The Junipers Project
Environmental Impact Report
SCH No. 2018041032 - Project No. 586670

Appendix A

Notice of Preparation, Response Letters, Scoping Meeting Sign-in Sheet, Scoping Meeting Transcript

February 2020

APPENDIX A

The following components are included within this appendix:

- Notice of Preparation
- Public Agencies and Organizations Response Letters
- Scoping Meeting Sign In Sheet
- Public Comments Received at the Scoping Meeting
- Scoping Meeting Transcript

THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: April 10, 2018

PUBLIC NOTICE

OF THE PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

AND SCOPING MEETING

I.O. No. 24007629

PUBLIC NOTICE: The City of San Diego, as lead agency, has determined that the project described below will require the preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA). This Notice of Preparation of an EIR and Scoping Meeting was publicly noticed and distributed on April 10, 2018. This notice was published in the *San Diego Daily Transcript* and placed on the City of San Diego website at http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml.

SCOPING MEETING: A public scoping meeting will be held by the City of San Diego's Development Services Department on Wednesday, April 18, 2018 from 5:30 p.m. to 7:30 p.m. at Hotel Karlan, located at 14455 Peñasquitos Drive, San Diego. Please note that, depending upon the number of attendees, the meeting could end earlier than 7:30 PM. The meeting will consist of an open house with information stations. Public comments regarding the scope and alternatives of the proposed EIR may be provided in writing at the meeting.

Written/mail-in comments may also be sent during the 30-day public scoping period to the following address: Mark Brunette, Senior Environmental Planner, City of San Diego Development Services Department, 1222 First Avenue, MS 501, San Diego, California 92101, or via email to DSDEAS@sandiego.gov. Due to the time limits mandated by State law, comments must be received by Thursday, May 10, 2018. Include the project name and number in the subject line. Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding. An EIR incorporating public input will then be prepared and distributed for the public to review and comment.

Project Name/No.: The Junipers / 586670
Community Area: Rancho Penasquitos
Council District: 5

Project Description:

A SITE DEVELOPMENT PERMIT, COMMUNITY PLAN AMENDMENT, REZONE, AND VESTING TENTATIVE MAP to develop 536 residential units on a vacant 112.3-acre property adjacent to 14455 Rancho Penasquitos Blvd. The proposed Junipers project is 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. The project site is located on approximately 112.3

acres, and is comprised of disturbed habitat and ornamental vegetation from a defunct golf course. Surrounding uses include single-family and multi-family residential to the west and north, and a hotel (Hotel Karlan) immediately to the south. I-15 forms the eastern boundary of the property. A large commercial shopping area is located beyond I-15, east of the site along Carmel Mountain Road. Black Mountain Open Space Park is located farther west of the project site, west of Peñasquitos Drive.

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, and 81 senior affordable multi-family apartments, a public park, publicly - accessible "Social Loop" trail, open space/parks and a recreation amenity for project residents' use, and internal streets. As part of the project approval, a General Plan Amendment is needed to change the designated land use from "Open Space" to "Residential" to be consistent with the existing, underlying residential zoning (RS-1-14) on the site, and the existing, underlying zoning will be changed to RM-1-1. An approximate 2.5-mile pedestrian "Social Loop" trail will be developed and maintained within the project. The project would include a public park in excess of 3 acres. Sound barriers will be sited along the eastern edge of the property, as required, to protect project uses from I-15 noise. 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 (with an emergency-only egress right-out lane onto Carmel Mountain Road).

Applicant: Carmel Land LLC

Recommended Finding: Pursuant to Section 15060(d) of the CEQA Guidelines, it appears that the proposed project may result in significant environmental impacts in the following areas: Air Quality, Biological Resources, Historical Resources, Tribal Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Health and Safety, Hydrology/Water Quality, Land Use, Noise, Paleontological Resources, Transportation/Circulation, Public Utilities, Public Services and Facilities, and Visual Effects and Neighborhood Character.

Availability in Alternative Format: To request this Notice of the City's letter to the applicant detailing the required scope of work (EIR Scoping Letter) in alternative format, call the Development Services Department at 619.446.5189.

Additional Information: For environmental review information, contact Mark Brunette at 619.446.5379. The Scoping Letter and supporting documents may be reviewed, or purchased for the cost of reproduction, in the Development Services Department on the 5th Floor of the Development Services Center. For information regarding public meetings/hearings on the project, contact the Project Manager, Morris Dye, at 619.446.5201 or via email: mdye@sandiego.gov. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on April 10, 2018.

The City of SAN DIEGO

Development Services Department
Land Development Review Division

April 6, 2018

Jeff Warmoth
Max Frank
CARMEL LAND LLC
1334 Parkview, Suite 100
Manhattan Beach, CA 90266

Subject: **Proposed Scope of Work for an Environmental Impact Report for The Junipers Project (Project Tracking System No. 586670/SCH No. : Pending)**

Dear Mr. Warmoth and Mr. Frank:

Pursuant to Section 15060(d) of the California Environmental Quality Act (CEQA), the environmental review staff of the Development Services Department of the City of San Diego has determined that the proposed project may have significant effects on the environment, and the preparation of an Environmental Impact Report (EIR) is required. The City's environmental review staff has determined that a project EIR is the appropriate environmental document for The Junipers Project (project).

The purpose of this letter is to identify the issues to be specifically addressed in the EIR. The EIR shall be prepared in accordance with the City's "Technical Report and Environmental Impact Report Guidelines," (updated December 2005). A copy of the current guidelines is attached.

A Notice of Preparation (NOP) will be distributed to the Responsible Agencies and others who may have an interest in the project as required by CEQA Guidelines Section 15082. CEQA Guidelines Section 21083.9(a)(2) requires scoping meetings for projects that may have statewide, regional, or area-wide environmental impacts. The City's environmental review staff has determined that this project meets this threshold. A public scoping meeting has been scheduled for April 18, 2018, from 5:30 PM to 7:30 PM at Hotel Karlan, located at 14455 Peñasquitos Drive, San Diego. Please note that, depending upon the number of attendees, the meeting could end earlier than 7:30 PM.

Changes or additions to the scope of work may be required as a result of input received in response to the NOP and Scoping Meeting. In addition, the applicant may need to adjust the project over time through the discretionary review process, and these changes would be disclosed in the EIR under the section "History of Project Changes" and accounted for in the EIR impact analysis to the extent required by CEQA.

Each section and issue area of the EIR shall provide a descriptive analysis of the proposed project followed by a comprehensive evaluation. The EIR shall also include sufficient graphics and tables, which, in conjunction with the relevant narrative discussions, provide a complete and meaningful description of all major project features, the environmental impacts of the project, as well as cumulative impacts, mitigation of significant impacts, and alternatives to the project.

PROJECT DESCRIPTION

Discretionary Approvals

Proposed discretionary actions include a Community Plan Amendment (CPA) to the Rancho Peñasquitos Community Plan (RPCP), a Rezone to RM-1-1, a Vesting Tentative Map (VTM), a Site Development Permit (SDP) and a Sewer Easement Vacation (SEV) for the subdivision of 112.26 acres for the creation of four (4) multi-family residential lots, four (4) open space lots and one (1) private street lot to allow for 455 multi-family attached and detached residences for those aged 55 and above, and 81 senior affordable multi-family apartment-style residences, within the project site. An encroachment permit from Caltrans may also be required in order to make improvements along Interstate 15 (I-15).

Location of Project

The proposed Junipers project is 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 (see Figures 1 and 2). The project site is located on approximately 112.3 acres, and is comprised of disturbed habitat and ornamental vegetation from a defunct golf course. Surrounding uses include single-family and multi-family residential to the west and north, and a hotel (Hotel Karlan) immediately to the south. I-15 forms the eastern boundary of the property. A large commercial shopping area is located beyond I-15, east of the site along Carmel Mountain Road. Black Mountain Open Space Park is located farther west of the project site, west of Peñasquitos Drive.

Project Description

The project entails the development of a vacant property to create a residential subdivision with 455 multi-family attached and detached residences for those aged 55 and above, and 81 senior affordable multi-family apartments, a public park, publicly - accessible “Social Loop” trail, open space/parks and a recreation amenity for project residents’ use, and internal streets. As part of the project approval, a General Plan Amendment is needed to change the designated land use from “Open Space” to “Residential” to be consistent with the existing, underlying residential zoning (RS-1-14) on the site, and the existing, underlying zoning will be changed to RM-1-1. An approximate 2.5-mile pedestrian “Social Loop” trail will be developed and maintained within the project. Sound barriers will be sited along the eastern edge of the property, as required, to protect project uses from I-15 noise.

Community Facilities

The project would include a public park in excess of 3 acres to provide opportunities for recreation, gathering, and social interaction and an approximate 2.5-mile publicly- accessible pedestrian “Social Loop” trail will be developed and maintained within the project. A new recreation amenity will be built for exclusive use by project residents.

Circulation/Access

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 (with an emergency-only egress right-out lane onto Carmel Mountain Road). The access road would terminate at a roundabout from which one street would extend north to connect with the residences in the western portion of the site, and a second road would extend east leading to another roundabout from which one street would extend north to connect to with the residences within the eastern portion of the site. There is one cul-de-sac proposed in the northernmost portion of the project site. All other proposed roadways would be interconnected within the project site. Pedestrian and other non-vehicular (e.g., bicycle) circulation would be provided throughout the site by sidewalks along proposed streets and the proposed pedestrian "Social Loop" trail that would traverse the project site. The project brings two new emergency egress points. One emergency-only egress right-out lane onto Carmel Mountain Road and a 20-foot-wide, gated secondary emergency access road is proposed to replace the existing emergency access road in the northern portion of the project site.

Landscape and Hardscape Treatments

The project would include landscaping throughout the project site, including along the proposed roadways, residences, and streetscapes. The proposed landscape palette includes a variety of canopy and accent trees, accent and ornamental shrubs, and groundcovers to provide a unified theme throughout the site. Primary project signage would be provided at the project entry off of Peñasquitos Drive, and secondary project signage at the project entrance off of Carmel Mountain Road.

Utilities

Utility services would be provided through connections from existing utility infrastructure on site and within surrounding roadways.

Grading and Construction

The topography of the western portion of the project site is characterized by a small knoll, with the highest elevations in the middle of this area. The elongated eastern portion of the site contains most of the site acreage and slopes gently downward from west to east. Project grading would generally create building pads in the center of these two development areas with graded slopes, drainage basins, and parks interspersed with buildable areas and surrounded by natural open spaces that would be retained and would not be modified. An existing open drainage from the adjoining residential neighborhood that has been previously disturbed by the golf course use would be placed in an underground drainage pipe for a portion and to an enhanced, existing, open drainage along the eastern site boundary.

