please get outside assistance.

2 Thank you.

3 MS. BIDDULPH: So next up is Rob. Rob? Okay.

4 And then after Rob is Bill Walsh.

5 ROB: Hi. My name is Rob. I'm a current
6 resident of Scripps Ranch and have been for about
7 20 years. I am also the General Manager of Sammy's Pizza
8 over in Scripps Ranch Marketplace. Now I think projects
9 like this are important because they provide an
10 opportunity to support small businesses in the community,
11 including many of us in this room. I think taking
12 positive steps like these to build new projects in our
13 community will help all of our businesses supported in the
14 long run.

15 As a Scripps Ranch resident, I am excited to see
16 a project like this bring well-balanced housing options to
17 the area. Monarch I know built another project right over
18 here in the area, the Allure at Scripps Ranch, which took
19 into account many important features that fit right into
20 our community.

21 I am confident that Monarch will make the same
22 responsible considerations here. This project has even
23 greater potential given how close it is to existing
24 businesses and the freeway.

25 I look forward to seeing a thorough review done

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1 of the potential traffic impact from this project to
2 ensure that businesses like mine won't be adversely
3 affected by increased traffic congestion in the area.
4 Thank you for the opportunity for my comments.

5 MS. BIDDULPH: Thank you, Rob.

6 Bill Walsh. And after Bill Walsh -- oh, boy.
7 Rick Calayco.

8 BILL WALSH: Good evening. My name is Bill Walsh
9 and I've been a resident of Scripps Ranch for
10 approximately 20 years. I also have a day job. I'm a
11 principal in a neighboring district. Principal of a STEAM
12 school in the South Bay. And I'm a johnny-come-lately to
13 this process. I'm going to try not to personalize this
14 too much, but I do take things very personally. Other
15 than the Larkspur Development, which is probably about 200
16 feet -- 500 feet straight up from where the entrance of
17 this (inaudible) will be. And when I say I'm going to try
18 not to take this too personally, if the planning
19 department at San Diego Unified -- if this project is any
20 indication of the work that you folks are doing, I'd like
21 to take a look at all of the -- many of the citizens here
22 that are sitting in these very uncomfortable chairs,
23 although this is a very beautiful facility, beautiful
24 library, very uncomfortable and they're not made to feel
25 welcome by the responses of "We're not going to take any

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1 questions." So saying things like "We want to take all of
2 your input but we're not going to answer any questions,"
3 is what I call double-talk.

4 So in terms of the STEAM Lab, I'm not sure, but
5 somebody is going to have to make a decision about how
6 deep we're going to go on these issues. I know that at
7 Qualcomm -- I've worked with Ed Hidalgo at the Qualcomm
8 facility before he left there and I know they ran about
9 10,000 students through their facility in two years.
10 That's a lot of kids. And so getting kids on buses to
11 come into the neighborhood, you know, that's probably a
12 very nice thing, but coordinating buses bringing kids in
13 at the same time that traffic's leaving, it's a nightmare
14 for disaster. There's going to have to be things like
15 consideration of additional traffic lights on Spring
16 Canyon. I'm not sure to what extent you folks in the CEQA
17 business will be analyzing that.

18 So just a couple more things. I'm not sure who,
19 again, determines how deep we go on those things. I
20 disagree with what I've heard that some people are in
21 favor of this project. My neighbors and the people that
22 I've talked to and the people in Scripps Ranch are
23 desperately in favor that this thing not go through. It
24 is completely out of character for our community. You
25 talked, young lady from the Monarch Group, about serving

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1 the community. I'm not sure what community you're talking
2 about this project is serving. It does not serve the
3 community of Scripps Ranch for the people that I've spoken
4 with, that I associate with in the Pop Warner community,
5 the Little League community, Saint Gregory the Great
6 Catholic Church. So let's talk straight.

7 And also, just as a matter of fact, you, sir, are
8 Paul Garcia? Why are you not sitting over here, sir, if
9 you represent the Planning Department and why are you
10 walking around in the back? I don't mean to personalize
11 it, but it seems like this is a very, very personal issue
12 for many of these people. So please honor them and
13 respect them with your presence up here towards the front.
14 Thank you.

