



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**  
Dec 07, 2022 10:05 AM  
Ernest J. Dronenburg, Jr.  
SAN DIEGO COUNTY CLERK  
File # 2022-000982  
State Receipt # 37120720220865  
Document # 2022-NOD-159

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

3ROOTS COMP SIGN PCK NUP

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

**FILED IN THE OFFICE OF THE SAN DIEGO  
COUNTY CLERK ON** December 7, 2022  
**Posted** December 7, 2022 **Removed** \_\_\_\_\_  
**Returned to agency on** \_\_\_\_\_  
**DEPUTY** \_\_\_\_\_

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

**NOTICE OF DETERMINATION  
(Consistency Determination Pursuant to CEQA Section 15162)**

(Choose one)

**TO:**  Recorder/County Clerk  
P.O. Box 1750, MS A33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2422

**FROM:** City of San Diego  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, CA 92101

Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**PROJECT NUMBER:** 676905

**STATE CLEARINGHOUSE NUMBER:** 2018041065

**PROJECT TITLE:** 3Roots Comp Sign Pck NUP

**PROJECT LOCATION:** APN 341-050-38, 341-050-39, 341-050-40, 341-050-41, 341-050-42, 341-051-17, 341-051-18, 341-051-19 and 341-060-82

**PROJECT DESCRIPTION:** A Neighborhood Use Permit for a Comprehensive Sign Program for the 3 Roots Development. The project includes (6) Community Entry Monuments, (2) Park Signage Monuments, and (1) Interpretative Signage Monument for 3Roots San Diego, a mixed-use community located on 413 acres.

An Environmental Impact Report (EIR) was previously adopted by the City Council to analyze the development of the 3Roots Project No. 587128/SCH No. 2018041065, Resolution No. R-301156.

Pursuant to Public Resources Code Section 21166 and CEQA guidelines 15162, the City has determined that: (1) there is substantial evidence that none of the conditions requiring preparation of a subsequent EIR exist, and (2) the City will rely on the previous environmental document, which adequately addresses this project.

The proposed project  would, or  would not introduce additional impacts or increase the severity of impacts beyond those already analyzed in the Environmental Impact Report (SCH No. 2018041065).

**PROJECT APPLICANT:** Mr. Ryan Green, Mesa Canyon Community Partners 255 Camino Santa Fe, San Diego, CA 92121; (858) 618-4933

This is to advise that the City of San Diego Development Services Department on December 1, 2022 approved the above described project and made the following determinations:

- (1) No Substantial changes are proposed in the project which will require major revisions of the previous Environmental Impact Report (SCH No. 2018041065) due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and,
- (2) No Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Environmental Impact Report (SCH No. 2018041065) due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Environmental Impact Report (SCH No. 2018041065) was adopted, shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous Environmental Impact Report (SCH No. 2018041065);
  - b. Significant effects previously examined will be substantially more severe than shown in the previous Environmental Impact Report (SCH No. 2018041065);
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or,

- d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Environmental Impact Report (SCH No. 2018041065); would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

It is hereby certified that the final environmental report, including comments and responses, is available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

Analyst: Sara Osborn

Telephone: (619) 446-5381

Filed by: Sara Osborn  
Signature

Senior Planner  
Title

**[Attach Copy of Check, Proof of CDFG Payment, or No Effect Form]**

Reference: California Public Resources Code, Section 15162/63.



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**

Oct 21, 2020 04:21 PM  
Ernest J. Dronenburg, Jr.  
SAN DIEGO COUNTY CLERK  
File # 2020-000803  
State Receipt # 37-20200757  
Document # 2020-NOD-128

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

3ROOTS

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

FILED IN THE OFFICE OF THE SAN DIEGO COUNTY CLERK ON <u>October 21, 2020</u>	
Posted <u>October 21, 2020</u>	Removed <u>NOV 20 2020</u>
Returned to agency on <u>NOV 23 2020</u>	
DEPUTY	

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

**NOTICE OF DETERMINATION**

(Choose one)

**TO:**  Recorder/County Clerk  
 P.O. Box 1750, MS A33  
 1600 Pacific Hwy, Room 260  
 San Diego, CA 92101-2422

**FROM:** City of San Diego  
 Development Services Department  
 1222 First Avenue, MS 501  
 San Diego, CA 92101

Office of Planning and Research  
 1400 Tenth Street, Room 121  
 Sacramento, CA 95814

**PROJECT NUMBER:** 587128

**STATE CLEARINGHOUSE NUMBER:** 2018041065

**PROJECT TITLE:** 3Roots

**PROJECT LOCATION:** The approximately 413-acre project site is located east of Camino Santa Fe between Flanders Drive and Trade Street and is approximately three-quarters of a mile north of Miramar Road, two miles west of I-15, and two miles east of I-805 within the City and County of San Diego.