Following project grading, the eastern portion of the project site will generally drain toward the east, while the smaller, western portion of the site will generally drain toward the south. The project will

tie into existing storm drains that carry storm water off site. Water quality and hydrology modification basins are proposed along the eastern and southern site boundaries to collect and treat storm water prior to discharge off site.

EIR FORMAT/CONTENT REQUIREMENTS

The EIR serves to inform governmental agencies and the public of a project's environmental impacts. Emphasis in the EIR must be on identifying feasible solutions to environmental impacts. The objective is not to simply describe and document an impact, but to actively create and suggest mitigation measures or project alternatives to substantially reduce the significant adverse environmental impacts. The adequacy of the EIR will depend greatly on the thoroughness of this effort.

The EIR must be written in an objective, clear, and concise manner, utilizing plain language. The use of graphics is encouraged to replace extensive word descriptions and to assist in clarification. Conclusions must be supported with quantitative, as well as qualitative, information, to the extent feasible. **The entire environmental document must be left-justified. In addition, the environmental document is required to utilize Opens Sans, 10-point font.**

I. CONCLUSIONS

Prior to the distribution of the Draft EIR for public review, Conclusions, which are attached at the front of the Draft EIR, will also need to be prepared. The Conclusions cannot be prepared until an approved draft has been submitted and accepted by the City.

II. TITLE PAGE

The EIR shall include a Title Page that includes the project name, Project Tracking System (PTS) number, State Clearinghouse (SCH) number, and the date of publication. DO NOT include any applicant's or consultant's company logos or names.

III. TABLE OF CONTENTS

The Table of Contents must list all sections included in the EIR, as well as the Appendices, Tables, and Figures. Immediately following the Table of Contents, a list of acronyms and abbreviations utilized in the text must be provided.

IV. EXECUTIVE SUMMARY

The consultant will prepare the Executive Summary to be submitted for review with the last screencheck Draft EIR, unless otherwise determined. The Executive Summary shall have an independent numbering system (e.g., S-1, S-2). In general, the Executive Summary shall reflect the EIR outline, but need not contain every element of the EIR. At a minimum, the Executive Summary must include a brief project description; impacts determined to be significant (including cumulative); impacts found to be less than significant; alternatives;

areas of controversy; and lastly a matrix listing the impacts and mitigation. Please refer to the Environmental Impact Report Guidelines for further detailed information.

V. INTRODUCTION

The EIR shall introduce the project with a brief discussion on the intended use and purpose of the EIR. This discussion shall focus on the type of analysis that the EIR is providing and provide an explanation of why it is necessary to implement the project. This section shall describe and/or incorporate by reference any previously certified environmental documents that cover the project site including any EIRs. This section shall briefly describe areas where the project is in compliance or non-compliance with assumptions and mitigation contained in any of these previously certified documents. Additionally, this section shall provide a brief description of any other local, state, and federal agencies that may be involved in the project review and/or any grant approvals.

VI. ENVIRONMENTAL SETTING

The EIR shall describe the precise location of the project site with an emphasis on the physical features of the project site and the surrounding area, and present it on a detailed topographic map and a regional map. Provide a local and regional description of the environmental setting of the project, as well as any adjacent land uses, area topography, drainage characteristics, and vegetation. Describe any upcoming changes to the area and any cumulative changes that may relate to the project site. Include the existing and planned land uses in the vicinity, on-and off-site resources, the community plan area land use designation(s), existing zoning, all utility easements and any required maintenance access, and any overlay zones within this section. Include any applicable land use plans/overlay zones that affect the project site, such as the City of San Diego's Multiple Species Conservation Program (MSCP)/Multi-Habitat Planning Area (MHPA), environmentally sensitive lands such as steep hillsides, wetlands, and the Federal Emergency Management Agency (FEMA) 100-year floodplains and/or floodways that intersect with the project components. Provide a recent aerial photo of the project site and surrounding uses, and clearly identify the project location.

VII. PROJECT DESCRIPTION

The EIR shall include a detailed discussion of the goals and objectives of the project, in terms of public benefit (increase in housing supply, employment centers, etc.). Project objectives will be critical in determining the appropriate alternatives for the project, which would avoid or substantially reduce potentially significant impacts. As stated in CEQA Guidelines Section 15124(b), "A clearly written statement of objectives will help the lead agency develop a reasonable range of alternatives to evaluate in the EIR, and aid the decision makers in adopting findings and/or a statement of overriding considerations, if necessary. The statement of objectives shall include the underlying purpose of the project."

This section shall describe all discretionary actions needed to implement the project (e.g., CPA, Rezone, Vesting Tentative Map, SDP and SEV) as well as any permits that may be

required from federal, state, and local agencies. If other agencies have responsibility for approvals or project review, describe this involvement. The description of the project shall include all major project features, including architecture, density, grading (cut and fill), relocation of existing facilities, land use, retaining walls, landscaping, drainage design, improvement plans, vehicular access points, and parking areas associated with the project. The project description shall describe any off-site improvements necessary to construct the project. The EIR shall include sufficient graphics and tables to provide a complete description of all major project features. As appropriate, project phasing shall also be described in this section. This discussion shall address the whole of the project.

VIII. HISTORY OF PROJECT CHANGES

This section of the EIR shall outline the history of the project, and any physical changes that have been made to the project in response to environmental concerns identified during the review of the project (i.e., in response to NOP or public scoping meetings or during the public review period for the Draft EIR).

IX. ENVIRONMENTAL IMPACT ANALYSIS

The potential for significant environmental impacts must be thoroughly analyzed, and mitigation measures identified that would avoid or substantially lessen any significant impacts. The City of San Diego is the Lead Agency for this project, and, therefore, the EIR must represent the independent analyses of the City of San Diego. Accordingly, all impact analysis must be based on the City's "Significance Determination Thresholds" (July 2016) unless otherwise directed by the City. Below are key environmental issue areas that have been identified for this project, within which the issue statements must be addressed individually. These environmental issue areas are listed in order of anticipated magnitude or significance.

Discussion of each issue statement shall include an explanation of the existing project site conditions, impact analysis, significance determination, and appropriate mitigation. The impact analysis shall address potential direct, indirect, and cumulative impacts that could be created through implementation of the project and its alternatives. Lastly, the EIR shall summarize each required technical study or survey report within each respective issue section, and all requested technical reports must be included as the appendices to the EIR, and summarized in the text of the EIR.

In each environmental issue section, mitigation measures to avoid or substantially lessen impacts must be clearly identified and discussed, when applicable. The ultimate outcome after mitigation shall also be discussed (i.e., significant but mitigated, significant and unmitigated). If other potentially significant issue areas arise during the detailed environmental investigation of the project, consultation with Development Services Department is required to determine if these areas need to be added to the EIR. As supplementary information is required, the EIR may also need to be expanded.

Biological Resources

Issue 1: Would the project result in a substantial adverse impact, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in the MSCP or other local or regional plans, policies or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS)?

Issue 2: Would the project result in a substantial adverse impact on any Tier I Habitats, Tier II Habitats, Tier IIIA Habitats, or Tier IIIB Habitats, as identified in the Biology Guidelines of the Land Development manual or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFG or USFWS?

Issue 3: Would the project result in a substantial adverse impact on wetlands (including, but not limited to, marsh, vernal pool, riparian, etc.) through direct removal, filling, hydrological interruption, or other means?

Issue 4: Would the project result in substantial interference with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, including linkages identified in the MSCP Plan, or impede the use of native wildlife nursery sites?

Issue 5: Would the project result in a conflict with any local policies or ordinances protecting biological resources?

Issue 6: Would the project result in an introduction of invasive species of plants into a natural open space area?

The project site is largely disturbed. A biological resources survey and letter report will be prepared for the proposed project. The biological resources letter report must incorporate the results of site-specific field surveys and identify all impacts to biological resources, consistent with the City's Environmentally Sensitive Lands (ESL) regulations and Biology Guidelines. Vegetation types shall be shown graphically. The biological resources letter report would form the basis of the impact analysis for this section of the EIR, as well as the policy consistency discussion under Land Use.

The EIR shall present mitigation measures that are required to reduce significant impacts and discuss if those measures will mitigate impacts to below a level of significance. If the project results in biological resources impacts which cannot be mitigated below a level of significance, the alternatives section of the EIR will include a project alternative that will avoid or substantially lessen biology impacts.

Historical Resources

Issue 1: Would the project result in an alteration, including the adverse physical or aesthetic effects and/or the destruction of a prehistoric site or historic building (including an architecturally significant building), structure, object, or site?

Issue 2: Would the project result in the disturbance of any human remains, including those interred outside of formal cemeteries?

Historical resources may potentially be directly or indirectly affected by project implementation and shall be discussed in this section of the EIR. A cultural resources report shall be prepared, in accordance with the City's Historical Resources Guidelines, which assesses the project's potential to impact historic and/or prehistoric resources. If demolition is proposed, provide information regarding the age of any existing buildings to be demolished and evidence relative to potential historic relevance.

This section of the EIR shall be based on the cultural resources report and describe the environmental effects of the construction and use of the project on known archaeological resources, as well as the potential for impacts to unknown subsurface resources. If potentially significant impacts are identified, the EIR shall identify requirements for archaeological monitoring during grading operations and specify mitigation requirements for any discoveries.

Tribal Cultural Resources

Issue 1: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a) listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)

or

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1.

Tribal cultural resources may potentially be directly or indirectly affected by project implementation and shall be discussed in this section of the EIR. The EIR shall address City consultation with tribes as required by Public Resources Code 21080.3.1. The City, as Lead Agency, will formally notify those tribes that have requested notification to begin the process. Consultation will end once both parties agree to measures to avoid or mitigate a significant effect on a tribal cultural resource. The EIR shall discuss potential impacts to tribal cultural resources and inclusion of any necessary mitigation measures.

Land Use

Issue 1: Would the project require a deviation or variance, and the deviation or variance would in turn result in a physical impact on the environment?

Issue 2: Would the project result in an inconsistency/conflict with the environmental goals, objectives, or guidelines of the General/Community Plan in which it is located?

Issue 3: Would the project result in the exposure of people to current or future noise levels, which exceed standards established in the Noise Element of the General Plan or an adopted Airport Land Use Compatibility Plan (ALUCP)?

This section shall provide a discussion of all applicable land use plans to establish a context in which the project is being proposed. Specifically, it shall discuss how the project implements the environmental goals, objectives, and recommendations of the General Plan (including the Housing Element, and all other applicable elements), the Rancho Peñasquitos Community Plan, and Land Development Code, and any other applicable plans. The CPA will be discussed as an integral part of the project. If the project is found to be inconsistent with other adopted land use plans or elements, the EIR shall disclose this information if the inconsistency would result in potentially significant physical impacts.

