



THE CITY OF SAN DIEGO

# ENVIRONMENTAL IMPACT REPORT

Project No. 587128  
SCH No. 2018041065

**SUBJECT: 3Roots:** 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. 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 CNEL and 65-70 CNEL), 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). APPLICANT: Mesa Canyon Community Partners, LLC.

## I. ENVIRONMENTAL DETERMINATION:

This document has been prepared by the City of San Diego's Environmental Analysis Section under the direction of the Development Services Department and is based on the City's independent analysis and conclusions made pursuant to 21082.1 of the California Environmental Quality Act (CEQA) Statutes and Sections 128.0103(a), 128.0103(b) of the San Diego Land Development Code.

Based on the analysis conducted for the project described above, the City of San Diego, as the Lead Agency, has prepared the following Environmental Impact Report. The analysis addressed the following issue area(s) in detail: **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** and **Hydrology**. All other impacts analyzed in the draft EIR were determined to either be less than significant.

The purpose of this document is to inform decision-makers, agencies, and the public of the significant environmental effects that could result if the project is approved and implemented, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.

## II. PUBLIC REVIEW DISTRIBUTION:

The following agencies, organizations, and individuals were distributed either the Public Notice or a copy of the draft Environmental Impact Report:

### Federal Government

Commanding General MCAS Miramar Air Station (13)  
U.S. Environmental Protection Agency (19)  
U.S. Fish and Wildlife Service (23)  
Commanding General, MCAS Miramar Air Station (24)  
U.S. Army Corps of Engineers (26)

### State of California

Caltrans District 11 (31)  
California Department of Fish and Wildlife (32)  
San Diego County Regional Airport Authority (42)  
California Regional Water Quality Control Board, Region 9 (44)  
State Clearinghouse (46A)

State of California - continued

California Coastal Commission (47)

California Department of Transportation (51)

California Transportation Commission (51A)

California Transportation Commission (51B)

Native American Heritage Commission (56)

Lolita Urrutia, Department of Conservation, Division of Mines and Geology Mine Reclamation Program (61)

Carol E. Atkins, Manager Environmental Services Unit, Department of Conservation, Division of Mine Reclamation

City of San Diego

Mayor's Office (91)

Councilmember Bry, District 1 (MS 10A)

Councilmember Campbell, District 2 (MS 10A)

Councilmember Ward, District 3 (MS 10A)

Councilmember Montgomery, District 4 (MS 10A)

Councilmember Kersey, District 5 (MS 10A)

Councilmember Cate, District 6 (MS 10A)

Councilmember Sherman, District 7 (MS 10A)

Councilmember Moreno, District 8 (MS 10A)

Councilmember Gomez, District 9 (MS 10A)

Development Services Department

EAS

Transportation

Transportation

LDR Planning

LDR Engineering

LDR Landscape

LDR Geology

LDR Water/Wastewater Review

Fire Plan Review

Development Project Manager

Planning Department

Plan-Long Range Planning

Park Planning and Development

Plan MSCP

Plan Facilities Financing

Plan-Airports

Environmental Services Department

Fire-Rescue Department

San Diego Police Department

Transportation Development - DSD (78)

Development Coordination (78A)

Fire and Life Safety Services (79)

Library Department - Government Documents (81)

Central Library (81A)

City of San Diego - continued

Mira Mesa Branch Library (81P)  
Historical Resources Board (87)  
City Attorney (93C)  
Wetlands Advisory Board (171)

Other Interested Groups, Organizations, and Individuals

San Diego Association of Governments (108)  
San Diego County Regional Airport Authority (110)  
San Diego Transit Corporation (112)  
Metropolitan Transit System (115)  
San Diego Unified School District (125)  
Mira Mesa Star News (148)  
Mira Mesa/Scripps Ranch Sentinel (149)  
Rancho Santa Ana Botanic Garden at Claremont (161)  
Sierra Club (165)  
San Diego Natural History Museum (166)  
San Diego Audubon Society (167)  
San Diego Audubon Society (167A)  
California Native Plant Society (170)  
Citizens Coordinate for Century 3 (179)  
Endangered Habitats League (182)  
Endangered Habitats League (182A)  
Carmen Lucas (206)  
South Coastal Information Center (210)  
San Diego Archaeological Center (212)  
Save Our Heritage Organisation (214)  
Ron Christman (215)  
Clint Linton (215B)  
Frank Brown – Inter-Tribal Cultural Resources Council (216)  
Campo Band of Mission Indians (217)  
San Diego County Archaeological Society (218)  
Kumeyaay Cultural Heritage Preservation (223)  
Kumeyaay Cultural Repatriation Committee (225)  
Native American Distribution [Notice Only] (225A-S)  
Clint Linton, Iipay Nation of Santa Ysabel  
Lisa Cumper, Jamul Indian Village  
Jesse Pinto, Jamul Indian Village  
Mira Mesa Community Planning Group (310)  
Friends of Penasquitos Preserve Inc. (313)  
Miramar College (316)  
Marian Bear Natural Park Recreation Council (317)  
Christiana Donovan  
John Pollard  
Richard Drury, Lozeau Drury LLP  
Daniel Charlier-Smith, Lozeau Drury LLP  
Jonathon Weissglass, Law Offices of Jonathon Weissglass

Other Interested Groups, Organizations, and Individuals - continued

Craig Jackson

Robert Mixon

Saveen Chadalawada

Manjula Chadawada

Karen Ruggles, KLR Planning

Lisa Capper, HELIX Environmental Planning, Inc., Consultant

Allegra Parisi, Vid Vam, LLC.

Ryan Green, Mesa Canyon Community Partners, LLC.

Marina Wurst, PDC, Civil Engineer

**III. RESULTS OF PUBLIC REVIEW:**

- ( ) No comments were received during the public input period.
- ( ) Comments were received but did not address the accuracy or completeness of the draft environmental document. No response is necessary and the letters are incorporated herein.
- ( ) Comments addressing the accuracy or completeness of the draft environmental document were received during the public input period. The letters and responses are incorporated herein.

Copies of the draft environmental document, the Mitigation, Monitoring and Reporting Program and any other materials are available in the office of the Development Services Department for review, or for purchase at the cost of reproduction.



Anna McPherson  
Program Manager  
Development Services Department

June 28, 2019  
Date of Draft Report

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Date of Final Report

Analyst: E. Shearer-Nguyen