**PROJECT DESCRIPTION:** 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 23.6-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. San Diego Gas & Electric (SDG&E) Facility modifications are required as a result of the project and consist of east-west modifications, north-south modification, decommission and removal of the Fenton Substation, as well as modifications to, and extension of, smaller SDG&E facilities to serve the site. The approximately 413-acre project site is located east of Camino Santa Fe between Flanders Drive and Trade Street. The site is approximately three-quarters of a mile north of Miramar Road, two miles west of I-15, and two miles east of I-805. The site is designated medium residential density (15-30 du/ac) and medium-high residential density (3-44 du/ac) and zoned AR-1-1 (Agricultural) and IL-2-1 (Industrial) within the Carroll Canyon Master Plan of the Mira Mesa Community Plan. Additionally, the site is within the Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Airport Land Use Compatibility Plan (Airport Noise MCAS-Miramar / 60-65 CNEI and 65-70 CNEI), Airport Influence Area (MCAS-Miramar - Review Area 1), Federal Aviation Administration Part 77 Notification Area (MCAS-Miramar), Residential Tandem Parking Overlay Zone, Prime and the Transit Priority Area. (Assessor parcel number(s): 341-050-3800, 3900, 341-050-4000, 341-050-4100, 341-050-4200, 341-051-1700, 341-051-1800, and 341-060-8200).

**PROJECT APPLICANT:** Ryan Green, Mesa Canyon Community, LLC, 16465 Via Esprillo, Suite 150, San Diego, CA 92127, (858) 618-4933.

This is to advise that the Council of the City of San Diego on September 29, 2020 approved the above described project and made the following determinations: R-313228

1. The project in its approved form  will,  will not, have a significant effect on the environment.

2.  An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.
- A (Mitigated) Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- An Addendum to Negative Declaration / Mitigated Negative Declaration / Environmental Impact Report No. was prepared for this project pursuant to the provisions of CEQA.

Record of project approval may be examined at the address above.

3. Mitigation measures  were,  were not, made a condition of the approval of the project; and a mitigation, monitoring and reporting program  was,  was not, adopted for the project.
4. (EIR only) Findings  were,  were not, made pursuant to CEQA Guidelines Section 15091.
5. (EIR only) A Statement of Overriding Considerations  was,  was not, adopted for this project.

It is hereby certified that the final environmental report, including comments and responses, is available to the general public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

Analyst: E. Shearer-Nguyen

Telephone: (619) 446-5369

Filed by:

Connie Patterson

Signature

Legislative Recorder II

Title



San Diego County



Transaction #: 5008216  
 Receipt #: 2020551134

Ernest J. Dronenburg, Jr.  
 Assessor/Recorder/County Clerk  
 1600 Pacific Highway Suite 260  
 P. O. Box 121780, San Diego, CA 92112-1780  
 Tel. (619) 237-0502 Fax (619) 557-4155  
[www.sdcrcs.com](http://www.sdcrcs.com)

Cashier Date: 10/21/2020  
 Cashier Location: SD

Print Date: 10/21/2020 4:21 pm

Payment Summary

Total Fees:	\$3,393.25
Total Payments:	\$3,393.25
Balance:	\$0.00

Payments

CHECK PAYMENT #1028 \$3,345.25

CHECK PAYMENT #872 \$48.00

Total Payments \$3,393.25

Filing

CEQA - NOD Document #: 2020-000803 Date: 10/21/2020 4:21PM Pages: 3  
 Map #: 20200757