An acoustical analysis, prepared in accordance with the City's "Acoustical Report Guidelines," shall be conducted to determine the future noise levels on the property. The analysis shall determine the anticipated noise levels in outdoor areas which are counted as usable open space to determine if noise levels would be within the Noise Element goal of 65 dB(A) CNEL. The analysis shall also evaluate the ability of standard building materials to reduce interior noise levels in habitable rooms to the state standard of 45 dB(A) L_{dn}. If there is a potential for proposed uses to be incompatible with exterior noise levels at outdoor amenities or interior areas, the ability of noise attenuation measures (i.e., setbacks, use of double-paned glass, noise walls/berms, and other noise attenuation techniques) to reduce noise levels to acceptable levels shall be evaluated. The analysis shall consist of a comparison of the change in noise levels projected along affected roadways (as identified in the traffic study) resulting from project implementation. Include tables within the noise study, which show the existing

and future noise levels of dB(A) and any increased noise levels over dB(A) in 3 dB(A) increments along affected roads.

The analysis shall discuss how the project would conform to the City of San Diego Municipal Code Noise and Abatement Control Ordinance §59.5.01 and the General Plan. Additionally, construction noise may impact surrounding uses and the EIR shall include a discussion regarding this potential impact.

Transportation/Circulation

Issue 1: Would the project result in an increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system?

Issue 2: Would the project result in the addition of a substantial amount of traffic to a congested freeway segment, interchange, or ramp?

Issue 3: Would the project result in a substantial impact upon existing or planned transportation systems?

Issue 4: Would the project result in an increase in traffic hazards for motor vehicles, bicyclists, or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)?

Issue 5: Would the project result in a conflict with adopted policies, plans, or programs supporting alternative transportation modes (e.g., bus turnouts, bicycle racks)?

A traffic study must be prepared for this project consistent with the City's Traffic Impact Study Manual, to the satisfaction of the City Engineer, analyzing the traffic characteristics of the project. The traffic study shall analyze the expected trips from the project, and document any impacts on intersections, roadways, and freeways. The traffic study shall include descriptions and graphics of the conditions during existing, near-term, and at project buildout. Construction trip generation estimates shall include the projected number of construction truck trips (materials/equipment delivery and waste hauling) and construction worker trips that will access the Project site during the AM and PM peak hours.

This EIR section shall summarize the traffic study. This section shall describe modifications and/or improvements to the existing circulation system, including City streets, intersections, freeways, and interchanges required as a result of the project. The EIR shall present mitigation measures that are required to reduce potentially significant impacts identified in the traffic study and discuss if those measures will mitigate impacts to below a level of significance. An evaluation of the project's cumulative traffic impacts shall also be conducted, incorporating past, present, and reasonably foreseeable future developments or

redevelopment in the community. Potential impacts associated with project construction shall also be discussed.

This section shall also address the project's walkability, pedestrian linkages, bicycle connectivity, and transit opportunities, taking into consideration applicable General and Community Plan policies that encourage alternative travel modes.

Noise

Issue 1: Would the Project result in the exposure of people to noise levels created by the Project which exceed the City's adopted noise ordinance and/or the City's Significance Determination Thresholds?

Issue 2: Would the Project result in or create a significant permanent increase in the existing ambient noise levels?

Issue 3: Would the Project result in the exposure of persons to or generation of excessive ground-borne vibration levels?

An acoustical analysis, in accordance with the City's "Acoustical Report Guidelines," shall be prepared to determine what, if any, significant noise impacts would occur due to Project construction and operation.

The analysis shall discuss how the Project would conform to the City of San Diego Municipal Code Noise and Abatement Control Ordinance §59.5.01 and the General Plan. This includes analysis that shall analyze noise impacts from construction activities to the surrounding multi-family and single-family residences, including grading and construction on site, as well as both construction-related and operationally-related traffic generation. If significant impacts are identified, structural design elements or sound barriers shall be identified to reduce impacts. An analysis of potential vibration impacts during grading and construction shall also be provided.

Visual Effects and Neighborhood Character

Issue 1: Would implementation of the project result in the blockage of public views from designated open space areas, roads, or parks or to any significant visual landmarks or scenic vistas?

Issue 2: Would the proposal create a negative aesthetic site or project?

Issue 3: Would the project be compatible with surrounding development in terms of bulk, scale, materials, or style?

Issue 4: Would the project result in substantial alteration to the existing or planned character of the area?

Issue 5: Would the project result in a substantial change in the existing landform?

Issue 6: Would the project result in substantial light or glare which would adversely affect daytime or nighttime views in the area?

The EIR shall provide an evaluation of the visual quality/neighborhood character changes due to the proposed project, including an evaluation of consistency with policies protecting scenic resources in the project vicinity. The analysis shall address how project development will appear to viewers from adjacent roadways and from public viewing areas in the project vicinity.

This section of the EIR shall include a description and analysis of the building mass, bulk, height, architectural style, and other development features that would result from the project and evaluate the project's relationship to the existing and planned character of the area. The EIR shall address landform alternation associated with the project. The EIR shall also analyze the use of materials that could emit or reflect a significant amount of light or glare, and any potential effect on motorists travelling along I-15. Renderings, cross sections, and/or visual simulations of the project shall be incorporated into the EIR section, as appropriate.

Air Quality

Issue 1: Would the project conflict with or obstruct implementation of the applicable air quality plan?

Issue 2: Would the project result in a violation of any air quality standard or contribute substantially to an existing or projected air quality violation?

Issue 3: Would the project expose sensitive receptors to substantial pollutant concentrations?

An Air Quality Impact Assessment shall be prepared to discuss the project's impact on the ability of the San Diego Air Basin (SDAB) to meet regional air quality strategies. The EIR section and technical report shall discuss potential stationary and non-stationary (i.e., vehicular) air emission sources associated with construction and operation of the proposed project. A health risk assessment shall be included as part of the Air Quality Impact Assessment due to the site's proximity to the I-15 freeway.

The section shall describe the project's climatological setting within the SDAB and the SDAB's current attainment levels for State and Federal Ambient Air Quality Standards. The section and technical report shall include estimates of total-generated air pollutant emissions, a discussion of potential dust generation during grading and construction, and an evaluation of the potential for carbon monoxide hot spots (if significant impacts at nearby intersections are identified in the traffic report), and any proposed emissions reduction design features or dust suppression measures that would avoid or lessen emissions or dust-related impacts to

sensitive receptors within the area. The air quality study shall take into consideration the potential for criteria pollutant emissions generated from the project, as well as toxic air contaminants. As appropriate, design features and/or mitigation measures shall be identified to reduce air emissions.

Greenhouse Gas Emissions

Issue 1: Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Issue 2: Would the project conflict with the City's Climate Action Plan (CAP) or another applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

This section shall present an overview of greenhouse gas (GHG) emissions, including the most recent information regarding the current understanding of the mechanisms behind current conditions and trends, and the broad environmental issues related to greenhouse gasses. The City adopted a Climate Action Plan (CAP) that outlines the actions that City will undertake to achieve its proportional share of State greenhouse gas (GHG) emission reductions. A project's consistency with the Climate Action Plan (CAP) is determined through compliance with the CAP Consistency Checklist, the City's adopted significance threshold for GHG emissions. Projects that are consistent with the CAP as determined through the use of this Checklist may rely on the CAP for the cumulative impacts analysis of GHG emissions. Projects that are not consistent with the CAP must prepare a comprehensive project-specific analysis of GHG emissions, including quantification of existing and projected GHG emissions and incorporation of the measures in this Checklist to the extent feasible. Cumulative GHG impacts would be significant for any project that is not consistent with the CAP. The EIR shall provide details of the project's consistency and/or inconsistency with the CAP Consistency Checklist.

Energy

Issue 1: Would construction and operation of the project result in the use of excessive amounts or electrical power?

Issue 2: Would the project result in the use of excessive amounts of fuel or other forms of energy (including natural gas, oil, etc.)?

The EIR shall address the estimated energy use for the project and assess whether the project would generate a demand for energy (electricity and/or natural gas) that would exceed the planned capacity of the energy suppliers in accordance with Appendix F of the CEQA Guidelines. A description of any energy and/or water saving project features shall be included in this section (with cross-references to the GHG emissions discussion, as appropriate). This section shall describe any proposed measures included as part of the project that would conserve energy and reduce energy consumption.

Paleontological Resources

Issue 1: Would the project require over 1,000 cubic yards of excavation in a high resource potential geologic deposit/formation/rock unit, or over 2,000 cubic yards of excavation in a moderate resource potential geologic deposit/formation/rock unit?

Since grading is expected to exceed a depth of 10 feet and result in excavation of more than 2,000 cubic yards in geologic formations having a moderate to high potential for significant paleontological resources, the EIR shall include a paleontological resources discussion that identifies the underlying formation(s) and the likelihood of uncovering paleontological resources during grading activities. The EIR shall identify the depth of cut (in feet) and amount of grading (in cubic yards) that would result from any grading activities. If the proposed development would impact significant fossil formations, the EIR will identify mitigation measures including monitoring, recovery of significant resources encountered during grading, and post-construction reporting and curation of fossils.

Hydrology

Issue 1: Would the proposal result in an increase in impervious surfaces and associated increased runoff?

Issue 2: Would the proposal result in a substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes?

Issue 3: Would the proposal develop wholly or partially within the 100-year floodplain identified in the FEMA maps or impose flood hazards on other properties?

The EIR shall evaluate if the proposed project would have a potential for increasing runoff rates and volumes within the proposed project area based on a preliminary hydrology and hydraulics study prepared by a registered civil engineer. Anticipated changes to existing drainage patterns, runoff rates and volumes, and groundwater recharge rates in the proposed project area shall be discussed in the EIR. Measures to protect on-site and downstream properties from increased runoff, erosion, or siltation must be identified.

Water Quality

Issue 1: Would the proposal result in an increase in pollutant discharge to receiving waters during or following construction? Would the proposal discharge identified pollutants to an already impaired water body?

Issue 2: What short-term and long-term effects would the proposal have on local and regional water quality? What types of pre- and post-construction Best Management Practices (BMPs) would be incorporated into the proposal to preclude impacts to local and regional water quality?

The EIR shall discuss water quality impacts based on a Water Quality Technical Report (WQTR) prepared by a registered engineer. The EIR will discuss the project's effect on water quality within the project area and downstream during both construction and operations. The report must describe how source control and site design have been incorporated into the project, the selection and calculations regarding the numeric sizing treatment standards, BMP maintenance schedules, and the responsible party for future maintenance and associated costs. Types of pollutants generated, the pollutants to be captured and treated by the BMPs, and BMP conformance with treatment control and flow control requirements based on the BMP Design Manual (BMPDM), shall be included.

