Print Form

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

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Project Location: San Diego / San Diego
City *County*

Project Decription (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.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Transportation/Circulation;

Air Quality;

Noise;

Biological Resources;

Historical Resources;

Tribal Cultural Resources; and,

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife: California Fish and Game Code Section 1602 Streambed Alteration Agreement;

Federal Emergency Management Agency: Conditional Letter of Map Revision;

Regional Water Quality Control Board: National Pollutant Discharge Elimination System General Construction Permit, Clean Water Act Section 401 waiver/certification;

U.S. Army Corps of Engineers: Clean Water Act Section 404 authorization; and,

San Diego County Airport Land Use Commission Consistency Determination

California Coastal Commission