Fees: Fish & Wildlife County Administrative Fee \$50.00

Fees: Fish & Wildlife Environmental Impact Report \$3,343.25

Total Fees Due: \$3,393.25

Grand Total - All Documents: \$3,393.25



State of California - Department of Fish and Wildlife  
**2020 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DPW 753.5a (Rev. 12/10/19) Previously DFG 753.5a

RECEIPT 37-2020-0757
STATE CLEARINGHOUSE NUMBER (If applicable) 2018041065

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 10/21/2020
COUNTY/STATE AGENCY OF FILING San Diego County	DOCUMENT NUMBER 2020-NOD-0128	
PROJECT TITLE ROOTS		
PROJECT APPLICANT NAME RYAN GREEN, MESA CANYON COMMUNITY, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-518-4933
PROJECT APPLICANT ADDRESS 16465 VIA ESPRILLO, SUITE 150	CITY SAN DIEGO	STATE CA
ZIP CODE 92127		
PROJECT APPLICANT (Check appropriate box)		
<input type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input checked="" type="checkbox"/> Private Entity		

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,343.25	\$	3,343.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,406.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,136.50	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<input type="checkbox"/> Water Right Application or Reclamation Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	0.00

PAYMENT METHOD:

Cash   
  Credit   
  Check   
  Other   
 TOTAL RECEIVED \$ 3,393.25

SIGNATURE x <i>Kimberly Baker</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County    KIMBERLY BAKER    Deputy
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Payment Reference #: CHECK #1028 and CHECK #872



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: July 22, 2022

TO: Oscar Galvez III, Development Project Manager, Development Services Department

FROM: Sara Osborn, Senior Planner, Development Services Department

SUBJECT: 3Roots Comp Sign Pck NUP (Project No. # 676905) California Environmental Quality Act – Section 15162 Evaluation

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The Development Services Department (DSD) has completed a California Environmental Quality Act (CEQA) Section 15162 – Subsequent EIRs and Negative Declaration consistency evaluation for the proposed 3Roots Comp Sign Pck NUP (Project No. # 676905.)

This evaluation was performed to determine if conditions specified in CEQA Guidelines Sections 15162 would require preparation of additional CEQA review for the proposed amendments. DSD has determined that the proposed project for a Comprehensive Sign Program is consistent with the 3Roots Environmental Impact Report (PTS No. 587128/SCH No. 2018041065); and would not result in new impacts.

**BACKGROUND**

The proposed project is for a Neighborhood Use Permit for a Comprehensive Sign Program for the 3 Roots Development. The project includes (6) Community Entry Monuments, (2) Park Signage Monuments, and (1) Interpretative Signage Monument for 3Roots San Diego, a mixed-use community located on 413 acres. The approved 3Roots project (PTS# 587128) includes a Master Planned Development Permit (MPDP) along with other approvals for a mixed-use community with housing, employment areas, retail and open space. The site is currently being developed and the proposed project for signs would be included within the developed portions of the site.

## **EVALUATION**

### **3Roots EIR**

In 2020, the 3Roots EIR was certified by the City Council. The Project is a multi-phased plan to convert reclaimed quarry land to planned mixed-use development and create a master planned community. The master plan includes a maximum of 1,800 residential units, a transit/mobility component, local-serving retail and office uses, and approximately 210 acres of open space.

The 3Roots EIR analyzed impacts to Land Use, Transportation/Circulation, Visual Effects/Neighborhood Character, Air Quality, Greenhouse Gas Emissions, Energy, Noise, Geology and Soils, Biological Resources, Historical Resources, Tribal Cultural Resources, Health and Safety, Public Utilities, Public Services and Facilities, and Hydrology and Water Quality. The Environmental Impact Report concluded that the project would result in significant but mitigable environmental impacts to Transportation/Circulation, Air Quality, Noise, Biological Resources, Historical Resources, Tribal Cultural Resources and significant and unmitigated impacts to Transportation/Circulation. All other impacts analyzed in the EIR were determined to be less than significant.

The 3Roots Comp Sign Pck NUP project was evaluated in accordance with CEQA and it was determined the scope of the Comprehensive Sign Program is within the scope of the overall 3Roots project analyzed. The project would be developed on disturbed portions of the site, and impacts would remain below a level of significance following the Mitigation Monitoring Reporting Program for the approved 3Roots EIR.