Geology and Soils

Issue 1: Would the project be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Issue 2: Would the project result in a substantial increase in wind or water erosion of soils, either on or off the site?

Issue 3: Would the project expose people or structures to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?

A geotechnical study must be prepared and summarized in the EIR. The technical report shall discuss the potential for either short- or long-term erosion impacts to soils on site. Geological constraints on the project site, including ground shaking, ground failure, landslides, erosion, ground water, and geologic instability shall be addressed, as well as seismicity and seismic hazards created by faults present in the project vicinity.

Public Utilities

Issue 1: Would the project result in a need for new systems, or require substantial alterations to existing utilities, the construction of which would create physical impacts with regard to the following utilities: water, sewer, and solid waste disposal?

Issue 2: Would the project use excessive amounts of water?

Issue 3: Does the project propose landscaping which is predominantly non-drought resistant vegetation?

This section of the EIR shall analyze the demand and supply relationships of various public utilities (electrical, natural gas, solar energy, solid waste generation/disposal, water, and

sewer), and discuss how the project would comply with local, state, and federal regulations for each public utility and identify any conflicts with existing and planned infrastructure.

A Waste Management Plan (WMP) shall be prepared, addressing cumulative solid waste disposal impacts because the proposed project involves more than 40,000 square feet of development. The EIR shall summarize the calculations of waste generation and anticipated recycling and reuse opportunities to assess whether the Project would individually or cumulatively exceed the levels specified in the City's CEQA Significance Determination Thresholds (July 2016) for Solid Waste.
The EIR shall discuss how this project would contribute cumulatively to the region's solid waste facility capacity and summarize the findings of the WMP.

The analysis of sewer and water utility effects shall be based on studies performed by a registered engineer. A Water Supply Assessment (WSA) shall be prepared in accordance with the requirements of Senate Bill (SB) 610 and SB 221 to determine if adequate water supplies are available within the City to serve the project. The analysis and conclusion of the WSA shall be included in the EIR.

Health and Safety

Issue 1: Would the project expose people to toxic substances, such as pesticides and herbicides, some of which have long-lasting ability, applied to the soil during previous agricultural uses?

Issue 2: Would the Project expose people or structures to a significant risk of loss, injury, or death involving fire?

Issue 3: Would the Project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

Given the site's previous use as a golf course, the EIR shall discuss the health and safety risk to future residents associated with the use and/or storage of pesticides in association with the previous golf course activities. The discussion shall be based on a Phase I, and if necessary a Phase II, Environmental Site Assessment. The results of the assessments shall be summarized into the EIR.

The EIR shall discuss the potential hazards from construction and operation of the Project, including the potential for hazardous material release from routine use or from accident conditions.

Fire hazards exist where highly flammable vegetation and/or litter is located adjacent to development. The EIR shall discuss the human and public safety impacts from the potential fire hazards within and adjacent to the Project. In addition, the EIR shall discuss the potential

for the Project's construction traffic/equipment and long-term operation to interfere with emergency plans in the area.

Public Services and Facilities

Issue 1: Would the project have an effect upon, or result in a need for new or altered governmental services in any of the following areas: police protection, fire/life safety protection, libraries, parks or other recreational facilities, or maintenance of public facilities including roads and/or schools?

The EIR shall describe the public services currently available to serve the project site, and discuss the intensification of land use and if it would lead to increased demand on existing and planned public services and facilities. The EIR shall include a discussion of potential impacts to public services and facilities resulting from implementation of the project. The EIR shall include a summary of applicable regulations and analyses of potential short-term and long-term impacts of the proposed project. The EIR shall identify any conflicts with existing infrastructure, evaluate any need for upgrading infrastructure, and demonstrate that facilities would have sufficient capacity to serve the needs of the project. This section shall discuss the intensification of land use and land use changes associated with the proposed project to determine if it would increase demand on existing and planned public services and facilities, and identify fire and police facilities in each community. This section shall also disclose the Fire and Police Departments' current response time to the area. Appendix G of the CEQA Guidelines asks whether a project would result in substantial adverse physical impacts from the construction or alteration of facilities needed to maintain acceptable service ratios, response times, or other performance objectives for any of the public services. Thus, the focus of the evaluation of impacts must be on the physical effects of constructing or altering public facilities.

X. SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED IF THE PROPOSED PROJECT IS IMPLEMENTED

This section shall discuss the significant unavoidable impacts of the project, including those significant impacts that can be mitigated but not reduced to below a level of significance. Discuss impacts that cannot be reduced to below a level of significance in spite of the applicant's willingness to implement all feasible mitigation measures. State which impacts (if any) cannot be alleviated without imposing an alternative design or location. In such cases, describe why the project has been proposed in spite of the probable significant effects. See CEQA Guidelines Section 15126.2(b). Please do not include analysis in this section.

XI. SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

In accordance with CEQA Guidelines Section 15126.2(c), the EIR shall include a discussion of any significant irreversible environmental changes which would be caused by the action should it be implemented. This section shall address the use of nonrenewable resources

during the construction and life of the project. See CEQA Guidelines Section 15127 for limitations on the requirements for this discussion.

XII. GROWTH INDUCEMENT

The EIR shall address the potential for growth inducement through implementation of the project. The EIR shall discuss the ways in which the project (1) may be directly and indirectly growth inducing (i.e., fostering economic or population growth by land use changes, construction of additional housing, etc.); and (2) if the subsequent consequences (i.e., impacts to existing infrastructure, requirement of new facilities, roadways, etc.) of the growth-inducing project would create a significant and/or unavoidable impact, and provide mitigation or avoidance as appropriate. This section need not conclude that growth-inducing impacts (if any) are significant unless the project would induce substantial growth or concentration of population.

XIII. CUMULATIVE IMPACTS

In accordance with CEQA Guidelines Section 15130, potential cumulative impacts shall be discussed in a separate section of the EIR. This section shall include existing and pending development proposals within the project area, including those undergoing review with the Development Services Department, as well as recent past and reasonably foreseeable future developments and redevelopments in the community. The discussion shall address the potential cumulative effects related to each environmental resources area that should be discussed in the EIR as outlined above.

The EIR shall summarize the overall short-term and long-term impacts this project could have in relation to other planned and proposed projects and whether those impacts are cumulatively considerable. If incremental impacts do not rise to the level of cumulatively significant, the Draft EIR shall make a statement to that effect.

XIV. EFFECTS FOUND NOT TO BE SIGNIFICANT

A separate section of the EIR shall include a brief discussion of why certain areas were not considered to be potentially significant and were therefore not included in the EIR. For The Junipers project, these include agricultural and forestry resources, mineral resources, population and housing, and recreation. If issues related to these areas or other potentially significant issues areas arise during the detailed environmental investigation of the project, consultation with the Environmental Analysis Section (EAS) of the Land Development Review Division is recommended to determine if subsequent issue area discussions need to be added to the EIR. Additionally, as supplementary information is submitted (such as with the technical reports), the EIR may need to be expanded to include these or other additional areas.

XV. ALTERNATIVES

The EIR shall place major attention on reasonable alternatives that avoid or reduce the project's significant environmental impacts while still achieving the stated project objectives. The alternatives shall be identified, and discussed in detail and shall address all significant impacts. Refer to Section 15364 of the CEQA Guidelines for the CEQA definition of "feasible."

This section shall provide a meaningful evaluation, analysis, and comparison of alternatives' impacts to those of the project (matrix format recommended). These alternatives shall be identified and discussed in detail, and shall address all significant impacts associated with the proposed project. The alternatives analysis shall be conducted with sufficient graphics, narrative, and detail to clearly assess the relative level of impacts and feasibility. Issues to consider when assessing "feasibility" are site suitability, economic viability, availability of infrastructure, General Plan consistency, other regulatory limitations, jurisdictional boundaries and the applicant's control over alternative sites (own, ability to purchase, etc.). The potential impacts of each alternative will be compared on a relative basis, with those the proposed project, and an environmentally superior alternative will be identified.

Preceding the detailed alternatives analysis, the EIR shall provide a section entitled "Alternatives Considered but Rejected." This section shall include a discussion of preliminary alternatives that were considered but not analyzed in detail. The reasons for rejection must be explained in detail and demonstrated to the public the analytical route followed in rejecting certain alternatives.

No Project Alternative

The No Project Alternative discussion shall compare the environmental effects of approving the project with impacts of not approving the project. In accordance with CEQA Guidelines Section 15126.6(e)(3)(B), the No Project Alternative shall discuss the existing conditions at the time of the NOP, as well as what would be reasonably expected to occur in the foreseeable future if the proposed project is not approved, based on current zoning, land use designations, and available infrastructure. The No Project Alternative assumes no construction associated with the proposed project. Two No Project scenarios will be evaluated: (1) No Project and No Build, with the project site remaining in its current condition and (2) No Project with the potential for future development to occur, consistent with the existing General Plan land use designation. The intent of this alternative is to satisfy CEQA's requirement to address development of the project in accordance with existing approved plans.

Other Project Alternatives

In addition to a No Project Alternative, the EIR shall consider other alternatives that are determined through the environmental review process that would mitigate potentially significant environmental impacts. These alternatives must be discussed and/or defined with EAS staff prior to including them in the EIR.

The Alternatives section of the EIR shall be based on a description of "reasonable" project alternatives, which reduce or avoid potentially significant impacts associated with the proposed project. Site-specific alternatives, if needed, shall be developed in response to the findings of the environmental analyses and the various technical studies, and may include alternative project design to mitigate one or more of the identified significant adverse impacts of the proposed project. This may include a reduction in land use intensity, alternative land use plan(s) or feasible design scenarios.

If any of the technical reports prepared for the proposed project show significant impacts as a result of project buildout of each of the proposed projects, a Reduced Development Alternative that reduces those impacts shall be presented within the EIR. The Applicant shall work with City staff to determine the development area and intensity that should be considered in this alternative.

If, through the environmental analysis, other alternatives become apparent that would mitigate potential impacts, these shall be discussed with EAS staff prior to including them in the Draft EIR. It is important to emphasize that the alternatives section of the EIR shall constitute a major part of the report. The timely processing of the environmental review will likely be dependent on the thoroughness of effort exhibited in the alternatives analysis.

