3Roots San Diego Project
Environmental Impact Report

SCH No. 2018041065; Project No. 587128

Appendix D

CAP Consistency Checklist

June 2019

CLIMATE ACTION PLAN CONSISTENCY CHECKLIST INTRODUCTION

In December 2015, the City adopted a Climate Action Plan (CAP) that outlines the actions that City will undertake to achieve its proportional share of State greenhouse gas (GHG) emission reductions. The purpose of the Climate Action Plan Consistency Checklist (Checklist) is to, in conjunction with the CAP, provide a streamlined review process for proposed new development projects that are subject to discretionary review and trigger environmental review pursuant to the California Environmental Quality Act (CEQA).[1]

Analysis of GHG emissions and potential climate change impacts from new development is required under CEQA. The CAP is a plan for the reduction of GHG emissions in accordance with CEQA Guidelines Section 15183.5. Pursuant to CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b), a project's incremental contribution to a cumulative GHG emissions effect may be determined not to be cumulatively considerable if it complies with the requirements of the CAP.

This Checklist is part of the CAP and contains measures that are required to be implemented on a project-by-project basis to ensure that the specified emissions targets identified in the CAP are achieved. Implementation of these measures would ensure that new development is consistent with the CAP's assumptions for relevant CAP strategies toward achieving the identified GHG reduction targets. Projects that are consistent with the CAP as determined through the use of this Checklist may rely on the CAP for the cumulative impacts analysis of GHG emissions. Projects that are not consistent with the CAP must prepare a comprehensive project-specific analysis of GHG emissions, including quantification of existing and projected GHG emissions and incorporation of the measures in this Checklist to the extent feasible. Cumulative GHG impacts would be significant for any project that is not consistent with the CAP.

The Checklist may be updated to incorporate new GHG reduction techniques or to comply with later amendments to the CAP or local, State, or federal law.

[1] Certain projects seeking ministerial approval may be required to complete the Checklist. For example, projects in a Community Plan Implementation Overlay Zone may be required to use the Checklist to qualify for ministerial level review. See Supplemental Development Regulations in the project's community plan to determine applicability.

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CAP CONSISTENCY CHECKLIST SUBMITTAL APPLICATION

- The Checklist is required only for projects subject to CEQA review.[2]
- If required, the Checklist must be included in the project submittal package. Application submittal procedures can be found in Chapter 11: Land Development Procedures of the City's Municipal Code.
- The requirements in the Checklist will be included in the project's conditions of approval.
- The applicant must provide an explanation of how the proposed project will implement the requirements described herein to the satisfaction of the Planning Department.

Application Information

Contact Information

Project No./Name:	3 Roots San Diego - Buildout		
Property Address:	9255 Camino Santa Fe, San Diego, CA 92121		
Applicant Name/Co.:	Mr. Ryan Green, Mesa Canyon Community Partners		
Contact Phone:	858.618.4933	Contact Email:	ryan.green@lennar.com

Was a consultant retained to complete this checklist? ■ Yes ☐ No If Yes, complete the following

Consultant Name:	Victor Ortiz	Contact Phone:	619.462.1515
Company Name:	HELIX Environmental Planning Inc.	Contact Email:	VictorO@helixepi.com

Project Information

1. What is the size of the project (acres)? 413
2. Identify all applicable proposed land uses:
   - ■ Residential (indicate # of single-family units): 548 SF DUs
   - ■ Residential (indicate # of multi-family units): 1,252 MF DUs
   - ■ Commercial (total square footage): 160,160 SF of retail and office
   - ☐ Industrial (total square footage):
   - ■ Other (describe): 256+ acres of open space and parks
3. Is the project or a portion of the project located in a Transit Priority Area? ■ Yes ☐ No
4. Provide a brief description of the project proposed:

The 3Roots San Diego Project would be a mixed-use community located on 413 acres in the central portion of the Mira Mesa Community Plan area in the City of San Diego. The Project would require the following discretionary actions on the part of the City: a CUP/Reclamation Plan Amendment, a Mira Mesa Community Plan (MMCP)/General Plan Amendment/Carroll Canyon Master Plan (CCMP) Amendment, a Re-zone, a Master Planned Development Permit (MPDP), a Neighborhood Use Permit (NUP), Easement Vacations, a Vesting Tentative Map, and a Multi-Habitat Planning Area (MHPA) Boundary Line Adjustment. (Continued on Attachment B)

[2] Certain projects seeking ministerial approval may be required to complete the Checklist. For example, projects in a Community Plan Implementation Overlay Zone may be required to use the Checklist to qualify for ministerial level review. See Supplemental Development Regulations in the project's community plan to determine applicability.

CAP CONSISTENCY CHECKLIST QUESTIONS

Step 1: Land Use Consistency

The first step in determining CAP consistency for discretionary development projects is to assess the project's consistency with the growth projections used in the development of the CAP. This section allows the City to determine a project's consistency with the land use assumptions used in the CAP.