15 MS. BIDDULPH: So I'm going to take a little
16 break and just provide a few comments of clarification.

17 Paul is actually in that location to collect your
18 speaker cards. Lee is also with the district. So the
19 district is here up at the front listening to you.

20 The other thing that I would like to point out is
21 that when you speak very quickly, it is hard for us to
22 transcribe your comments. So you can definitely speak
23 quickly to get as much in in that 3 minutes, but it's at
24 the risk also of not getting all of those comments
25 transcribed correctly. Again, lots of other opportunities

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1 to provide that input.

2 The draft EIR is going to address your comments.
3 And later in the process there will be a specific
4 requirement for us to respond to your comments in written
5 form. So I just want to make it really clear that that is
6 part of the environmental review process. Okay. So
7 Rick -- and I apologize.

8 RICK CALAYCO: Calayco

9 MS. BIDDULPH: Calayco. Thank you.

10 RICK CALAYCO: So my name is Rick Calayco. I'm
11 here also representing my wife Sharon. We've been
12 residents in Scripps Ranch since 2003 in the Aspire/Encore
13 community above this development.

14 While the slide presentation did show that it's
15 an attempt to make it within the character of the
16 neighborhood, other than the red roof, I don't see how it
17 is in character, especially considering it's a four-story,
18 five-story parking garage as other people here have
19 pointed out. There's no other residences -- there's no
20 other buildings nearby that are over two stories. So to
21 have a lot of it be three and four stories seems
22 completely out of character with the neighborhood.

23 As others have also pointed out, there is going
24 to be a significant number of parking spaces which will
25 probably adversely impact traffic to that area. My

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1 understanding is that it is also the consideration when
2 you're talking about cumulative effects, there is going to
3 be consideration for another commercial area right by the
4 freeway. So adding those cumulative effects with this
5 high-density residence is going to have a deleterious
6 impact on the traffic and overall environment of the
7 current community.

8 And for -- you know, just for cultural resources,
9 we will likely be losing the weekly Farmers Market that is
10 currently held in that area. And, you know, that's --
11 it's a little thing, but it's little things that we, you
12 know, in this community appreciate and it's something we
13 have come to enjoy and we're going to be losing that. And
14 I think that's -- like I said, there's not really much I'm
15 added to this, but I did want to add my voice to the
16 other -- to basically amplify what other points that
17 people have already made. Thank you.

18 MS. BIDDULPH: Thank you very much.

19 So I'd like to announce the next speaker. So we
20 might have a little bit of a pause. Sylvia Alvarez. And
21 after Sylvia is George McCall.

22 And I'll take this moment to say that after
23 George McCall, I have two more speaker cards. So if there
24 are others of you in the audience that have not had an
25 opportunity to speak, be sure to raise your hand and get a

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1 speaker card and get that forward to us.

2 All right, Ms. Alvarez.

3 SYLVIA ALVAREZ: Good evening. So I'm speaking
4 in favor of this project. I'm chapter leader with the
5 district and I'm speaking for the workers. Last year when
6 this came up at a board meeting, we had a clerk's position
7 at one of the schools that wasn't filled for over a year
8 because it's not -- it's not -- it doesn't make sense for
9 a worker to drive this far for the amount of pay they
10 make. Why shouldn't people be afforded the opportunity to
11 live in the community where they work and serve the
12 students of this community?

13 I am a social worker with the district. I'm
14 familiar with affordable housing and this kind of change.
15 And as the first gentleman that spoke said, I believe you
16 do need new families and you need to welcome them, and I
17 believe they can be an asset to the community. So on
18 behalf of the workers -- and I'm speaking for across all
19 bargaining units, food service workers. I know now that
20 there are some vacancies for noon duties and PARE
21 educators, which you just can't simply drive up here for
22 two or three hours a day. So for me it's practical and
23 it's the right thing to do. And thank you for the
24 opportunity to speak.

25 MS. BIDDULPH: Thank you, Ms. Alvarez.

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1 So George McCall. And then after George McCall
2 Frank -- oh, boy. Starts with a T.