### **CEQA 15162 CONSISTENCY EVALUATION**

DSD reviewed the proposed amendments and conducted an 15162 consistency evaluation with the previously certified 3Roots Environmental Impact Report (PTS No. 587128/SCH No. 2018041065). The evaluation substantiates the conclusion that supports a determination that no subsequent document is required.

### **CONCLUSION**

Overall, it is not anticipated that the implementation of the proposed amendments would result in any significant direct, indirect or cumulative impacts over and above those disclosed in the previously adopted 3Roots Environmental Impact Report (PTS No. 587128/SCH No. 2018041065). The project would not result in new impacts or changed circumstances that would require a new environmental document.

Section 15162 of the CEQA Guidelines states:

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
  - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

DSD finds that none of the three criteria listed above has occurred. In addition, this evaluation supports the use of the certified 3Roots Environmental Impact Report (PTS No. 587128/SCH No. 2018041065) for the proposed project pursuant to CEQA Guidelines Section 15162.

Therefore, the certified 3Roots Environmental Impact Report (PTS No. 587128/SCH No. 2018041065) adequately covers the construction of the sign program being proposed.

*Sara Osborn*

Sara Osborn  
Senior Planner

Reference: 3Roots Environmental Impact Report (PTS No. 587128/SCH No. 2018041065) – under separate cover.

Lennar Corporation Lennar Homes of California, LLO San Diego Division 16465 Via Esprillo Ste 150 San Diego, CA 92127	CHECK NUMBER 1882796 September 16, 2022 *** VOID AFTER 180 DAYS ***	70-2322 719
PAY TO THE ORDER OF COUNTY OF SAN DIEGO PLANNING & DEVELOPMENT SERVICES 5510 OVERLAND AVE STE 110 SAN DIEGO, CA 92123	CHECK AMOUNT <b>\$50.00</b>	EXACTLY *****50 DOLLARS AND 00 CENTS
JPMorgan Chase Bank, N.A. Chicago, IL		Authorized Signature

676905

San Diego County



Transaction #: 6861818  
Receipt #: 2022522455

Ernest J. Dronenburg, Jr.  
Assessor/Recorder/County Clerk  
1600 Pacific Highway Suite 260  
P. O. Box 121750, San Diego, CA 92112-1750  
Tel. (619) 237-0502 Fax (619) 557-4155  
[www.sdarcc.com](http://www.sdarcc.com)

Cashier Date: 12/07/2022  
Cashier Location: SD

Print Date: 12/07/2022 10:08 am

Payment Summary

Total Fees:	\$50.00
Total Payments:	\$50.00
Balance:	\$0.00

Payment	
CHECK PAYMENT #1882796	\$50.00
<b>Total Payments</b>	<b>\$50.00</b>
Filing	
CEQA - NOD	FILE #: 2022-000982 Date: 12/07/2022 10:05AM Pages: 13
	State Receipt # 37-12/07/2022-0865
Fees: Fish & Wildlife County Administrative Fee	\$50.00
<b>Total Fees Due:</b>	<b>\$50.00</b>
<b>Grand Total - All Documents:</b>	<b>\$50.00</b>



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: 37-12/07/2022-0865
STATE CLEARING HOUSE NUMBER (if applicable) 2018041065

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 12/07/2022
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 2022-NOD-0159	

PROJECT TITLE  
3ROOTS COMP SIGN PCK NUP

PROJECT APPLICANT NAME MR. RYAN GREEN, MESA CANYON COMMUNITY PARTNERS	PROJECT APPLICANT EMAIL	PHONE NUMBER 858-618-4933
PROJECT APPLICANT ADDRESS 255 CAMINO SANTA FE	CITY SAN DIEGO	STATE CA
		ZIP CODE 92121

PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

**CHECK APPLICABLE FEES:**

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,548.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$	0.00

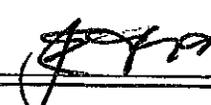
- Exempt from fee
- Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	0.00

**PAYMENT METHOD**

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED	\$	50.00
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SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, JESSADITH EDORA, Deputy
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Payment Reference #: CHECK NO. 1882796 AND REM: 10/21/2020 RECT: 37-2020-0757