Step 1: Land Use Consistency		
Checklist Item (Check the appropriate box and provide explanation and supporting documentation for your answer)	Yes	No
A. Is the proposed project consistent with the existing General Plan and Community Plan land use and zoning designations?;[3] OR,		
B. If the proposed project is not consistent with the existing land use plan and zoning designations, and includes a land use plan and/or zoning designation amendment, would the proposed amendment result in an increased density within a Transit Priority Area (TPA)[4] and implement CAP Strategy 3 actions, as determined in Step 3 to the satisfaction of the Development Services Department?; OR,	☑	☐
C. If the proposed project is not consistent with the existing land use plan and zoning designations, does the project include a land use plan and/or zoning designation amendment that would result in an equivalent or less GHG-intensive project when compared to the existing designations?		

If "***Yes***," proceed to Step 2 of the Checklist. For question B above, complete Step 3. For question C above, provide estimated project emissions under both existing and proposed designation(s) for comparison. Compare the maximum buildout of the existing designation and the maximum buildout of the proposed designation.

If "***No***," in accordance with the City's Significance Determination Thresholds, the project's GHG impact is significant. The project must nonetheless incorporate each of the measures identified in Step 2 to mitigate cumulative GHG emissions impacts unless the decision maker finds that a measure is infeasible in accordance with CEQA Guidelines Section 15091. Proceed and complete Step 2 of the Checklist.

Portions of the project site are designated by the City of San Diego General Plan (General Plan) as Residential, Mixed-use, Industrial Employment, or Park, Open Space & Recreation (City 2008: Figure LU-2). The General Plan provides for more specific land uses at the community-plan level. The Mira Mesa Community Plan identifies the project site for preparation of a master plan with a mix of uses. A master plan was approved for the site in 1994 (Carroll Canyon Master Plan [CCMP]). The CCMP calls for a development with a mix of residential, employment and parks and open space uses integrated around a future transit stop. Specific land uses include medium and medium-high density residential, mixed-use, office/industrial, parks and open space. A maximum of 1,800 residential units is allowed.

The proposed Project includes a land use plan amendment that would: re-designate the office/industrial area to residential and community park; and add high density residential and community commercial to the mixed-use core. The community commercial area would include a mix of retail uses and office. The residential development target is 1,800 units. The residential land uses include: a range of residential product types: small-lot single family detached units, detached and attached condos, and apartments (both affordable and market rate). The non-residential land uses include community and neighborhood serving retail, office space, a mobility hub and parks and open space. (Continued on Attachment B)

[3] This question may also be answered in the affirmative if the project is consistent with SANDAG Series 12 growth projections, which were used to determine the CAP projections, as determined by the Planning Department.

[4] This category applies to all projects that answered in the affirmative to question 3 on the previous page: Is the project or a portion of the project located in a transit priority area.

Step 2: CAP Strategies Consistency

The second step of the CAP consistency review is to review and evaluate a project's consistency with the applicable strategies and actions of the CAP. Step 2 only applies to development projects that involve permits that would require a certificate of occupancy from the Building Official or projects comprised of one and two family dwellings or townhouses as defined in the California Residential Code and their accessory structures.[5] All other development projects that would not require a certificate of occupancy from the Building Official shall implement Best Management Practices for construction activities as set forth in the Greenbook (for public projects).

Step 2: CAP Strategies Consistency			
Checklist Item (Check the appropriate box and provide explanation for your answer)	Yes	No	N/A
Strategy 1: Energy & Water Efficient Buildings			
1. *Cool/Green Roofs*. • Would the project include roofing materials with a minimum 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under California Green Building Standards Code (Attachment A)?; OR • Would the project roof construction have a thermal mass over the roof membrane, including areas of vegetated (green) roofs, weighing at least 25 pounds per square foot as specified in the voluntary measures under California Green Building Standards Code?; OR • Would the project include a combination of the above two options? Check "N/A" only if the project does not include a roof component. The Project will include materials with a minimum 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under the California Green Building Standards Code (CalGreen).	☑	☐	☐

[5] Actions that are not subject to Step 2 would include, for example: 1) discretionary map actions that do not propose specific development, 2) permits allowing wireless communication facilities, 3) special events permits, 4) use permits or other permits that do not result in the expansion or enlargement of a building (e.g., decks, garages, etc.), and 5) non-building infrastructure projects such as roads and pipelines. Because such actions would not result in new occupancy buildings from which GHG emissions reductions could be achieved, the items contained in Step 2 would not be applicable.

2. *Plumbing fixtures and fittings* With respect to plumbing fixtures or fittings provided as part of the project, would those low-flow fixtures/appliances be consistent with each of the following: Residential buildings: • Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60 psi; • Standard dishwashers: 4.25 gallons per cycle; • Compact dishwashers: 3.5 gallons per cycle; and • Clothes washers: water factor of 6 gallons per cubic feet of drum capacity? Nonresidential buildings: • Plumbing fixtures and fittings that do not exceed the maximum flow rate specified in Table A5.303.2.3.1 (voluntary measures) of the California Green Building Standards Code (See Attachment A); and • Appliances and fixtures for commercial applications that meet the provisions of Section A5.303.3 (voluntary measures) of the California Green Building Standards Code (See Attachment A)? Check "N/A" only if the project does not include any plumbing fixtures or fittings. The residential components of this Project will include plumbing fixtures and fittings that do not exceed the maximum flow rate specified within this measure as listed above. The non-residential components of this Project will be provided with plumbing fixtures and fittings that do not exceed the maximum flow rate specified in Table A5.303.2.3.1 of CalGreen (voluntary measures). Additionally, the appliances and fixtures for commercial applications would meet the provisions of Section A5.303.3 of CalGreen.	☑	☐	☐