3 GEORGE McCALL: Evening. Thank you for having us
4 here and asking for our opinions.

5 I have a comment on something that I haven't seen
6 in any of the environmental impact notations or
7 information we've received, and it's concerning something
8 called overflow parking. I don't see any analysis
9 anywhere on potential overflow parking, which exists in
10 virtually every multi-unit development that you find and
11 specifically in our area Scripps Ranch. One that we --
12 one that we have knowledge of or have experience with is
13 the Aspire/Encore Development which is right in our area.
14 And we find that the amount of parking that's allowed by
15 the -- or built in by the developer in many cases does not
16 account for the number of vehicles that people are going
17 to have and are going to need to have, particularly when
18 in an area where there is no public transportation within
19 walking distance. So to get to any public transportation,
20 you need a vehicle for every wagger in the household. And
21 that's what's going to happen with this apartment. And a
22 very conservative estimate, I can see where you're going
23 to have about 50 or 60 overflow parking vehicles that
24 don't fit in your garage, and they're going to end up
25 outside on the streets in the neighborhoods. You're only

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1 providing 10 percent excess parking for guests and for
2 extra vehicles. It doesn't look like that's going to be
3 enough. And -- for Aspire/Encore, they provide 60 percent
4 excess parking spots for all of their units which have
5 garages. So this looks like it's going to be a big
6 problem. And the streets that surround this development
7 are going to be jammed with cars, including Sammy's
8 parking lot. So Sammy, if you love that, good luck.
9 Thank you.

10 MS. BIDDULPH: Thank you, Mr. McCall.

11 So Frank I'm not going to try your last name,
12 since you're our only Frank.

13 FRANK TSIMBOUKAKIS: All right.

14 MS. BIDDULPH: And then after you, Robert Geiler.
15 So Frank, go ahead.

16 FRANK TSIMBOUKAKIS: I wasn't going to speak
17 tonight, but a couple of people opened a big can of worms,
18 Sarah and the gentleman back there, in support of this
19 project. So the EIR, we have a problem with esthetics,
20 with air quality, with hazards and hazardous materials,
21 having an unprotected school site on the same parking lot
22 with 264 units where you can't have guns, you can't have
23 knives, you can't have certain chemicals in the proximity
24 of the school. But I didn't come up here to reply to
25 those. You're going to get an e-mail with an analysis.

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1 And I'll tell you what the alternative is and I explained
2 to Mr. Dulgeroff. That site was intended to be a school.
3 The district can save a lot of money by building a
4 permanent school site in that district. So for the people
5 that are concerned that there is not enough low-income
6 housing for district employees, let me tell you something:
7 Dingeman right next to this place will be adversely
8 impacted, that already has 835 students as of last year.
9 The other two elementary schools, Browning Scripps and the
10 old Miramar they're at 750, and Jerabek is at 650. All of
11 them are way above the 550 average elementary schools in
12 the district. Marshall Middle School had 611 students
13 last year; that's about 540 student more than the next
14 biggest middle schedule which I believe was Luz.

15 PUBLIC MEMBER: That's just for one year.

16 FRANK TSIMBOUKAKIS: No. It's been every year
17 like this and getting worse. When my kids graduated,
18 Marshall Middle School had a thousand --

19 MS. BIDDULPH: So please --

20 FRANK TSIMBOUKAKIS: -- had a thousand fifty
21 students when they graduated from middle school ten years
22 ago. It's sixteen-eleven now. So I don't know where this
23 is going but you guys can tell. Okay?

24 Sarah Kruer is going to do us a favor by paying
25 the district thirty-eight-and-a-half million dollars in a

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1 response to an RFP that's not the same response that was
2 accepted by the district when it was made in August of
3 2014. The rental income based on the projected rental for
4 that area will be 980 million in today's dollars over the
5 66 years. The RFP said that it has to be no more than
6 66 years. Their response is they have a right to extend
7 it another 10 years after the 66 years are up. Okay?
8 Their response said that the district will begin
9 collecting some extra money from rents that the developer
10 will have; however, in there -- in the development, there
11 is a clause that says they can refinance in 2050. And
12 guess what? They can refinance enough where they are not
13 profitable for the district to get a penny.

