

Notice of Completion & Environmental Document Transmittal

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

SCH # 2018041065

Project Title: 3Roots

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

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

Document Type:

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

Governor's Office of Planning & Research

Local Action Type:

[] General Plan Update [] Specific Plan [X] Rezone JUN 28 2019 [] Annexation
[X] General Plan Amendment [X] Master Plan Amendment [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit STATE CLEARINGHOUSE [] Coastal Permit
[X] Community Plan Amendment [] Site Plan
[] Land Division (Subdivision, etc.) [X] Other: Reclamation Plan Amendment, CUP Amendment;
CPIOZ B, Vesting Tentative Map, Planned Development Permit, Site Development Permit, Conditional Use Permit, Easement
Vacations, Multi-Habitat Planning Area Boundary Line Adjustment

Development Type:

[] Residential: Units 1,800 Acres
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational
[] Recreational
[X] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[X] Power: Type 69 KV lines MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[X] Other: Reclamation Plan Amendment; 160,160 combined square feet of commercial/retail/office uses 1.35-acre mobility hub, 181
acres of open space, 25.8-acre community-park; extension of Carroll Canyon Road; SDG&E facility modifications;

Project Issues Discussed in Document:

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

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

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

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
 If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> CalFire | <input type="checkbox"/> Parks & Recreation |
| <input checked="" type="checkbox"/> Caltrans District # <u>11</u> | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input checked="" type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input checked="" type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Integrated Waste Management Board | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date June 28, 2019 Ending Date August 12, 2019

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: _____
 Address: _____ Address: _____
 City/State/Zip: _____ City/State/Zip: _____
 Contact: _____
 Phone: _____

Signature of Lead Agency Representative:  Date: June 28, 2019
 Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2018041065

Project Title: 3Roots

Lead Agency: City of San Diego

Contact Name: E. Shearer-Nguyen

Email: eshearer@sandiego.gov Phone Number: (619) 446-5369

Project Location: San Diego / San Diego
City County

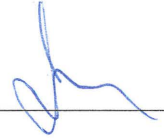
Project Description (Proposed actions, location, and/or consequences).

A request for a RECLAMATION PLAN AMENDMENT and a CONDITIONAL USE PERMIT (CUP) to amend CUP No. 89-0585 to modify the Reclamation Plan; a GENERAL PLAN AMENDMENT; COMMUNITY PLAN AMENDMENT to the Mira Mesa Community Plan; MASTER PLAN AMENDMENT to the Carroll Canyon Master Plan; a REZONE from AR-1-1 & IL-2-1 to RX-1-2, RM-2-6, RM-3-9, CC-2-4, OP-1-1, OR-1-1, and OC-1-1; adoption of a Community Plan Implementation Overlay Zone Type B, a VESTING TENTATIVE MAP, EASEMENT VACATIONS, MASTER PLANNED DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT; and a MULTI-HABITAT PLANNING AREA BOUNDARY LINE ADJUSTMENT to redevelop the Hanson Aggregates site, a former aggregate mining quarry. The proposed redevelopment would include the following: approximately 1,800 residential units comprised of 185 single-family lots, 1,006 condominiums (both attached and detached), and 609 multi-family lots (of which 180 units would be designated affordable), approximately 160,160 combined square feet of commercial retail/office uses; and a 1.35-acre mobility hub, identified as a nexus for public and private transportation alternatives. The project would also create approximately 181 acres of protected biological open space and a 25.8-acre public community park. The project would construct the on-site extension of Carroll Canyon Road, establishing a portion of a main arterial, facilitating a future connection between Interstate 805 (I-805) and Interstate 15 (I-15) as well as internal circulation consisting of on-site roads and parkways.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Transportation/Circulation: various ROW improvements, fair-share contribution;
Air Quality: electrical outlets and electrically-powered yard equipment in all HOA areas;
Noise: various noise attenuation features;
Biological Resources: restoration/enhancement and creations of wetlands, and conservation of upland habitat;
Historical Resources: monitoring during grading activities; and,
Tribal Cultural Resources: monitoring during grading activities.
Hydrology: no mitigation measures identified.