Strategy 3: Bicycling, Walking, Transit & Land Use			
3. *Electric Vehicle Charging* • Multiple-family projects of 17 dwelling units or less: Would 3% of the total parking spaces required, or a minimum of one space, whichever is greater, be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking spaces with the electrical service, in a manner approved by the building and safety official, to allow for the future installation of electric vehicle supply equipment to provide electric vehicle charging stations at such time as it is needed for use by residents? • Multiple-family projects of more than 17 dwelling units: Of the total required listed cabinets, boxes or enclosures, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use by residents? • Non-residential projects: Of the total required listed cabinets, boxes or enclosures, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use? Check "N/A" only if the project is a single-family project or would not require the provision of listed cabinets, boxes, or enclosures connected to a conduit linking the parking spaces with electrical service, e.g., projects requiring fewer than 10 parking spaces. The Project will provide a range of EV charging facilities (i.e., a variety of charging models with a range of fast and slow charging capabilities). Pursuant to the CAP Checklist, Strategy 3, for multifamily projects of 17 DU or more, three percent of the total parking spaces required for multi-family land uses will include a listed cabinet, box or enclosure to allow for the future installation of electric vehicle supply equipment for fully functional electric vehicle charging stations. Additionally, at least half of those spaces will have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use. Planning Areas (PAs) 1 through 11 and 15 through 18 require a total of 35 active EV parking spaces. It is expected that all 35 spaces would be provided in the mobility hub included in PA 20. PAs 12 through 14 require a total of 16 active EV parking spaces and would be provided within their respective PA. Regarding non-residential uses, CALGreen Table 5.106.5.3.3 requires that six percent of all spaces be EV ready designed to comply with CALGreen specified standards. PA 19, therefore, would require a total of 87 EV ready parking spaces. Pursuant to CAP Checklist, Strategy 3, for non-residential uses, at least half of those spaces will have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use, which for PA 19 would be 44 spaces. See attached table providing calculations. Note the retail of PA 13 is forecasted to have 25 spaces, which would require 2 EV cabinets pursuant to CALGreen Table 5.106.5.3.3, 1 of which would be ready for use pursuant to CAP Checklist Strategy 3. These specific parking numbers are subject to change as planning for PAs 13, 14, 15, and 19 is in the form of design guidelines, subject to program/unit count changes.	☑	☐	☐
Strategy 3: Bicycling, Walking, Transit & Land Use (Complete this section if project includes non-residential or mixed uses)			
4. *Bicycle Parking Spaces* Would the project provide more short- and long-term bicycle parking spaces than required in the City's Municipal Code (Chapter 14, Article 2, Division 5)?[6] Check "N/A" only if the project is a residential project. The Mobility Hub will provide a centralized location for long- and short-term bicycle parking for the entire project and will include a bike station with bike repair facilities, bike sales, and secure, covered, and publicly accessible bike storage. Based on the City's Municipal Code and the square footage of proposed non-residential space, 73 short-term and 73 long-term bicycle parking spaces would be required for the uses provided in PA 19, and 2 short-term and 2 long-term bicycle parking spaces would be required for the non-residential uses provided in PA 13. The Project would include 75 short-term and 75 long-term bicycle parking spaces within the PA 20 Mobility Hub and/or PA 19 parking garage, and 2 long-term and 2 short-term bicycle parking spaces within PA 13. The Project would therefore provide slightly more bicycle parking spaces than required by Code. See attached table providing calculations. These specific parking numbers are based upon the maximum scenario under the potential program, and are subject to change as planning for PAs 13 and 19 is in the form of design guidelines, subject to program/unit count changes.	☑	☐	☐

[6] Non-portable bicycle corrals within 600 feet of project frontage can be counted towards the project's bicycle parking requirements.

5. *Shower facilities* If the project includes nonresidential development that would accommodate over 10 tenant occupants (employees), would the project include changing/shower facilities in accordance with the voluntary measures under the California Green Building Standards Code as shown in the table below? **Number of Tenant Occupants (Employees)** / **Shower/Changing Facilities Required** / **Two-Tier (12" X 15" X 72") Personal Effects Lockers Required** 0-10 / 0 / 0 11-50 / 1 shower stall / 2 51-100 / 1 shower stall / 3 101-200 / 1 shower stall / 4 Over 200 / 1 shower stall plus 1 additional shower stall for each 200 additional tenant-occupants / 1 two-tier locker plus 1 two-tier locker for each 50 additional tenant-occupants Check "N/A" only if the project is a residential project, or if it does not include nonresidential development that would accommodate over 10 tenant occupants (employees). The Project would be designed to accommodate changing/shower facilities in accordance with the voluntary measures under the California Green Building Standards Code requirements indicating showers and lockers per quantity of tenants. The Project is currently proposing 50,300 square feet of retail space, 86,400 square feet of restaurant space, and 23,460 square feet of office space in PAs 13 and 19. Based on estimates of building area per employee by business type available through the US Department of Energy and the San Diego Association of Governments, the Project would accommodate approximately 1,098 employees and shall install a total of 6 shower stalls and 22 two-tier lockers. These facilities may either be provided within the respective PA or concentrated in the mobility hub provided in PA 20. These numbers are based on the maximum scenario under the potential program, and are subject to revision based upon the actual mix of non-residential uses.	☑	☐	☐

6. *Designated Parking Spaces*

If the project includes a nonresidential use in a TPA, would the project provide designated parking for a combination of low-emitting, fuel-efficient, and carpool/vanpool vehicles in accordance with the following table?

