



THE CITY OF SAN DIEGO

# ENVIRONMENTAL IMPACT REPORT

Project No. 586670  
SCH No. 2018041032

**SUBJECT: THE JUNIPERS:** The City of San Diego has prepared an Environmental Impact Report to evaluate the effects of the Junipers project. The project includes a Site Development Permit, Planned Development Permit, General Plan Amendment, Community Plan Amendment, CIPOZ, Rezone, Vesting Tentative Map, Sewer Easement Vacation and Variance from the Inclusionary Housing Regulations to develop 536 residential units on a vacant 112.3-acre property adjacent to 14455 Rancho Peñasquitos Boulevard. The project entails the development of a vacant property (non-operational golf course) to create a residential subdivision with 455 multi-family attached and detached residences for those aged 55 and above, a three-story building with 81 senior affordable multi-family apartments, a 2.87-acre (net) public park, privately owned/publicly accessible 2.75-mile "Social Loop" trail, 0.52-acre privately-owned/publicly accessible park with mobility amenities, other private open space/parks and recreational amenities for project residents' use, and internal streets. Retaining walls around the site perimeter would vary from 3 to 12 feet high. The residential privacy fencing along the eastern edge of the property will be designed to also protect project uses from I-15 noise. The project would be fully landscaped and would incorporate a variety of sustainable design features. Utilities to serve the project are available in the immediate vicinity. Vehicular access to the project site would be provided from Peñasquitos Drive at the existing intersection with Janal Way, and from a new right-in only access road off of Carmel Mountain Road (including provision of a new deceleration lane for right-turning traffic and an emergency-only egress right-out lane from the project site onto Carmel Mountain Road). The project would provide a roundabout at Janal Way/Peñasquitos Drive/Project Access and a traffic signal at Cuca Street/Peñasquitos Drive/Hotel Karlan Driveway. The project also would improve and retain an existing fire/emergency access/egress connection from Del Diablo Street to the northwestern portion of the project site, as well as an existing off-site emergency access/egress between Andorra Way and Corte Raposo. As part of the project approval, a General Plan Amendment is needed to change the designated land use from "Open Space" to "Residential" and an amendment to the Rancho Peñasquitos Community Plan is needed to change the on site designated land uses to a combination of Low-Medium Density Residential (i.e., 5 to 10 dwelling units per developable acre), open space, and parks, including both neighborhood and commercial parks. The project also

proposes a zoning change from residential and commercial zones RS-1-14 and CV-1-1 to residential and open space zones RM-1-1, RM-3-7, OR-1-1, and OP-1-1. A Community Plan Implementation Overlay Zone would be placed over the residentially zoned portions of the site to require discretionary review of site development proposals. Permits will be required from the Army Corps of Engineers and the Regional Water Quality Control Board to impact and reestablish an unvegetated ditch that runs through the eastern portion of the site. The project site is located on approximately 112.3 acres, in an existing residential neighborhood located west of I-15, north of Carmel Mountain Road, and east of Peñasquitos Drive in the community of Rancho Peñasquitos in the City of San Diego. (LEGAL DESCRIPTION: Parcel 3 of Parcel Map No. 21621, in the City of San Diego, County of San Diego, State of California, filed in the office of the County Recorder of San Diego County on September 13, 2018 as Instrument No. 2018-7000350 of official records.)

APPLICANT: Carmel Land LLC.

#### **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, Noise, Air Quality, Greenhouse Gas Emissions, Energy, Biological Resources, Hydrology/Water Quality, Geological Conditions, Historical Resources, Tribal Resources, Public Utilities, Public Services and Facilities, and Health and Safety.**

The draft EIR concludes that the project would result in less than significant environmental impacts with implementation of mitigation measures with regard to **Transportation/Circulation, Biological Resources, Historical Resources, Tribal Cultural Resources** and **Health and Safety**. All other impacts analyzed in the EIR were found to 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.

#### **PUBLIC REVIEW DISTRIBUTION:**

The following agencies, organizations, and individuals received a copy or notice of the draft Environmental Impact Report and were invited to comment on its accuracy and sufficiency. Copies of the Environmental Impact Report, the Mitigation Monitoring and Reporting Program and any

technical appendices may be reviewed in the offices of the Development Services Department, or purchased for the cost of reproduction.