14 The district in operating a science lab -- and
15 you guys can look it up. We went to the Qualcomm lab
16 (inaudible), it will cost an extra \$400,000 above what
17 rent they will get, which rent will be \$440,000 the first
18 year, the second year, the third year, the fourth year,
19 the ninth year and will go up 10 percent in the tenth year
20 and every ten year after that. Where in real estate world
21 in San Diego do you rent this space for 12 cents a square
22 foot when federal (inaudible) for 31 cents a square foot?
23 We going to be paying 85 million dollars for this project.
24 So I don't know what else do you guys need to see that
25 this is a bad project for the community, for the school

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1 district for the tax payers.

2 MS. BIDDULPH: Frank, please.

3 FRANK TSIMBOUKAKIS: Thank you.

4 MS. BIDDULPH: So next up is Robert Geiler and
5 after Robert is Dorothy Stout.

6 ROBERT GEILER: Hello. My name is Robert Geiler.
7 I've been a Scripps Ranch resident for about 24 years and
8 I've been living in the Villages for about 20. And when I
9 see the project, you know, first thing, I'm in the real
10 estate business. And an appraiser went out there to
11 appraise a project like this, they would call that it's
12 totally doesn't even conform with the area. Everything
13 around us is one-story places or two-story. It's a
14 residential community. We don't have apartment buildings
15 and this is like a monster right in the middle. And like
16 people have said, the traffic right at that corner is
17 terrible. In fact, right now, that's an area where it
18 goes from three lanes to two lanes. It's already a
19 problem. There are accidents there. And it's like hell
20 if you have to get into the ballparks. That third lane,
21 if something is going to be developed there, you might as
22 well just put a whole third lane as a turn lane into the
23 ballparks.

24 If there's going to be luxury units there, I
25 imagine they're get not going to like all those ballparks

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1 and lights at night. I can't imagine that people aren't
2 going to complain. I mean, I can imagine it's just like
3 the airport, hey, let's get rid of it. But we don't want
4 to get rid of all that.

5 When I moved here 20 years ago, the developer and
6 the plans that I saw talked about the YMCA being there and
7 this whole area being recreational. Now they have the
8 YMCA way on the other side of the parking lot. And now
9 this is all going to be taken care of -- taken away.
10 We've got ballparks here. We've got a big development.
11 Then you've got a shopping center. It's already not very
12 walkable over there anyway. And I really did compare this
13 project to what we've done over by Mira Mesa Boulevard.
14 It's like -- it's not even the same situation. Over there
15 it was a parking lot, nobody wanted that project, we were
16 glad to see something go there, but it was kind of a blind
17 area when that project went in there. So there was a
18 reason for it. Here, it's not like nobody wants it. So I
19 really don't like the project and just want to make those
20 comments. Thanks.

21 MS. BIDDULPH: So Ms. Dorothy Stout. And after
22 Ms. Stout is Mahesh Balakrishnan.

23 DOROTHY STOUT: See. I had an easy name.

24 MS. BIDDULPH: You did. Thank you, Dorothy.

25 DOROTHY STOUT: My name is Dorothy Stout and

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1 we've lived in Scripps Ranch since 1988 so we're pushing
2 30 years. And I'm surprised nobody's brought this up.
3 We've been through two fires, evacuated twice and it was a
4 devil getting out of this ranch because everybody from
5 Poway, and now we have Stone Brook, heads right for
6 Pomerado and now Spring Canyon. And people who live in
7 the ranch, we couldn't get out. They were all blocked.
8 The roads were full of cars. They wouldn't let us in.
9 And you're going to put in -- well, it will be 458
10 bedrooms. That's a lot of people to add to an already
11 mess. And for many reasons, but that's one of them, I'm
12 thoroughly against this project.

13 MS. BIDDULPH: So Mr. Mahesh and I'll let -- and
14 then after that is Brenda Ruhl.

15 MAHESH BALAKRISHNAN: First of all, I would like
16 to -- my name is Mahesh, and first of all I'd like to
17 thank you for the opportunity to voice our opinion.