XVI. MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

Mitigation measures shall be clearly identified and discussed and their effectiveness assessed in each issue section of the EIR. A Mitigation, Monitoring, and Reporting Program (MMRP) for each issue area with significant impacts is mandatory and projected effectiveness must be assessed (i.e., all or some CEQA impacts would be reduced to below a level of significance, etc.). At a minimum, the MMRP shall identify: (1) the department responsible for the monitoring; (2) the monitoring and reporting schedule; and (3) the completion requirements. In addition, mitigation measures and the monitoring and reporting program for each impact shall also be contained (verbatim) to be included within the EIR in a separate section and a duplicate separate copy (Word version) must also be provided to EAS.

XVII. REFERENCES

Material must be reasonably accessible. Use the most up-to-date possible and reference source documents.

XVIII. INDIVIDUALS AND AGENCIES CONSULTED

List those consulted in preparation of the EIR. Seek out parties who would normally be expected to be a responsible agency or have an interest in the project.

XIX. CERTIFICATION PAGE

Include City and consulting staff members, titles, and affiliations.

XX. APPENDICES

Include the NOP, scoping meeting transcript, and comments received regarding the NOP and Scoping Letter. Include all accepted technical studies.

CONCLUSION

If other potentially significant issue areas arise during detailed environmental investigation of the project, consultation with EAS staff is required to determine if these other areas need to be addressed in the EIR. Should the project description be revised, an additional scope of work may be required. Furthermore, as the project design progresses and supplementary information becomes available, the EIR may need to be expanded to include additional issue areas.

It is important to note that timely processing of your project will be contingent in large part on your selection of a well-qualified consultant. Prior to starting work on the EIR, a meeting between the consultant and EAS will be required to discuss and clarify the scope of work. Until the screencheck for the Draft EIR is submitted, which addresses all of the above issues, the environmental processing timeline will be held in abeyance. Should you have any questions regarding this letter or the environmental process, please contact the environmental analyst, Mark Brunette at 619-446-5379 or mbrunette@sandiego.gov. For general questions regarding project processing and/or the project, contact Morris E. Dye (Mo), Development Project Manager, Development Services Department (mdye@sandiego.gov) at (619) 446-5201.

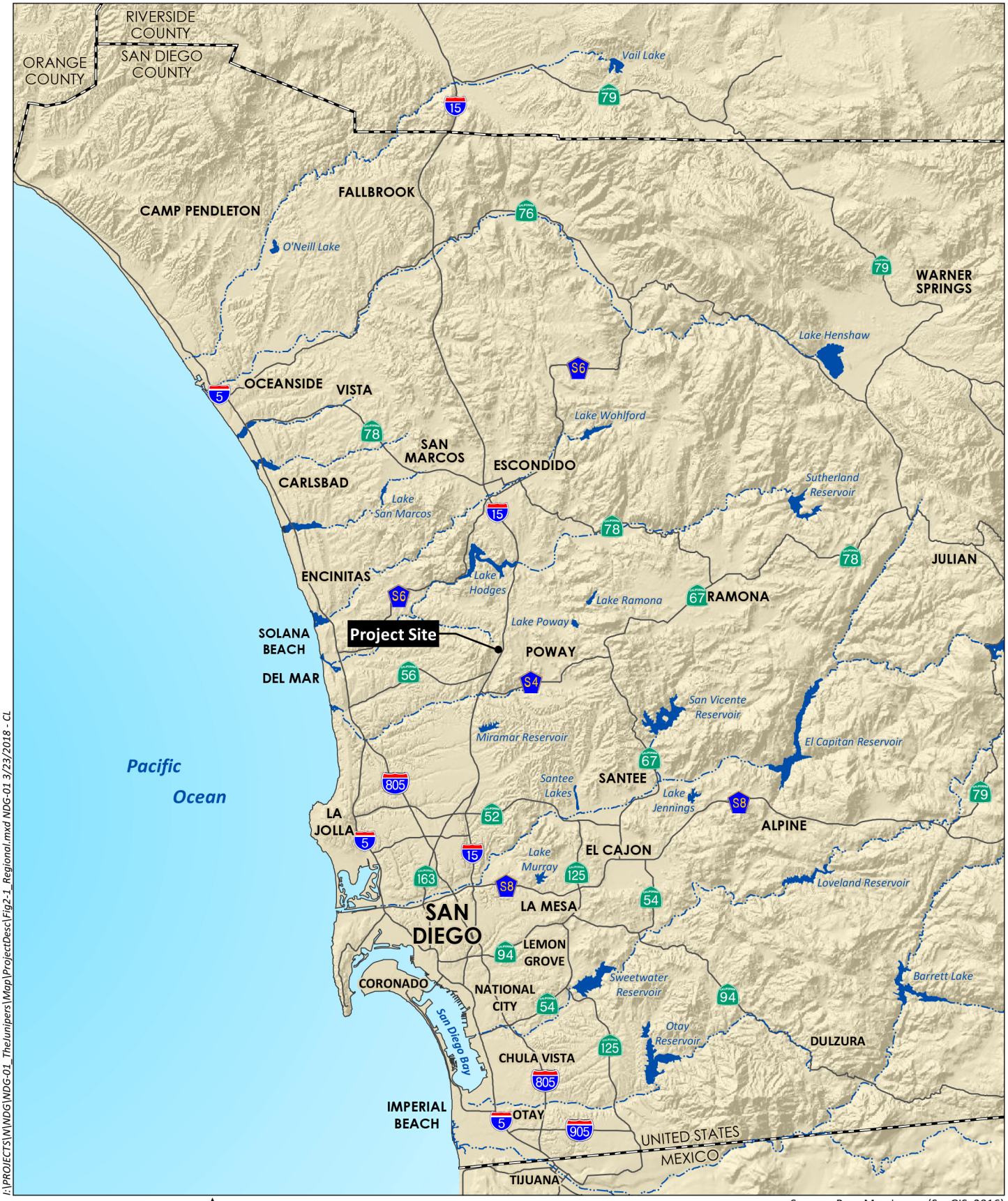
Sincerely,

Kerry Santoro
Deputy Director
Development Services Department

KMS/mdb

Attachments:
Figure 1 – Regional Location Map
Figure 2 – Project Vicinity Map
Figure 3 – Site Plan

cc: Mark Brunette, Senior Planner, Development Services Department
Morris E. Dye (Mo), Development Project Manager, Development Services Department
Environmental Project File
Jeff Warmoth and Max Frank, Carmel Land LLC, Property Owner
Tammy Ching, HELIX Environmental Planning, Inc., Consultant



I:\PROJECTS\N\NDG\NDG-01_TheJunipers\Map\ProjectDesc\Fig2-1_Regional.mxd NDG-01 3/23/2018 - CL

0 8 Miles

Source: Base Map Layers (SanGIS, 2016)

33 NORTH

THE JUNIPERS

FIGURE 1 - REGIONAL LOCATION



33 NORTH

THE JUNIPERS

FIGURE 2 - PROJECT VICINITY



33 NORTH

THE JUNIPERS

FIGURE 3 - SITE PLAN

San Diego County Archaeological Society, Inc.

Environmental Review Committee

6 May 2018

To: Mr. Mark Brunette
Development Services Department
City of San Diego
1222 First Avenue, Mail Station 501
San Diego, California 92101

Subject: Notice of Preparation of a Draft Environmental Impact Report
The Junipers
Project No. 586670

Dear Mr. Brunette:

Thank you for the Notice of Preparation for the subject project, received by this Society last month.

We are pleased to note the inclusion of historical resources in the list of subject areas to be addressed in the DEIR, and look forward to reviewing it during the upcoming public comment period. To that end, please include us in the distribution of the DEIR, and also provide us with a copy of the cultural resources technical report(s).

SDCAS appreciates being included in the City's environmental review process for this project.

Sincerely,

James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: SDCAS President
File

P.O. Box 81106 San Diego, CA 92138-1106 (858) 538-0935

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director

May 8, 2018

Mark Brunette
Senior Environmental Planner
City of San Diego Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101
DSDEAS@sandiego.gov

Dear Mr. Brunette:

Subject: Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Junipers Project, Project Number 586670; SCH# 2018041032.

The California Department of Fish and Wildlife (Department) has reviewed the above-referenced Notice of Preparation for the Junipers Draft Environmental Impact Report (DEIR). The following statements and comments have been prepared pursuant to the Department's authority as Trustee Agency with jurisdiction over natural resources affected by the project (California Environmental Quality Act, [CEQA] Guidelines §15386) and pursuant to our authority as a Responsible Agency under CEQA Guidelines section 15381 over those aspects of the proposed project that come under the purview of the California Endangered Species Act (Fish and Game Code § 2050 *et seq.*) and Fish and Game Code section 1600 *et seq*. The Department also administers the Natural Community Conservation Planning (NCCP) program, a California regional habitat conservation planning program. The City of San Diego (City) participates in the NCCP program by implementing its approved Multiple Species Conservation Program Subarea Plan.

The proposed project would include a site development permit, community plan amendment, rezone, and vesting tentative map to develop 536 residential units on a vacant (former golf course) 112.3-acre property adjacent to 14555 Rancho Peñasquitos Boulevard. The proposed project is in an existing residential neighborhood located west of Interstate 15, north of Carmel Mountain Road, and east of Peñasquitos Drive in the community of Rancho Peñasquitos. The proposed project would develop a former golf course to create a residential subdivision with 455 multi-family attached and detached residences for those aged 55 and above, and 81 senior affordable multi-family apartments, a public park, public access trail, open space/parks and a recreation amenity for project resident's use, and internal streets. As part of the project approval, a General Plan Amendment is needed to change the designated land use from Open Space to Residential to be consistent with the underlying residential zoning (RS-1-14) on the site, and the existing, underlying zoning would be changed to RM-1-1. An approximate 2.5-mile pedestrian "social loop" trail would be developed and maintained within the project. The proposed project would include a public park in excess of 3 acres.

The Department offers the following comment and recommendation to assist the City in adequately identifying, avoiding, minimizing, and/or mitigating the proposed project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources.

The proposed project should contribute its proportional share of funding, commensurate with the proposed development density (e.g., per unit), toward achieving all of the Park Maintenance Projects (p. 56) of the Black Mountain Open Space Park Natural Resource Management Plan. In addition, the Rancho Penasquitos Community Plan includes several open space and resource management goals that "[r]equire that long- and short-term maintenance responsibilities on open space areas be clearly defined as a part of the development approvals" (Black Mountain Open Space Park Natural Resource Management Plan, p. 15). The proposed project would introduce 536 new residential units within the Penasquitos planning area. Previously, the planning area identified the approximately 112.3-acre proposed project site as a golf course. Neither the community plan nor the Black Mountain Open Space Natural Resource Management Plan anticipated, nor provided funding to address, the increased level of use that the proposed project would introduce to the Black Mountain Open Space Park. Given the increased use of the area and commensurate pressure on wildlife associated with the proposed project, we recommend that no additional trails be established, and illegal trails be decommissioned. Based on the information above, it is appropriate for the DEIR to identify and define the proposed project's contribution to managing the biological resources associated with the Black Mountain Open Space.