#### Federal Government

U.S. Fish and Wildlife Service (23)  
U.S. Environmental Protection Agency (19)  
U.S. Army Corps of Engineers (26)

#### State of California

CA Governor's Office of Planning and Research State Clearinghouse (46A)  
California Department of Transportation District 11 (31)  
California Department of Fish and Wildlife (32)  
Cal EPA (37A)  
California Regional Water Quality Control Board, Region 9 (44)  
Department of Water Resources (45)

#### City of San Diego

Mayor's Office  
City Attorney (93C)  
Councilmember Kersey, District 5  
Central Library (81A)  
Rancho Penasquitos Branch Library (81BB)  
Development Services Department  
    EAS  
    Permit Planning  
    Landscape  
    Map Check  
    Transportation  
    Engineering  
    Geology  
    Project Manager  
Planning Department  
    Plan Facilities Financing  
    Park Planning  
    Long Range Planning  
Historical Resources Board (87)  
Transportation Development (78)  
Wetlands Advisory Board (91A)  
Fire-Rescue Department  
Parks & Recreation Department  
Public Utilities Department  
San Diego Housing Commission (88)

#### Other Interested Groups, Organizations, and Individuals

Rancho Penasquitos Planning Board (380)  
Gary Akin, SDG&E (381)  
Rancho Penasquitos Town Council (383)

Other Interested Groups, Organizations, and Individuals - Continued

Sierra Club (165)  
San Diego Audubon Society (167)  
Mr. Jim Peugh (167A)  
California Native Plant Society (170)  
Endangered Habitats League (182A)  
San Diego Natural History Museum (166)  
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, Inc. (218)  
Kumeyaay Cultural Heritage Preservation (223)  
Kumeyaay Cultural Repatriation Committee (225)  
Native American Distribution (225 A-S)  
Native American Heritage Commission (222)  
Rincon Band of Luiseño Indians  
Air Pollution Control District (65)  
County of San Diego Department of Environmental Health (76)  
Matt Bettencourt  
Dale Politte  
Joe Pierzina  
Shari Collins  
David Kenstad  
Karen Jokela  
Lynn Lundy  
Donna Gutekunst-Lundy  
Tom Lovorn  
Genie Lovorn  
Shahryar Shahryant  
Kymberli Clement  
Robert Laird  
Mark Dodson  
Jeff Keefer  
Karen Keefer  
Kathy Paulsen  
Don Paulsen  
Jeanine Politte  
John Denear  
Sharon Denear  
Lisa Petrillo  
Robert Scally  
Clark Scally

Other Interested Groups, Organizations, and Individuals - Continued

Ava Scally  
Elaine Wilson  
Gilberto Rodriguez  
Don Barrett  
Stephanie La Motte  
Eugene Alfoldy  
Judy Revey  
Mike Slaven  
Pence (Hugh) and Susan Parsons  
Roswitha Jorgensen  
Jeff Wilson  
Dave Munson  
Monique Langley  
Geri Huss  
Ian Kenny  
Patty Clack  
Cindy Krask  
Paul Krask  
Justine Nielsen  
Kevin McGuire  
Thomas Clark  
Damian Quintanilla  
Joseph Schmelzer  
Todd Derbique  
Elvarista Perez  
Ziad Tarazi  
Lauren Tarazi  
Maureen Hamilton  
Judy Day  
Nels Lundgren  
Kirsten Kung  
C Kung  
A Kung  
Paul La Motte  
Dan Jacobs  
Josi Jacobs  
Kirsten Poehlmann  
Dorinda Payton  
Marlys Houck  
Shari Collins  
Nancy Denen  
K Kung  
Phillip Hoos  
Sarah Clayton  
Seth Humphreville  
Daniel Cicchelli

Other Interested Groups, Organizations, and Individuals - Continued

Jodi Haight  
Cyndy Macshane  
Travis Evans  
Stephan Haight  
Steve Stone  
Veronica Kenny  
Bernard Marstall  
Lorraine Marstall  
Paula Harrison  
Mike Shoecraft  
Mike Sloven  
Yuri Koral  
Tim Leha  
Joe Pierzina  
Wendy Shalar  
Heidi Kove  
Mariella Birdsall  
Trevor Diacosta  
Chris Slaven  
Brent Garriepy  
Melanie Rodriguez  
Ronson Kung  
Donna Pierzina  
Daniel Jacobs  
Resul Senturk  
Alyssa Senturk  
Jennifer Reitz  
Tim Clayton  
Miriam Sliter  
David Birdsall  
Thy Hoang  
Jon Pak  
Diane Alfoldy  
Mike Denen  
Helen Abjanic  
John Abjanic  
Izyaslav Aris  
Kim Arnold  
Ron and Debra Askeland  
Chuck Bane  
Tina Becharas  
Jon Becker  
Anita Bertain  
Matt Bettencourt  
Ryan Betts  
Simran Bindra