Number of Required Parking Spaces	Number of Designated Parking Spaces
0-9	0
10-25	2
26-50	4
51-75	6
76-100	9
101-150	11
151-200	18
201 and over	At least 10% of total

This measure does not cover electric vehicles. See Question 4 for electric vehicle parking requirements.

Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces. The required designated parking spaces are to be provided within the overall minimum parking requirement, not in addition to it.

Check "N/A" only if the project is a residential project, or if it does not include nonresidential use in a TPA.

Non-residential uses proposed result in a total of 1,481 required parking spaces. The project would provide 146 designated spaces in PA 19 and 3 designated spaces in PA 13, for a total of 149 designated spaces. This meets the 10% requirement. These numbers are based on the maximum scenario under the potential program, and are subject to revision based upon the actual mix of non-residential uses and associated parking requirements.

☑	☐	☐

7. *Transportation Demand Management Program* If the project would accommodate over 50 tenant-occupants (employees), would it include a transportation demand management program that would be applicable to existing tenants and future tenants that includes: At least one of the following components: • Parking cash out program • Parking management plan that includes charging employees market-rate for single-occupancy vehicle parking and providing reserved, discounted, or free spaces for registered carpools or vanpools • Unbundled parking whereby parking spaces would be leased or sold separately from the rental or purchase fees for the development for the life of the development And at least three of the following components: • Commitment to maintaining an employer network in the SANDAG iCommute program and promoting its RideMatcher service to tenants/employees • On-site carsharing vehicle(s) or bikesharing • Flexible or alternative work hours • Telework program • Transit, carpool, and vanpool subsidies • Pre-tax deduction for transit or vanpool fares and bicycle commute costs • Access to services that reduce the need to drive, such as cafes, commercial stores, banks, post offices, restaurants, gyms, or childcare, either onsite or within 1,320 feet (1/4 mile) of the structure/use? Check "N/A" only if the project is a residential project or if it would not accommodate over 50 tenant-occupants (employees). The Project would accommodate over 50 employees and implement a parking management plan that includes charging employees market-rate for single-occupancy vehicle parking and providing reserved, discounted, or free spaces for registered carpools or vanpools. The Project also would make a commitment to maintaining an employer network in the SANDAG iCommute program and promoting SANDAG's RideMatcher service to tenants/employees, as well as providing flexible work hours and a telework program. The Project provides on-site services that reduce the need for Project residents and other members of the community to drive elsewhere.	☑	☐	☐

Step 3: Project CAP Conformance Evaluation (if applicable)

The third step of the CAP consistency review only applies if Step 1 is answered in the affirmative under option B. The purpose of this step is to determine whether a project that is located in a TPA but that includes a land use plan and/or zoning designation amendment is nevertheless consistent with the assumptions in the CAP because it would implement CAP Strategy 3 actions. In general, a project that would result in a reduction in density inside a TPA would not be consistent with Strategy 3.The following questions must each be answered in the affirmative and fully explained.

Step 1 has been answered in the affirmative under Option A; therefore, Step 3 is not applicable.

1. **Would the proposed project implement the General Plan's City of Villages strategy in an identified Transit Priority Area (TPA) that will result in an increase in the capacity for transit-supportive residential and/or employment densities?**
2. **Would the proposed project implement the General Plan's Mobility Element in Transit Priority Areas to increase the use of transit?**
3. **Would the proposed project implement pedestrian improvements in Transit Priority Areas to increase walking opportunities?**
4. **Would the proposed project implement the City of San Diego's Bicycle Master Plan to increase bicycling opportunities?**
5. **Would the proposed project incorporate implementation mechanisms that support Transit Oriented Development?**
6. **Would the proposed project implement the Urban Forest Management Plan to increase urban tree canopy coverage?**

CLIMATE ACTION PLAN CONSISTENCY CHECKLIST
ATTACHMENT A

This attachment provides performance standards for applicable Climate Action Pan (CAP) Consistency Checklist measures.

Table 1 Roof Design Values for Question 1: Cool/Green Roofs supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan

Land Use Type	Roof Slope	Minimum 3-Year Aged Solar Reflectance	Thermal Emittance	Solar Reflective Index
Low-Rise Residential	≤ 2:12	0.55	0.75	64
	> 2:12	0.20	0.75	16
High-Rise Residential Buildings, Hotels and Motels	≤ 2:12	0.55	0.75	64
	> 2:12	0.20	0.75	16
Non-Residential	≤ 2:12	0.55	0.75	64
	> 2:12	0.20	0.75	16

Source: Adapted from the California Green Building Standards Code (CALGreen) Tier 1 residential and non-residential voluntary measures shown in Tables A4.106.5.1 and A5.106.11.2.2, respectively. Roof installation and verification shall occur in accordance with the CALGreen Code.