We appreciate the opportunity to comment on the referenced NOP. Questions regarding this letter and further coordination on these issues should be directed to Eric Weiss at (858-467-4289), and eric.weiss@wildlife.ca.gov.

Sincerely,

Gail K. Sevrens
Environmental Program Manager

ec: State Clearinghouse, Sacramento
David Zoutendyk, USFWS, Carlsbad

REFERENCES

City of San Diego. March 1997. Multiple Species Conservation Program, City of San Diego Subarea Plan. City of San Diego Community and Economic Development Department.

City of San Diego. April 29, 2014. Black Mountain Open Space Park Natural Resource Management Plan. Prepared by City of San Diego Park and Recreation Department Open Space Division in conjunction with City Planning and Community Investment Department Multiple Species Conservation Program.

DEPARTMENT OF TRANSPORTATION
DISTRICT 11, DIVISION OF PLANNING
4050 TAYLOR ST, M.S. 240
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PHONE (619) 688-6954
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www.dot.ca.gov

Serious drought.
Help save water!

April 17, 2018

11-SD-15
PM 20.58
NOP SCH 2018041032

Mr. Mark Brunette
City of San Diego
1222 First Avenue, MS 501
San Diego, CA 92101

Dear Mr. Brunette:

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the Notice of Preparation (NOP) for The Junipers project, which will be located nearest to Interstate 15 (I-15) and Carmel Mountain Road. Caltrans would like to submit the following comments:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the project referenced above. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities of infill, conservation, and efficient development. To ensure a safe, efficient, and reliable transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multi-modal transportation network.

A traffic impact study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities – existing and proposed – and to propose appropriate mitigation measures. The study should use as a guideline the *Caltrans Guide for the Preparation of Traffic Impact Studies*. Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.

The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips. The ramps of most concern to Caltrans would be Carmel Mountain Road and I-15, as well as, State Route 56 (SR-56) and Rancho Penasquitos Boulevard.

All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the on-ramps and the storage necessary to accommodate the

queuing. The effects of ramp metering should be analyzed in the traffic study. For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.

The data used in the TIS should not be more than 2 years old. Please also provide the complete set of electronic Synchro version 10 files.

Caltrans endeavors that any direct and cumulative impacts to the State Highway System be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.

Mitigation measures to State facilities should be included in TIS. Mitigation identified in the traffic study, subsequent environmental documents, and mitigation monitoring reports, should be coordinated with Caltrans to identify and implement the appropriate mitigation. This includes the actual implementation and collection of any "fair share" monies, as well as the appropriate timing of the mitigation. Mitigation improvements should be compatible with Caltrans concepts.

Mitigation conditioned as part of a local agency's development approval for improvements to State facilities can be implemented either through a Cooperative Agreement between Caltrans and the lead agency, or by the project proponent entering into an agreement directly with Caltrans for the mitigation. When that occurs, Caltrans will negotiate and execute a Traffic Mitigation Agreement.

Any work performed within Caltrans right-of-way (R/W) will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans R/W prior to construction. Current policy allows Highway Improvement Projects costing $1 million or less to follow the Caltrans Encroachment Permit process. Highway Improvement Projects costing greater than $1 million but less than $3 million would be allowed to follow a streamlined project development process similar to the Caltrans Encroachment Permit process. In order to determine the appropriate permit processing of projects funded by others, it is recommended the concept and project approval for work to be done on the State Highway System be evaluated through the completion of a Permit Engineering Evaluation Report (PEER). A PEER should always be prepared, regardless of the cost of improvements, when new operating improvements are constructed by the permittee that become part of the State Highway System. These include but are not limited to, signalization, channelization, turn pockets, widening, realignment, public road connections, and bike paths and lanes. After approval of the PEER and necessary application and supporting documentation an encroachment permit can be issued.

Highway Improvement Projects greater than $3 million, or considered complex projects, would be required to adhere to the full Project Development Process (e.g. Project Initiation Documents, Project Study Reports and Cooperative Agreements). A Caltrans District responsible unit will be notified and a project manager will be assigned to coordinate the project approval.

In order to expedite the process for projects sponsored by a local agency or private developer, it is recommended a PEER be prepared and included in the Lead Agency's CEQA document. This will help expedite the Caltrans Encroachment Permit Review process. The PEER document forms and procedures can be found in the Caltrans Project Development Procedures Manual (PDPM).

http://www.dot.ca.gov/hq/oppd/pdpm/pdpmn.htm
http://www.dot.ca.gov/hq/traffops/developserv/permits/pdf/forms/PEER_(TR-0112).pdf

As part of the encroachment permit process, the applicant must provide an approved final environmental document including the California Environmental Quality Act (CEQA) determination addressing any environmental impacts within the Caltrans' R/W, and any corresponding technical studies. If these materials are not included with the encroachment permit application, the applicant will be required to acquire and provide these to Caltrans before the permit application will be accepted. Identification of avoidance and/or mitigation measures will be a condition of the encroachment permit approval as well as procurement of any necessary regulatory and resource agency permits. Encroachment permit submittals that are incomplete can result in significant delays in permit approval.

Improvement plans for construction within State Highway R/W must include the appropriate engineering information consistent with the state code and signed and stamped by a professional engineer registered in the State of California. Caltrans Permit Manual contains a listing of typical information required for project plans. All design and construction must be in conformance with the Americans with Disabilities Act (ADA) requirements.

Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (619) 688-6158. Early coordination with Caltrans is strongly advised for all encroachment permits. If you have any questions or need further assistance, please contact Trent Clark at (619) 688-3140 or by email at trent.clark@dot.ca.gov.

Sincerely,

DAMON DAVIS, Acting Chief

Development Review Branch

Marie Brunette

DEVELOPMENT SERVICES DEPARTMENT

PUBLIC SCOPING MEETING

THE JUNIPERS/PROJECT NO. 586670

WEDNESDAY, APRIL 18TH, 2018

THE CITY OF SAN DIEGO

This meeting is being held to give the public and interested parties an opportunity to submit comments regarding the potential environmental impacts of the proposed project. This information will be used to develop the scope and content of the Environmental Impact Report (EIR) for the project displayed at this meeting. Please record your comments in the space provided below and submit this form to City staff at the meeting or by mail. Thank You.

Comments: RE: The Junipers Project # 586670

Escape routes are already lacking in case of forest fire. Lives are at risk!

There is at present only ONE way out: Peñasquitos Dr., past Hotel Karlan.

Before ANY residential expansion takes place, we must have alternate escape routes open in case of disasters. For example, replace the posts at the end of Andorra Way with a locked gate that can be unlocked and opened quickly in an emergency.

Name David Kenstad
Please print

Signature

Address 15470 Andorra Way

4/18/2018

Use back of sheet if additional space is necessary

1222 First Ave., MS 501

THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

PUBLIC SCOPING MEETING

THE JUNIPERS/PROJECT NO. 586670

WEDNESDAY, APRIL 18TH, 2018

This meeting is being held to give the public and interested parties an opportunity to submit comments regarding the potential environmental impacts of the proposed project. This information will be used to develop the scope and content of the Environmental Impact Report (EIR) for the project displayed at this meeting. Please record your comments in the space provided below and submit this form to City staff at the meeting or by mail. Thank You.

Comments: There isn't a housing shortage there is an over population problem. The "housing crisis" has caused you people to become very short sighted!

THERE IS A BETTER USE OF THIS PROPERTY than filling it up with houses and ENDANGERING the LIVES of the people in those houses as well as the LIVES of the EXISTING COMMUNITY. We have already been impacted by the addition of CRESTA BELLA and you have already approved doubling of PENASQUITOS VILLAGE across the street. We are a "one way in and one way out" community surrounded by Black Mountain. If any part of that mountain catches FIRE, we EVACUATE. None of the proposals to solve the "one way in and one way out" are adequate. There will still be a bottleneck at Carmel Mountain Road which will then empty onto the 15 freeway and we know how packed that can be. DO NOT create another Santa Rosa where 44 people died. As Dale Politte has already warned, better boost your LIABILITY insurance.

Our world is in a period of great transition. There is good reason why the original developer of this community DID NOT BUILD and instead DEDICATED this property to OPEN SPACE with a nod toward recreation. There is a better use for this property. (Acknowledging my English "medium" Heritage, "Just you wait, Henry Higgans, just you wait.")

Name KAREN JOKELA **Signature**
Please print

Address 11079 DEL DIABLO ST. SD. CA 92129

Use back of sheet if additional space is necessary.

THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

PUBLIC SCOPING MEETING

THE JUNIPERS/PROJECT NO. 586670

WEDNESDAY, APRIL 18TH, 2018

This meeting is being held to give the public and interested parties an opportunity to submit comments regarding the potential environmental impacts of the proposed project. This information will be used to develop the scope and content of the Environmental Impact Report (EIR) for the project displayed at this meeting. Please record your comments in the space provided below and submit this form to City staff at the meeting or by mail. Thank You.

Comments: WE HAVE ONLY ONE ROAD LEADING OUT OF PENASQUITOS GLENS!

1 - Penasquitos Glens is already overburdened in the event of an evacuation. This has twice been demonstrated in recent fire situations. In both cases it took over 1 hour for residents to evacuate. The Project managers have assured the community the Junipers will be constructed utilizing fire-resistant building materials so the residents will be able to "shelter in place". This is not a viable response. Firstly, the people will panic and run. If the Police and/or Fire order a Mandatory evacuation, everyone will then funnel out onto Carmel Mountain Road via Penasquitos Drive creating a traffic gridlock. Or precious fire resources will be used to protect those "sheltering in place" allowing homes to burn.

2 - An emergency egress right-out only onto Carmel Mountain has been stated but this will simply direct traffic into the path of a potential fire hazard necessitating a U-turn at the intersection of Carmel Mountain Road and Penasquitos Drive where the rest of Rancho Penasquitos is trying to evacuate creating chaos. The gated secondary emergency-only access road in the north end of the Junipers will simply funnel more traffic onto Penasquitos Drive with the rest of Penasquitos Glens creating a traffic jam higher up into the neighborhood.

3 – It has been designated a 55+ community but this doesn't mean the majority of the residents won't be working. This, being taken into consideration, is the addition of a new traffic light at the intersection of Penasquitos Drive and Janal Way. Considering the only other access point to the Junipers is a "right-in only" off Carmel Mountain Road, this means ALL traffic exiting the Junipers for work, etc., will funnel onto Penasquitos Drive along with the all the other residents of Penasquitos Glens trying to leave the area. Again, a huge traffic gridlock in the mornings also overburdening the on ramp to I-15.