18 I've been in Scripps Ranch only for four months,
19 probably the newest homeowner there. I used to live in
20 Sabre Springs for six years before that which is just one
21 exit away. And one of the reasons we moved to Scripps
22 Ranch, paying a premium, was to get a nice, calm
23 neighborhood and not going anywhere to like Camino Del Sur
24 or like 4S Ranch, and also because it was old and it was
25 calm and it was not that congested. I mean --but looking

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1 at the project, as to this is definitely a problem. I
2 agree with everyone else who said like four stories never
3 going to go well with the shopping complex and the
4 one-story buildings and the single-family homes around it.
5 And the traffic getting onto Scripps Poway Parkway in the
6 morning from Spring Canyon is a nightmare. Like, I don't
7 even think like most of the cars are still past
8 Brookville.

9 And another aspect I want to talk about was like
10 the safety. I mean Brookville is currently not crowded on
11 Brookville and a lot of people -- I mean, I do have a
12 small kid and we go for a walk around on Brookville. But
13 with the overflow parking, how less you have, I'm
14 expecting most of the cars either to be in the shopping
15 complex or on Brookville. And I feel that's like a safety
16 issue too and I don't want to see that.

17 And one other thing I want to mention is like
18 people in Qualcomm don't get out of work at 6 o'clock. So
19 if you don't see a lot of people protesting out here
20 because probably they're working too.

21 MS. BIDDULPH: Okay. So Brenda Ruhl. And after
22 Ms. Ruhl is Hal Gross.

23 BRENDA RUHL: Hi. My name is Brenda Ruhl, and I
24 am a resident of the Aspire/Encore neighborhood, which is
25 immediately above the proposed development. And I wanted

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1 to start by saying I do take this from a personal
2 perspective. I know there are some business owners who
3 are seeing it more as what it would mean to them
4 financially, their own personal financial gain. I'm
5 looking at it from the perspective of a parent of
6 children, as a resident, as a member of the community.
7 And I'd like to just reiterate or reemphasize all the
8 points that have been made previously. The number of
9 stories is completely out of character with the community.
10 There is nothing greater than one to two stories in the
11 neighborhood. The four stories is very not complementary
12 or not compatible with that.

13 The overflow parking, again, looking at
14 Aspire/Encore, we already have people parking up and down
15 Scripps Canyon from our community. There is not enough
16 space just in our development. You're going to run into
17 the same thing and there is nowhere to park. They can't
18 park in the grocery store parking lot. There is nowhere
19 for the overload.

20 The buses that you mentioned for getting the kids
21 to the STEAM lab, if you're not familiar with Scripps
22 Ranch, we don't have school bus service. The only service
23 if you see a bus in Scripps Ranch, that's parent-paid. We
24 had to contract with the district to get our kids to the
25 middle school. So there is no bus service to get there.

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1 The -- just to -- we were -- people in the back
2 were trying to correct an earlier gentleman about the
3 capacity of Marshall Middle School. That was only one
4 grade-worth that he was talking about. That's over 1500
5 students at Marshall. All the elementary schools, the
6 four in the community, are at capacity. If you move
7 Innovations Academy, where are those kids going to go to
8 school? They're also at capacity there.

9 And I was also going to bring up the fire
10 evacuation point that was made earlier. I lived here
11 through both fires. It was almost impossible to get out
12 of the community. You have Scripps Poway Parkway which is
13 where we are and then Pomerado on the other end. And they
14 were both completely jammed. It was a huge safety issue
15 at the time. And you add another 6- to 700.

16 And also, before I forget, someone also mentioned
17 that they didn't think there were other apartments
18 available in Scripps Ranch. Look across the freeway. You
19 can practically see it from here. There are 3,000 units
20 and maybe more -- if someone else has the numbers -- from
21 Casa Mira View. That thing is a monster right there with
22 thousands and thousands and thousands of available
23 apartments units. So there isn't a lack of apartments in
24 the area. Thank you.

25 MS. BIDDULPH: So Hal Gross. And after Hal is

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1 the last speaker card that I have, and that's Bev Cassity.
2 We'll still accept speaker cards so just calling that out
3 as a point.