Other Interested Groups, Organizations, and Individuals - Continued

Damon Bitts  
Ramona Broekema  
Paul Brooks  
Earl Brown  
Laurie Brown  
Shirley Bruno  
Corey Buckner  
Katrina Buco  
Daniel Buzzard  
Steve case  
Christina Catalano  
Mary Chambers  
Kwang Chan Yoo  
Sarah Chavez  
Ron Cho  
Tara Cicchelli  
Guy Close  
Jackie Close  
Angela Cobb-Danielly  
Kathryn Coffelt  
Stanley Cohen  
Steven Cook  
Jenny Creson  
Maggie DaCosta  
Mary Denaci  
Jack Eaton  
Terry Edwards  
Stephen Egbert  
Melissa Ellefsen  
Dale Endreson  
Rich Escamilla  
Richard Evert  
Mark Fay  
Marina Fomenkov  
Mary Ann Fortin  
Anne Fraser  
Marijo Gallina  
Elma Garcia  
Jen Garner  
Maria Gill  
Jamie Goodwin  
Jeff Gridley  
Greg Grinaker  
Pete Grover  
Vonnie Grover  
Gordon Grubbs

Other Interested Groups, Organizations, and Individuals - Continued

Carl Gunderson  
Jennifer (Jenny) Hamm  
Bob Hansen  
Steve Hassett  
Juanita Hawkins  
Amy Herrera  
DOUGLAS HIGGINS  
Thomas Hillary  
Kelvin Ho  
Steve Horn  
Casey Humphreville  
Julie Islitzer  
Josi Jacobs  
Ellen Jaffe  
Howard Jann  
Steve Jansen  
John Jaskowiak  
Mary Kelly  
Victoria Kim  
Karen Kinard  
Kernie Kohlmyer  
Marlene Kremer  
Cheryl Krukowski  
Rob Lapp  
Elisabeth Leatherberry  
John Lee  
Tricia Lewis  
Eric Lin  
Pam Logemann  
Rick Logemann  
Jocelyn Lomahan  
Rachelle Marchbanks  
Jack Marine  
Marjie Marine  
Joanne Markart  
Elizabeth Mather  
Karlene McCabe  
Susan McClatchey  
Katy McClelland  
Matthew McGinniss  
Wayne McKinnon  
Kari Meissner  
James Meredith  
Jay Michael  
David Michan  
Jeff Moffatt



Other Interested Groups, Organizations, and Individuals - Continued

Touraj Momeni  
Mark Morgan  
Chachi Mueller  
Steve Mummy  
Gaurav Nandola  
Heeral Nandola  
Lynette Nasser  
Lisa Neale  
Huong Nguyen  
Jenni Nguyen  
Tim Nguyen  
Trinh Nguyen  
Alan Noblitt  
Sue Noblitt  
Keith Nyberg  
James (Jim) Nylander  
Kerry Oatman  
Maria Osante  
Dargash Ostad  
Jen Palkovic  
Marco Panattoni  
Janet Patay  
Darshana Patel  
Geoffrey Patrick  
Bev Peacock  
Ted Petroff  
Brooke Pietz  
Kathy Piper  
Cheryl Quackenbush  
Taletha Queen  
Alexis Quiroz  
Kathy Quiroz  
Tom Reimers  
Vivian Reynolds  
Julie Rivard  
Bonnie Roberson  
Celeste Rodriguez Mastacouris  
Andrea Rosati  
Kirk Rummel  
Silva Salehi  
Amy Salinas  
Will Sauntry  
Christy Schiltz  
Irina Schmelzer  
Bob (Robert) Schmidt  
Gary Schram

Other Interested Groups, Organizations, and Individuals - Continued

Tressa Schultze

Donna Scott

Mary Scott

Mike Setnan

Pamela (Pam) Shotwell

Joan Smith

Terri Stafford

William Stafford

Shelley Stapley

Robert Stoddard

Vera Stoddard

Pavla Taylor

Georgia Theofan

Patrick Thomas

Annie Thornes

Erika Thornes

Dave and Sharon Tooley

Phily Tsai

Melinda Vasquez

Cha Vilorio

Pat Wada

David and Karen Watier

Elizabeth Willey

Chris Wolfe

Alan Yaghdjian

Ron & Gina Youngren

Peggy Zenger

Ryan Dalton and Mengni Zhu

Cristina

DG

Jackson

**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.

  
\_\_\_\_\_  
Anna McPherson  
Program Manager  
Development Services Department

  
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Date of Draft Report

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Date of Final Report

Analyst: Sara Osborn