4 – It has been proposed to add a new right in-only off of Carmel Mountain into the Junipers. This poses a danger to vehicles speeding over the I-15 overpass as it is a blind rise. Many cars speed over the bridge at 50mph. When you have cars slowing dramatically for a sharp right turn, this can potentially cause many rear-end collisions.

5 – There would also be the need to add more Police and Fire/EMS for an estimated increase of 1100+ residents who are over 55 years of age.

6 – The Junipers would negatively impact an already overburdened area. Carmel Mountain now routinely gridlocks traffic. Having our Albertsons grocery store close (and be replaced with a 'Flooring Store') causes the residents of of Penasquitos Glens to travel east to shop at Ralphs, Trader Joe's and Sprouts or west to shop Stater's or Von's. Now with the addition of 600 homes in the new Penasquitos Village the City Council has just approved, will create daily and hourly traffic nightmares. Not to mention what happens in the event of an evacuation. Please think hard on this.

I know the City is concerned with the 'housing crisis' but please, please think about what this will do to the already terrible traffic situation in San Diego. Thank you.

Lynn Lundy and Donna Gutekunst-Lundy

Name _____ **Signature** Lynn Lundy Donna Gutekunst-Lundy

Please print

15526 Paseo Jenghiz, San Diego, 92129

Address _____

Use back of sheet if additional space is necessary.

RINCON BAND OF LUISEÑO INDIANS

Cultural Resources Department

1 W. Tribal Road · Valley Center, California 92082 ·
(760) 297-2330 Fax:(760) 297-2339

April 23, 2018

Mark Brunette
City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Re: The Junipers Project No. 586670

Dear Mr. Brunette:

This letter is written on behalf of the Rincon Band of Luiseño Indians. Thank you for inviting us to submit comments on the Junipers Project No. 58667. Rincon is submitting these comments concerning your projects potential impact on Luiseño cultural resources.

The Rincon Band has concerns for the impacts to historic and cultural resources and the finding of items of significant cultural value that could be disturbed or destroyed and are considered culturally significant to the Luiseño people. This is to inform you, your identified location is not within the Luiseño Aboriginal Territory. We recommend that you locate a tribe within the project area to receive direction on how to handle any inadvertent findings according to their customs and traditions.

If you would like information on tribes within your project area, please contact the Native American Heritage Commission and they will assist with a referral.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Destiny Colocho
Director
Rincon Cultural Resources Department

Bo Mazzetti, Tribal Chairman | Tishmall Turner, Vice Chairwoman | Steve Stallings, Council Member | Laurie E. Gonzalez, Council Member | Alfonso Kolb, Council Member

STATE OF CALIFORNIA

GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT

EDMUND G. BROWN JR.
GOVERNOR

KEN ALEX
DIRECTOR

Notice of Preparation

April 11, 2018

To: Reviewing Agencies

Re: The Junipers CPA/RZ/VTM/SDP (PTS NO. 586670)
SCH# 2018041032

Attached for your review and comment is the Notice of Preparation (NOP) for the The Junipers CPA/RZ/VTM/SDP (PTS NO. 586670) draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Mark Brunette
City of San Diego
1222 First Avenue, MS-501
San Diego, CA 92101

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

Document Details Report
State Clearinghouse Data Base

SCH# 2018041032
Project Title The Junipers CPA/RZ/VTM/SDP (PTS NO. 586670)
Lead Agency San Diego, City of

Type NOP Notice of Preparation

Description A SITE DEVELOPMENT PERMIT, COMMUNITY PLAN AMENDMENT, REZONE, AND VESTING TENTATIVE MAP to develop 536 residential units on a vacant 112.3-acre property adjacent to 14555 Rancho Penasquitos Blve. The proposed Junipers project is in an existing residential neighborhood located west of I-15, north of Carmel Mountain rd, and east of Penasquitos Drive in the community of Rancho Penasquitos in the City of San Diego. The project site is located on approx. 112.3 acres, and is comprised of disturbed habitat and ornamented vegetation from a defunct golf course. Surrounding uses include single-family and multi-family residential to the west and north, and a hotel (Hotel Karlan) immediately to the south. The project entails the development of a vacant property to create a residential subdivsion with 455 multi-family attached and detached residences for those aged 55 and above, and 81 senior affordable multi-family apartments, a public park, publicly - accessible "Social Loop" trail, open space/parks and a recreation emenity for project residents' use and internal streets. As a part of the project approval, a General Plan Amendment is needed to change the designated land use from "Open Space" to "Residential" to be consistent with the existing, underlying residential zoning (RS-1-14) on the site; and the existing, underlying zoning will be changed to RM-1-1.

Lead Agency Contact

Name Mark Brunette
Agency City of San Diego
Phone (619) 446-5379 **Fax**
email mbrunette@sandiego.gov
Address 1222 First Avenue, MS-501
City San Diego **State** CA **Zip** 92101

Project Location

County San Diego
City San Diego
Region
Cross Streets Carmel Mountain Rd. and Penasquitos Dr (14455 Penasquitos Dr)
Lat / Long
Parcel No. 313-011-06,07 & 10, 313-060-10
Township **Range** **Section** **Base**

Proximity to:

Highways I-15, SR-56
Airports
Railways
Waterways
Schools Mt. Carmel High School
Land Use Present Zoning: RS-1-14 (residential-single unit) Proposed Zoning: RM-1-1 (residential Multi Unit); Present Community Plan Designation: Open space; proposed community plan designation: residential - low (5-9 DU/AC)

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Geologic/Seismic; Noise; Public Services; Soil Erosion/Compaction/Grading; Traffic/Circulation; Water Quality; Water Supply; Wetland/Riparian; Landuse; Cumulative Effects; Other Issues

Reviewing Agencies Resources Agency; Cal Fire; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 5; Office of Emergency Services, California; Department of Housing and Community Development; Native American Heritage Commission; California Highway Patrol; Caltrans, District 11; Air Resources Board, Transportation Projects; Regional Water Quality

Note: Blanks in data fields result from insufficient information provided by lead agency.

Document Details Report
State Clearinghouse Data Base

Control Board, Region 9; San Diego River Conservancy

Date Received 04/11/2018 ***Start of Review*** 04/11/2018 ***End of Review*** 05/10/2018

Note: Blanks in data fields result from insufficient information provided by lead agency

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2018041032

Project Title: THE JUNIPERS CPA/RZ/VTM/SDP (PTS NO. 586670)

Lead Agency: City of San Diego | Contact Person: Mark Brunette

Mailing Address: 1222 First Avenue, MS501 | Phone: (619) 446-5379; mbrunette@sandiego.gov

City: San Diego, CA | Zip: 92101 | County: San Diego

Project Location: County: San Diego | City/Nearest Community: San Diego (Rancho Penasquitos)

Cross Streets: Carmel Mountain Rd. and Penasquitos Dr. (14455 Penasquitos Dr.) | Zip Code: 92129

Lat. / Long.: 32 deg. 58' 45'' N/ 117 deg. 05' 29" W | Total Acres: 112.3

Assessor's Parcel No.: 313-011-06, 07, & 10, 313-060-10 | Section: | Twp.: | Range: | Base:

Within 2 Miles: State Hwy #: I-15, SR-56 | Waterways:

Airports: | Railways: | Schools: Mt. Carmel High School

Document Type:

CEQA: ☒ NOP ☐ Early Cons ☐ Neg Dec ☐ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other

Governor's Office of Planning & Research

APR 11 2018

STATE CLEARINGHOUSE

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☒ Community Plan Amend. ☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan ☒ Rezone ☐ Prezone ☐ Use Permit ☒ Land Division (Subdivision, etc.) ☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☒ Other: Site Development Permit

Development Type:

☒ Residential: Units 536 Acres
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational
☐ Recreational

☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Agricultural Land ☒ Air Quality ☒ Archaeological/Historical ☒ Biological Resources ☐ Coastal Zone ☒ Drainage/Absorption ☐ Economic/Jobs ☐ Fiscal ☐ Flood Plain/Flooding ☐ Forest Land/Fire Hazard ☒ Geologic/Seismic ☐ Minerals ☒ Noise ☐ Population/Housing Balance ☒ Public Services/Facilities ☐ Recreation/Parks ☐ Schools/Universities ☐ Septic Systems ☐ Sewer Capacity ☒ Soil Erosion/Compaction/Grading ☐ Solid Waste ☐ Toxic/Hazardous ☒ Traffic/Circulation ☐ Vegetation ☒ Water Quality ☒ Water Supply/Groundwater ☒ Wetland/Riparian ☐ Wildlife ☐ Growth Inducing ☒ Land Use ☒ Cumulative Effects

☒ Other Energy, Greenhouse Gases, Health & Safety, Public Utilities, Alternatives

Present Land Use/Zoning/General Plan Designation:

Present Zoning: RS-1-14 (Residential-Single Unit). Proposed Zoning: RM-1-1 (Residential-Multi Unit)

Present Community Plan Designation: Open Space. Proposed Community Plan Designation: Residential – Low (5-9 DU/AC)

Project Description: A SITE DEVELOPMENT PERMIT, COMMUNITY PLAN AMENDMENT, REZONE, AND VESTING TENTATIVE MAP to develop 536 residential units on a vacant 112.3-acre property adjacent to 14555 Rancho Penasquitos Blvd. The proposed Junipers project is 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. The project site is located on approximately 112.3 acres, and is comprised of disturbed habitat and ornamental vegetation from a defunct golf course. Surrounding uses include single-family and multi-family

residential to the west and north, and a hotel (Hotel Karlan) immediately to the south. I-15 forms the eastern boundary of the property. A large commercial shopping area is located beyond I-15, east of the site along Carmel Mountain Road. Black Mountain Open Space Park is located farther west of the project site, west of Peñasquitos Drive.

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, and 81 senior affordable multi-family apartments, a public park, publicly - accessible "Social Loop" trail, open space/parks and a recreation amenity for project residents' use, and internal streets. As part of the project approval, a General Plan Amendment is needed to change the designated land use from "Open Space" to "Residential" to be consistent with the existing, underlying residential zoning (RS-1-14) on the site, and the existing, underlying zoning will be changed to RM-1-1. An approximate 2.5-mile pedestrian "Social Loop" trail will be developed and maintained within the project. The project would include a public park in excess of 3 acres. Sound barriers will be sited along the eastern edge of the property, as required, to protect project uses from I-15 noise. 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 (with an emergency-only egress right-out lane onto Carmel Mountain Road).