CALGreen does not include recommended values for low-rise residential buildings with roof slopes of ≤ 2:12 for San Diego's climate zones (7 and 10). Therefore, the values for climate zone 15 that covers Imperial County are adapted here.

Solar Reflectance Index (SRI) equal to or greater than the values specified in this table may be used as an alternative to compliance with the aged solar reflectance values and thermal emittance.

Table 2	Fixture Flow Rates for Non-Residential Buildings related to Question 2: Plumbing Fixtures and Fittings supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan
Fixture Type	**Maximum Flow Rate**
Showerheads	1.8 gpm @ 80 psi
Lavatory Faucets	0.35 gpm @60 psi
Kitchen Faucets	1.6 gpm @ 60 psi
Wash Fountains	1.6 [rim space(in.)/20 gpm @ 60 psi]
Metering Faucets	0.18 gallons/cycle
Metering Faucets for Wash Fountains	0.18 [rim space(in.)/20 gpm @ 60 psi]
Gravity Tank-type Water Closets	1.12 gallons/flush
Flushometer Tank Water Closets	1.12 gallons/flush
Flushometer Valve Water Closets	1.12 gallons/flush
Electromechanical Hydraulic Water Closets	1.12 gallons/flush
Urinals	0.5 gallons/flush

Source: Adapted from the California Green Building Standards Code (CALGreen) Tier 1 non-residential voluntary measures shown in Tables A5.303.2.3.1 and A5.106.11.2.2, respectively. See the California Plumbing Code for definitions of each fixture type.

Where complying faucets are unavailable, aerators rated at 0.35 gpm or other means may be used to achieve reduction.

Acronyms:
gpm = gallons per minute
psi = pounds per square inch (unit of pressure)
in. = inch

Table 3	**Standards for Appliances and Fixtures for Commercial Application related to Question 2: Plumbing Fixtures and Fittings supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan**	
Appliance/Fixture Type	**Standard**	
Clothes Washers	Maximum Water Factor (WF) that will reduce the use of water by 10 percent below the California Energy Commissions' WF standards for commercial clothes washers located in Title 20 of the *California Code of Regulations*.	
Conveyor-type Dishwashers	0.70 maximum gallons per rack (2.6 L) (High-Temperature)	0.62 maximum gallons per rack (4.4 L) (Chemical)
Door-type Dishwashers	0.95 maximum gallons per rack (3.6 L) (High-Temperature)	1.16 maximum gallons per rack (2.6 L) (Chemical)
Undercounter-type Dishwashers	0.90 maximum gallons per rack (3.4 L) (High-Temperature)	0.98 maximum gallons per rack (3.7 L) (Chemical)
Combination Ovens	Consume no more than 10 gallons per hour (38 L/h) in the full operational mode.	
Commercial Pre-rinse Spray Valves (manufactured on or after January 1, 2006)	Function at equal to or less than 1.6 gallons per minute (0.10 L/s) at 60 psi (414 kPa) and • Be capable of cleaning 60 plates in an average time of not more than 30 seconds per plate. • Be equipped with an integral automatic shutoff. • Operate at static pressure of at least 30 psi (207 kPa) when designed for a flow rate of 1.3 gallons per minute (0.08 L/s) or less.	

Source: Adapted from the California Green Building Standards Code (CALGreen) Tier 1 non-residential voluntary measures shown in Section A5.303.3. See the California Plumbing Code for definitions of each appliance/fixture type.

Acronyms:
L = liter
L/h = liters per hour
L/s = liters per second
psi = pounds per square inch (unit of pressure)
kPa = kilopascal (unit of pressure)

