



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 28, 2019

**PUBLIC NOTICE
OF AVAILABILITY OF
DRAFT ENVIRONMENTAL IMPACT REPORT
DEVELOPMENT SERVICES DEPARTMENT**

SAP No. 24007634

The City of San Diego Development Services Department, as the Lead Agency, has prepared a draft Environmental Impact Report for the following project and is inviting your comments regarding the adequacy of the document. The draft Environmental Impact Report has been placed on the City of San Diego City Clerk's website at <https://www.sandiego.gov/ceqa/draft> under the heading of "California Environmental Quality Act (CEQA) Notices & Documents." In addition, the Notice was also distributed to the Central Library as well as the Mira Mesa Branch Library.

Your comments must be received by August 12, 2019, to be included in the final document considered by the decision-making authorities. Please send your written comments to the following: **E. Shearer-Nguyen, Environmental Analyst, City of San Diego Development Services Center, 1222 1st Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to DSDEAS@sandiego.gov with the project name and number in the subject line.

General Project Information:

- Project Name/Number: **3Roots/587128**
- SCH No. 2018041065
- Community Plan Area: Mira Mesa
- Council District: 6

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 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). **The site is included on a Government Code listing of hazardous waste sites.**

Applicant: Mesa Canyon Community Partners, LLC.

Recommended Finding: The draft Environmental Impact Report analyzed the following environmental 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.**

Availability in Alternative Format: To request this Notice, the draft Environmental Impact Report, and/or supporting documents in alternative format call the Development Services Department at (619) 446-5460 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact E. Shearer-Nguyen at (619) 446-5369. The draft Environmental Impact Report and supporting documents may be reviewed or purchased for the cost of reproduction at the Fifth floor of the Development Services Center, located at 1222 1st Avenue, San Diego CA 92101. For information regarding public meetings and/or hearings on this project, contact the Project Manager, William Zounes, at (619) 687-5942. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on June 28, 2019.

Gary Geiler
Deputy Director
Development Services Department