NOP Distribution List



County: San Diego

SCH# 2018041065

Resources Agency

- Resources Agency
Nadell Gayou
- Dept. of Boating & Waterways
Denise Peterson
- California Coastal Commission
Allyson Hitt
- Colorado River Board
Elsa Contreras
- Dept. of Conservation
Crina Chan
- Cal Fire
Dan Foster
- Central Valley Flood Protection Board
James Herota
- Office of Historic Preservation
Ron Parsons
- Dept of Parks & Recreation
Environmental Stewardship Section
- S.F. Bay Conservation & Dev't. Comm.
Steve Goldbeck
- Dept. of Water Resources
Resources Agency
Nadell Gayou

Fish and Wildlife

- Depart. of Fish & Wildlife
Scott Flint
Environmental Services Division
- Fish & Wildlife Region 1
Curt Babcock
- Fish & Wildlife Region 1E
Laurie Harnsberger
- Fish & Wildlife Region 2
Jeff Drongesen
- Fish & Wildlife Region 3
Craig Weightman

- Fish & Wildlife Region 4
Julie Vance
- Fish & Wildlife Region 5
Leslie Newton-Reed
Habitat Conservation Program
- Fish & Wildlife Region 6
Tiffany Ellis
Habitat Conservation Program
- Fish & Wildlife Region 6 I/M
Heidi Calvert
Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Wildlife M
William Paznokas
Marine Region

Other Departments

- California Department of Education
Lesley Taylor
- OES (Office of Emergency Services)
Monique Wilber
- Food & Agriculture
Sandra Schubert
Dept. of Food and Agriculture
- Dept. of General Services
Cathy Buck
Environmental Services Section
- Housing & Comm. Dev.
CEQA Coordinator
Housing Policy Division

Independent Commissions, Boards

- Delta Protection Commission
Erik Vink
- Delta Stewardship Council
Anthony Navasero
- California Energy Commission
Eric Knight

- Native American Heritage Comm.
Debbie Treadway
- Public Utilities Commission
Supervisor
- Santa Monica Bay Restoration
Guangyu Wang
- State Lands Commission
Jennifer Deleong
- Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Cal State Transportation Agency CalSTA

- Caltrans - Division of Aeronautics
Philip Crimmins
- Caltrans - Planning HQ LD-IGR
Christian Bushong
- California Highway Patrol
Suzann Ikeuchi
Office of Special Projects

Dept. of Transportation

- Caltrans, District 1
Rex Jackman
- Caltrans, District 2
Marcelino Gonzalez
- Caltrans, District 3
Susan Zanchi
- Caltrans, District 4
Patricia Maurice
- Caltrans, District 5
Larry Newland
- Caltrans, District 6
Michael Navarro
- Caltrans, District 7
Dianna Watson
- Caltrans, District 8
Mark Roberts

- Caltrans, District 9
Gayle Rosander
- Caltrans, District 10
Tom Dumas
- Caltrans, District 11
Jacob Armstrong
- Caltrans, District 12
Maureen El Harake

Cal EPA

Air Resources Board

- Airport & Freight
Jack Wursten

- Transportation Projects
Nesamani Kalandiyur

- Industrial/Energy Projects
Mike Tollstrup

- California Department of Resources, Recycling & Recovery
Kevin Taylor/Jeff Esquivel

- State Water Resources Control Board
Regional Programs Unit
Division of Financial Assistance

- State Water Resources Control Board
Cindy Forbes - Asst Deputy
Division of Drinking Water

- State Water Resources Control Board
Div. Drinking Water # _____

- State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality

- State Water Resources Control Board
Phil Crader
Division of Water Rights

- Dept. of Toxic Substances Control Reg. # _____
CEQA Tracking Center

- Department of Pesticide Regulation
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

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