3 ROOTS
MASTER PARKING TABULATION
6/5/2019 9:31

	PLAN	COUNT	PRKG REQD PER UNIT	TOTAL RESIDENT PRKG REQD[1]	GARAGE SPACES PROVIDED	RESIDENT OFF-STREET REQD	COMMON AREA OFF-STREET REQD[2]	TOTAL PARKING REQD[3]	OFF-STREET PROVIDED	TOTAL PARKING PROVIDED	EV Spaces Required	EV Spaces w/o Supply Required	EV Spaces w/ Supply Required
	1	19	2.25	43	38	5	6	44					
PA-1	2	14	2.25	32	28	4	5	33					
2-STORY ROWTOWNS	3	23	2.25	52	46	6	8	54					
	TOTAL	**56**		**126**	**112**	**14**	**19**	**131**	**35**	**147**	**4**	**2**	**2**
	1	25	2.25	56	50	6	8	58					
PA-2	2	27	2.25	61	54	7	9	63					
ALLEY LOAD	3	26	2.25	59	52	7	9	61					
	TOTAL	**78**		**176**	**156**	**20**	**26**	**182**	**28**	**184**	**5**	**3**	**3**
	1	33	4	132	99	33		132					
PA-3	2	23	4	92	69	23		92					
SFD 50'x90'	3	22	4	88	66	22		88					
	TOTAL	**78**		**312**	**234**	**78**		**312**	**156**	**390**	**N/A**	**N/A**	**N/A**
	1	18	4	72	36	36		72					
PA-4	2	18	4	72	36	36		72					
SFD 45'x80'	3	18	4	72	36	36		72					
	TOTAL	**54**		**216**	**108**	**108**	**0**	**216**	**108**	**216**	**N/A**	**N/A**	**N/A**
	1	38	2.25	86	76	10	13	89					
	2	36	2.25	81	72	9	12	84					
PA-5	3	42	2.25	95	84	11	14	98					
	1x	8	2.25	18	16	2	3	19					
3-STORY DETACHED	2x	9	2.25	20	18	2	3	21					
	3x	8	2.25	18	16	2	3	19					
	TOTAL	**141**		**317**	**282**	**35**	**48**	**330**	**86**	**368**	**10**	**5**	**5**
	1	17	4	68	34	34		68					
PA-6	2	18	4	72	36	36		72					
SFD 50'x65'	3	18	4	72	36	36		72					
	TOTAL	**53**		**212**	**106**	**106**		**212**	**119**	**225**	**N/A**	**N/A**	**N/A**
	1	23	2.25	52	46	6	8	54					
PA-7	2	20	2.25	45	40	5	7	47					
2-STORY ROWTOWNS	3	23	2.25	52	46	6	8	54					
	TOTAL	**66**		**149**	**132**	**17**	**22**	**154**	*	*	**5**	**2**	**2**
	2	42	2.25	95	84	11	14	98					
PA-8	3	30	2.25	68	60	8	10	70					
2-STORY FLATS	4	46	2.25	104	92	12	16	108					
	TOTAL	**118**		**266**	**236**	**30**	**40**	**276**	*	*	**8**	**4**	**4**
	1	17	2	34	34	0	5	39					
PA-9	2	17	2	34	34	0	5	39					
3-STORY ROWTOWNS	3	17	2.25	38	34	4	6	40					
	4	17	2.25	38	34	4	6	40					
	TOTAL	**68**		**145**	**136**	**9**	**22**	**158**	*	*	**5**	**2**	**2**
*** PA-7, 8, & 9**				**559**	**504**	**55**	**84**	**588**	**84**	**588**	**18**	**9**	**9**

	1	17	2.25	38	34	4	6	40						
PA-10	2	10	2.25	23	20	3	3	23						
ELEMENT	3	16	2.25	36	32	4	5	37						
	4	18	2.25	41	36	5	6	42						
	TOTAL	**61**		**137**	**122**	**15**	**21**	**143**	**23**	**145**	**4**	**2**	**2**	
	1	28	2	56	56	0	8	64						
PA-11	2	29	2.25	65	58	7	10	68						
TRIO	3	28	2.25	63	56	7	9	65						
	TOTAL	**85**		**184**	**170**	**14**	**28**	**198**	**28**	**198**	**6**	**3**	**3**	
PA-12	1	144	0.8	115	115			115						
SENIOR AFFORDABLE	2	36	1.1	40	40			40						
APARTMENTS	**TOTAL**	**180**		**155**	**155**			**155**	**5**	**160**	**5**	**2**	**2**	
	1	97	1.5	146	146		22	167						
PA-13	2	122	2	244	244		37	281						
HIGH DENSITY [4]	3	24	2.25	54	54		8	62						
	RETAIL	10 KSF	2.5	25	0		25	25						
	TOTAL	**243**		**469**	**444**		**92**	**535**	**92**	**535**	**17**	**8**	**8**	
	1	74	1.5	111	111		17	128						
PA-14	2	93	2	186	186		28	214						
HIGH DENSITY [4]	3	19	2.25	43	43		6	49						
	TOTAL	**186**		**340**	**340**		**51**	**391**	**51.0**	**390.7**	**12**	**6**	**6**	
	1	14	2	28	28	0	4	32						
	2	21	2.25	47	42	5	7	49						
PA-15	3	11	2.25	25	22	3	4	26						
3-STORY ROWTOWNS	4	16	2.25	36	32	4	5	37						
	5	14	2.25	32	28	4	5	33						
	TOTAL	**76**		**168**	**152**	**16**	**25**	**177**	**40**	**192**	**5**	**3**	**3**	
	1	20	2	40	40	0	6	46						
PA-16	2	20	2	40	40	0	6	46						
	3	20	2.25	45	40	5	7	47						
2-STORY FLATS	4	20	2.25	45	40	5	7	47						
	TOTAL	**80**		**170**	**160**	**10**	**26**	**186**	**45**	**205**	**6**	**3**	**3**	
	1	31	2	62	62	0	9	71						
PA-17	2	32	2.25	72	64	8	11	75						
TRIO	3	31	2.25	70	62	8	10	72						
	TOTAL	**94**		**204**	**188**	**16**	**31**	**219**	**31**	**219**	**7**	**3**	**3**	
	1	30	2.25	68	60	8	10	70						
PA-18	2	28	2.25	63	56	7	9	65						
ALLEY LOAD	3	25	2.25	56	50	6	8	58						
	TOTAL	**83**		**187**	**166**	**21**	**28**	**194**	**28**	**194**	**6**	**3**	**3**	
	Food & Beverage	72 KSF	17					1224						
PA-19	Retail	18 KSF	6.5					117						
	Services	9.6 KSF	5					48						
COMMERCIAL [4]	Co-Work	20.4 KSF	3.3					67						
	TOTAL	**120 KSF**						**1456**			**87**	**44**	**44**	

[1]Resident parking required based on unit bedroom counts and San Diego Municipal Code Table 142-05C values