4 Mr. Gross?

5 HAL GROSS: Good evening. Hal Gross.
6 Fifteen-year resident of Scripps Ranch. I'm just trying
7 to understand the logistics. I've lived here for, like I
8 said, 15 years. You're building 264 units. I
9 figure one-and-a-half children per household. It's like
10 about 400 children that need to go to school, that need --
11 that will want to play football, soccer, baseball and
12 you're removing the parks from their use. They're not
13 going to have the facilities that we need as the community
14 grows.

15 And you're going -- the other thing is by
16 building it, the amount of people would produce probably
17 600 additional cars in that area. And all those people,
18 as other people have said, have to get onto the freeway,
19 get out of the complex in a very busy, dangerous
20 intersection. And it just doesn't make sense. Thank you.

21 MS. BIDDULPH: Bev Cassity.

22 BEV CASSITY: Hi. My name is Bev Cassity. I'm
23 the manager for the Scripps Ranch Farmers Market. And my
24 husband and I and my assistant manager Marjorie are here
25 tonight. And we're really concerned about the fact that

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1 we had a meeting with San Diego Unified months and months
2 ago, and we told them that we have -- we feel that we've
3 become a really important part -- I'm going to get
4 emotional. We've become a very important part of Scripps
5 Ranch. People bring their whole family out on Saturdays
6 and they have breakfast, they have lunch. This is for
7 15 years we've been doing this. And you guys told us that
8 you were going to call us, you were going to try and help
9 us, you were going to find some place to help us relocate.
10 I've not gotten one single phone call from any of you;
11 none of you. It's like you don't take into consideration
12 that every single governing body in Scripps Ranch, every
13 community organization has voted unanimously against this
14 project. You don't care. You don't live here. It's
15 like -- just the fact that Spring Canyon Road has been
16 covered with the overflow parking from all of the extra,
17 parking spaces -- I mean, parking spaces that aren't
18 going to be given or allowed -- or given to the people
19 that are going to be living in this unit. You don't have
20 to drive by that. You don't have to deal with the traffic
21 that we're going to have to deal with. You're not going
22 to get the buses in there. Busing the kids in right now
23 is an enormous task. We don't have buses here in Scripps
24 Ranch. The parents have to pay for the busing of their
25 kids. How are kids going to get into the STEAM Lab? Who

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1 is going to pay for the equipment when the STEAM Lab is
2 outdated and the equipment in there isn't good any more?
3 Is Monarch going to keep it up for 66 years and pay for
4 all that money? No. San Diego Unified is going to have
5 to pay for all the upkeep on that STEAM Lab.

6 Mostly I'm concerned about the fact that you're
7 taking a space where the community has bonded together and
8 done something really, really family-friendly, special,
9 and you're going to throw it away and you're not going to
10 try to help us at all.

11 MS. BIDDULPH: Okay. So I don't have any more
12 speaker cards. So that's going to conclude our verbal
13 comment period for the meeting.

14 You know, I know there's been some comments about
15 wanting some questions or availability for discussion.
16 And I'm sure the representatives of the district as well
17 as Monarch will be available for a few moments, you know,
18 after the conclusion of this comment period.

19 I do want to reiterate the different ways that
20 you can provide those comments. This was just one way.
21 You can do that via writing. And that address is in the
22 Notice of Preparation as well you can e-mail those
23 comments in. But I want to make a recommendation or a
24 note, the requirement that all comments need to be
25 received no later than 5:00 p.m. on the 6th of February to

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1 be considered in how we're structuring the Environmental
2 Impact Report.

3 So with that, I'm going to conclude the public
4 comment period.

5 PUBLIC MEMBER: You have a court reporter here.
6 How do we get a transcript of this to hold you to what's
7 been talked about tonight?

8 MS. BIDDULPH: If you write on a comment form
9 that you're interested in receiving that transcript, we
10 will provide that to you, as well that will be a part of
11 the draft Environment Impact Report.

12 PUBLIC MEMBER: Thank you.

13 MS. BIDDULPH: All right. Thank you all for
14 coming out. It was very helpful. Thank you.

15

16 (Whereupon, the hearing was adjourned at
17 7:20 p.m.)

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