[2]Common area off-street parking required based on section 142.0525(c) values for Common Area Parking requrements (15% of total resident parking required)

[3]Total parking required will minimally provide 2 garage spaces *plus* resident off-street required *or* common area off-street required, whichever is greater

[4] Parking counts are subject to changes based upon final site plan submissions and exact CAP requirement will be implemented pursuant to City of San Diego Municode, CAL Green, and with the percentages defined in the CAP

3 ROOTS

MASTER PARKING TABULATION

3/27/2019 17:20

	PLAN	COUNT	PRKG REQD PER UNIT	TOTAL PARKING REQD[3]	Short-Term Bike Required	Short-Term Bike Provided	Long-Term Bike Required	Long-Term Bike Provided	CarPool + Zero E
PA-13 HIGH DENSITY	1	97	1.5	167.325					
	2	122	2	280.6					
	3	24	2.25	62.1					
	RETAIL	10 KSF	2.5	25	**1.25**	**2**	**1.25**	**2**	**2.5**
	TOTAL	**243**		**535**					
PA-19 COMMERCIAL	Food & Beverage	72 KSF	17	1224					
	Retail	18 KSF	6.5	117					
	Services	9.6 KSF	5	48					
	Co-Work	20.4 KSF	3.3	67.32					
	TOTAL	**120 KSF**		**1456.32**	**72.82**	**75**	**72.82**	**75**	**145.63**

3 ROOTS

MASTER SHOWER FACILITIES TABULATION

3/27/2019 17:21

	USE	COUNT (KSF)	SQFT PER EMPLOYEE[1]	EMPLOYEES	SHOWERS REQURIED	LOCKERS REQUIRED
PA-13	Retail	16	383	42	1 shower stall plus 1 additional for each 200 employees	1 two-tier locker plus 1 for each 50 additional employees
PA-19	Food & Beverage	86.4	100	864		
	Retail	20.7	383	54		
	Services	9.6	383	25		
	Co-Work	23.46	228	103		
PA-20	Services	4	383	10		
	TOTAL	**160.16**		**1,098**	**5.49**	**21.96**

[1]**Building Area per Employee by Business Type from USDOE and SANDAG**

Attachment B

Project Information 4 (Box Text cont.)

The mixed-use project would include approximately 248 acres of open space, landscaping, and parks; an approximately 25-acre mixed-use district which includes 12.8 acres of high density residential (609 units) and 12.6 acres of commercial (approximately 160,000 SF); outside of the mixed use parcel the project includes approximately 28 acres of single-family small lot residential (185 units), approximately 66 acres of condominiums (attached and detached; 1,006 units), 45 acres of on-site roads, parkways, the restoration of the on-site segment of Carroll Canyon creek, and the undergrounding of 69 KV transmission lines within a dedicated San Diego Gas & Electric easement.

The Project site is located east of Camino Santa Fe, approximately halfway between Mira Mesa Boulevard and Miramar Road. The property was formerly operated as a mining site (sand and gravel) owned by Hanson Aggregates. In 2016 mining activities were complete, and in December of 2017 Mesa Canyon Community Partners purchased the land with the intention of implementing the Phase II of the Carroll Canyon Master Plan (CCMP) vision from 1994. The CCMP established a vision for a mixed-use project over the site upon the future completion of mining activities; the Master Plan was approved by the community and embedded into the Mira Mesa Community Plan. See also Step 1, Land Use Consistency.

Step 1, Land Use Consistency (Box Text cont.)

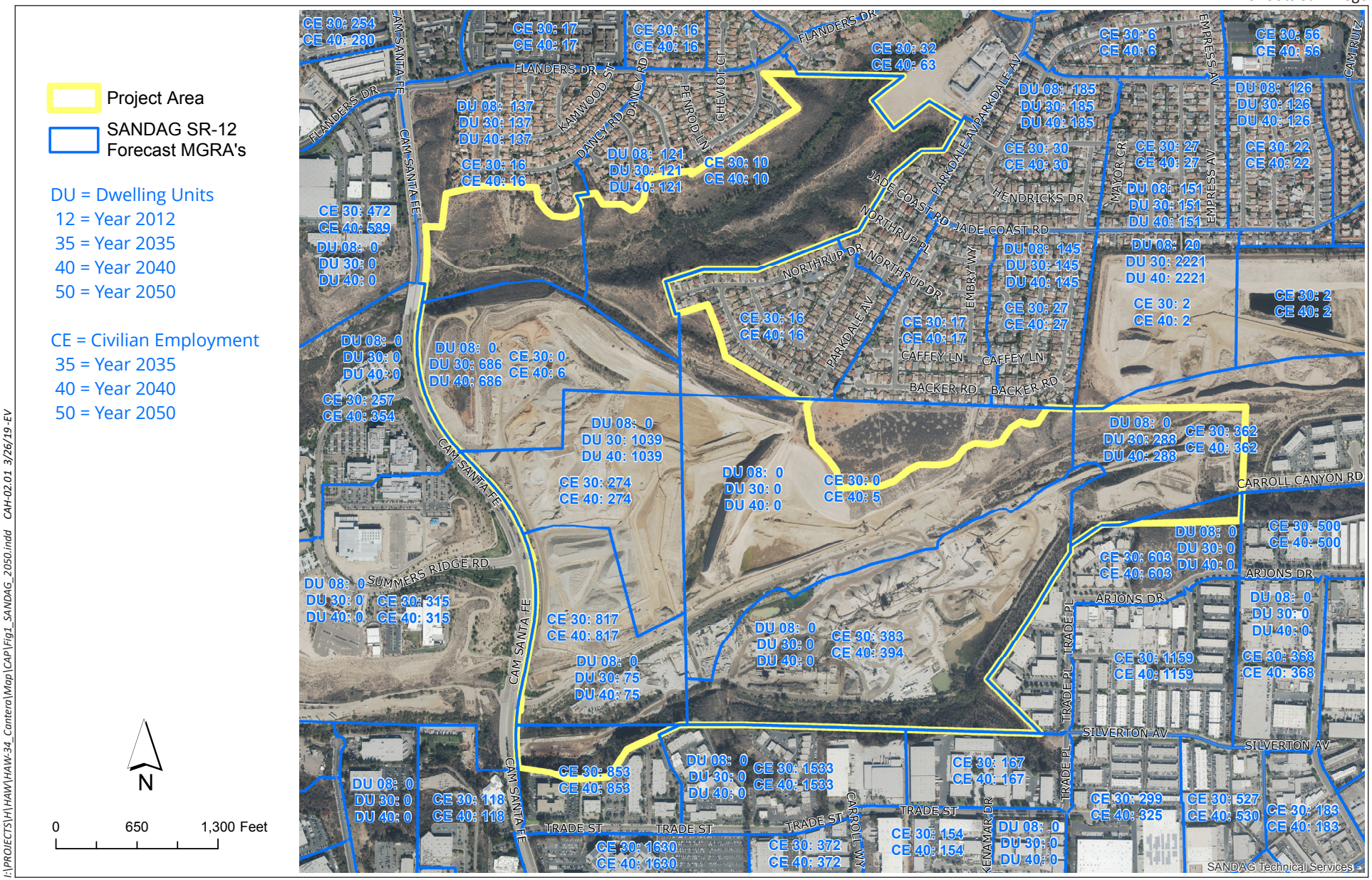
Although the Project is not strictly consistent with the existing General Plan and Community Plan zoning designations, the Project would result in an overall less GHG-intensive project when compared to the existing CCMP land use designations and the SANDAG Series 12 growth projections as described below. The proposed land use plan and zoning designation amendments would also result in an increased residential density near a future transit line being contemplated by SANDAG.

The SANDAG Series 12 growth forecast was also used for the development of the City's Climate Action Plan (CAP), and therefore is included in the CAP. Residential dwelling units and civilian employment are components of the SANDAG Series 12 forecast. The Series 12 forecast framework breaks the City into Master Geographic Reference Areas (MGRAs). Approximately five MGRAs cover the 3Roots project area. These MGRAs include a total of 1,800 dwelling units and 1,496 civilian employees (see Figure 1, *SANDAG Series 12 2050 Forecast for Project Area*).

The 3Roots Project proposes 1,800 total dwelling units and is therefore equivalent to the total dwelling unit assumptions for the Project MGRAs in the Series 12 forecast. At 534, the Project's civilian employment would be considerably reduced from the 1,496 employees forecast by SANDAG. The Project proposes up to 160,160 square feet of office, retail and other commercial uses at build-out. SANDAG's growth projections do not use a specific commercial square footage to civilian employment ratio as part of Series 12. The City 2008 General Plan Program EIR, however, provides "building estimates…derived from the forecast by using typical square feet per employee by land use designation (retail, office, and industrial) ratios." The General Plan Program EIR determined the following employment ratios for various land uses:

Generalized Land Use Type	Description	Square Foot per Employee
Visitor Commercial	Hotel/Motel (Lo-Rise)	1400
Visitor Commercial	Hotel/Motel (Hi-Rise)	1000
Visitor Commercial	Resort	1000
Industrial	Heavy Industry	550
Industrial	Industrial Parks	400
Industrial	Light Industry-General	400
Industrial	Warehousing and Public	800
Retail Commercial	Wholesale Trade	500
Retail Commercial	Regional Shopping	450
Retail Commercial	Community Shopping	400
Retail Commercial	Neighborhood Shopping	350
Retail Commercial	Specialty Commercial	300
Retail Commercial	Automobile Dealerships	300
Retail Commercial	Store-Front	300
Retail Commercial	Other Retail Trade	300
Office Commercial	Office (High-Rise)	300
Office Commercial	Office (Lo-Rise)	300
Office Commercial	Government Office/Civic	300

Lo-rise commercial/office generates the highest employment to square footage ratio at one employee per 300 square feet and therefore the project's 160,160 square feet of commercial with a lo-rise commercial office use represents the highest potential employment figure for the Project. At 160,160 square feet of lo-rise office use, the Project would generate 534 employees (160,160 / 300 = 534). In summary the project's residential density is an equivalent GHG-intensity to the Series 12 growth forecast while the project's employment number is less GHG-intensive that the Series 12 growth forecast. Therefore, the response to Step 1 is "Yes."



HELIX Environmental Planning

SANDAG Series 12 2050 Forecast for Project Area

Figure 1