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

____	Air Resources Board	____	Office of Emergency Services
____	Boating & Waterways, Department of	____	Office of Historic Preservation
____	California Highway Patrol	____	Office of Public School Construction
____	CalFire	____	Parks & Recreation
S	Caltrans District # 11	____	Pesticide Regulation, Department of
____	Caltrans Division of Aeronautics	____	Public Utilities Commission
____	Caltrans Planning (Headquarters)	____	Regional WQCB # 9
____	Central Valley Flood Protection Board	____	Resources Agency
____	Coachella Valley Mountains Conservancy	____	S.F. Bay Conservation & Development Commission
____	Coastal Commission, San Diego District	____	San Gabriel & Lower L.A. Rivers and Mtns Conservancy
____	Colorado River Board	____	San Joaquin River Conservancy
____	Conservation, Department of	____	Santa Monica Mountains Conservancy
____	Corrections, Department of	____	State Lands Commission
____	Delta Protection Commission	____	SWRCB: Clean Water Grants
____	Education, Department of	____	SWRCB: Water Quality
____	Energy Commission	____	SWRCB: Water Rights
S	Fish & Wildlife Region: 5	____	Tahoe Regional Planning Agency
____	Food & Agriculture, Department of	____	Toxic Substances Control, Department of
____	General Services, Department of	X	Water Resources, Department of
____	Health Services, Department of		
____	Housing & Community Development	____	Other _____
____	Integrated Waste Management Board	____	Other _____
____	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date April 10, 2018 Ending Date May 10, 2018

NOP Distribution List

County: San Diego or

SCH# 2018041032

Resources Agency

- [■] **Resources Agency**
  Nadell Gayou
- [ ] **Dept. of Boating & Waterways**
  Denise Peterson
- [ ] **California Coastal Commission**
  Allyson Hitt
- [ ] **Colorado River Board**
  Lisa Johansen
- [ ] **Dept. of Conservation**
  Crina Chan
- [ ] **Cal Fire**
  Dan Foster
- [ ] **Central Valley Flood Protection Board**
  James Herota
- [ ] **Office of Historic Preservation**
  Ron Parsons
- [■] **Dept of Parks & Recreation**
  Environmental Stewardship Section
- [ ] **S.F. Bay Conservation & Dev't. Comm.**
  Steve Goldbeck
- [ ] **Dept. of Water Resources**
  Resources Agency
  Nadell Gayou

Fish and Game

- [ ] **Depart. of Fish & Wildlife**
  Scott Flint
  Environmental Services Division
- [ ] **Fish & Wildlife Region 1**
  Curt Babcock
- [ ] **Fish & Wildlife Region 1E**
  Laurie Harnsberger
- [ ] **Fish & Wildlife Region 2**
  Jeff Drongesen
- [ ] **Fish & Wildlife Region 3**
  Craig Weightman
- [ ] **Fish & Wildlife Region 4**
  Julie Vance
- [ ] **Fish & Wildlife Region 5**
  Leslie Newton-Reed
  Habitat Conservation Program
- [ ] **Fish & Wildlife Region 6**
  Tiffany Ellis
  Habitat Conservation Program
- [ ] **Fish & Wildlife Region 6 I/M**
  Heidi Calvert
  Inyo/Mono, Habitat Conservation Program
- [ ] **Dept. of Fish & Wildlife M**
  William Paznokas
  Marine Region

Other Departments

- [ ] **California Department of Education**
  Lesley Taylor
- [ ] **OES (Office of Emergency Services)**
  Monique Wilber
- [ ] **Food & Agriculture**
  Sandra Schubert
  Dept. of Food and Agriculture
- [ ] **Dept. of General Services**
  Cathy Buck
  Environmental Services Section
- [ ] **Housing & Comm. Dev.**
  CEQA Coordinator
  Housing Policy Division

Independent Commissions,Boards

- [ ] **Delta Protection Commission**
  Erik Vink
- [ ] **Delta Stewardship Council**
  Anthony Navasero
- [ ] **California Energy Commission**
  Eric Knight
- [■] **Native American Heritage Comm.**
  Debbie Treadway
- [ ] **Public Utilities Commission**
  Supervisor
- [ ] **Santa Monica Bay Restoration**
  Guangyu Wang
- [ ] **State Lands Commission**
  Jennifer Deleong
- [ ] **Tahoe Regional Planning Agency (TRPA)**
  Cherry Jacques

Cal State Transportation Agency CalSTA

- [ ] **Caltrans - Division of Aeronautics**
  Philip Crimmins
- [ ] **Caltrans – Planning HQ LD-IGR**
  Christian Bushong
- [ ] **California Highway Patrol**
  Suzann Ikeuchi
  Office of Special Projects

Dept. of Transportation

- [ ] **Caltrans, District 1**
  Rex Jackman
- [ ] **Caltrans, District 2**
  Marcelino Gonzalez
- [ ] **Caltrans, District 3**
  Susan Zanchi - North
- [ ] **Caltrans, District 4**
  Patricia Maurice
- [ ] **Caltrans, District 5**
  Larry Newland
- [ ] **Caltrans, District 6**
  Michael Navarro
- [ ] **Caltrans, District 7**
  Dianna Watson
- [ ] **Caltrans, District 8**
  Mark Roberts
- [ ] **Caltrans, District 9**
  Gayle Rosander
- [ ] **Caltrans, District 10**
  Tom Dumas
- [ ] **Caltrans, District 11**
  Jacob Armstrong
- [ ] **Caltrans, District 12**
  Maureen El Harake

Cal EPA

Air Resources Board

- [ ] **Airport & Freight**
  Jack Wursten
  - [ ] **Transportation Projects**
    Nesamani Kalandiyur
  - [ ] **Industrial/Energy Projects**
    Mike Tollstrup
- [ ] **California Department of Resources, Recycling & Recovery**
  Sue O'Leary
- [ ] **State Water Resources Control Board**
  Regional Programs Unit
  Division of Financial Assistance
- [ ] **State Water Resources Control Board**
  Cindy Forbes – Asst Deputy
  Division of Drinking Water
- [ ] **State Water Resources Control Board**
  Div. Drinking Water #_____
- [ ] **State Water Resources Control Board**
  Student Intern, 401 Water Quality Certification Unit
  Division of Water Quality
- [ ] **State Water Resouces Control Board**
  Phil Crader
  Division of Water Rights
- [ ] **Dept. of Toxic Substances Control Reg. #**_____
  CEQA Tracking Center
- [ ] **Department of Pesticide Regulation**
  CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- [ ] **RWQCB 1**
  Cathleen Hudson
  North Coast Region (1)
- [ ] **RWQCB 2**
  Environmental Document Coordinator
  San Francisco Bay Region (2)
- [ ] **RWQCB 3**
  Central Coast Region (3)
- [ ] **RWQCB 4**
  Teresa Rodgers
  Los Angeles Region (4)
- [ ] **RWQCB 5S**
  Central Valley Region (5)
  - [ ] **RWQCB 5F**
    Central Valley Region (5
    Fresno Branch Office
  - [ ] **RWQCB 5R**
    Central Valley Region (5
    Redding Branch Office
- [ ] **RWQCB 6**
  Lahontan Region (6)
  - [ ] **RWQCB 6V**
    Lahontan Region (6)
    Victorville Branch Office
- [ ] **RWQCB 7**
  Colorado River Basin Region (
- [ ] **RWQCB 8**
  Santa Ana Region (8)
- [■] **RWQCB 9**
  San Diego Region (9)

- [ ] **Other** _____

[■] San Diego Conservancy

Last Updated 2/01/18

SIGN IN SHEET
for the
THE JUNIPERS/PROJECT NO. 586670
Environmental Impact Report Scoping Meeting
Wednesday, April 18, 2018

Name (please print)	Address/Email (please print)
Vicki & Ian Kenny	VKenny@~~sbcglobal~~.sbcglobal.net 15165 Andorra Way SD 92129
DANIEL CICCHELLI	11251 Del Diablo St SD 92129
Tom + Genie Lovorn	14895 Penasquitos Ct SD 92129
shahryar shahryari	14767 Caminito Orente SD 92128
Dorinda Payton	15484 Paseo Ajanta SD CA 92129
Paula Harrison	14635 Wye St. SD, CA 92129
Karen Vokela	11979 Del Diablo St. 92129 karentayu@gmail.com
Bernie & Lorraine Marshall	11085 Avenida Maria 92129
Kenneth Ozmer	11203 Linares Ct
BOBERT LAIRD	14733 Penasquitos Dr 92129
THU Hoang	11291 Del Diablo Rd 92129
Mieko Shoecraft	8905 Gainsborough 92129
Cyndy Macshane	13756 Paseo Cevera 92129
MARLYS HOUCK/MARK DODSON	11183 Socorro St (rental) 11106 Madrigal St. (Home)
Steve Stone	14218 Berwick ct. 92129 stevstone@hotmail.com
Jeff & Karen Keefer	15264 Andorra Way SD CA 92129 Rckeefer@gmail.com
Phillip Hoos	11078 Carlota St., SD, CA 92129

SIGN IN SHEET
for the
THE JUNIPERS/PROJECT NO. 586670
Environmental Impact Report Scoping Meeting
Wednesday, April 18, 2018

Name (please print)	Address/Email (please print)
Kathy Paulsen	15527 Paseo Jenghiz 92129
Don Paulsen	" "
Nancy Denen	15544 Andorra Way
Mike Denen	15544 Andorra Way
Melanie Rodriguez	11223 Del Diablo St
Gilberto Rodriguez	"
RONSON KUNG	14723 PENASQUITOS DR
JEANINE POLITTE	11146 ALMAZON ST JEANINE@JPOLITTE.COM
JENNIFER KEITZ	14742 Caminito Oreste Oeste jenreitze yahoo
John Denear	15237 Andorra Way JCDenear@gmail
Sharon Denear	15237 Andorra Way sharonnika@gmail
LISA PETRILLO	14925 SATANAS ST
ROBERT SCALLY	lisa.petrillo@gmail.com
CLARK SCALLY	
ava Scally	
Duke Politte	11146 Almazon ST. 92129
Daniel Jacobs	14981 SATANAS ST 92129
Elaine Wilson	10951 Guadalimay Way ec-wilson@att.net
GILBERTO RODRIGUEZ	11223 DEL DIABLO St
DON BARRETT	14485 YAZOO ST

SIGN IN SHEET
for the
THE JUNIPERS/PROJECT NO. 586670
Environmental Impact Report Scoping Meeting
Wednesday, April 18, 2018

Name (please print)	Address/Email (please print)
STEPHANIE LA MOTTE	STEPHANIE2426@GMAIL.COM. 11037 MADRIGAL ST SAN DIEGO CA 92129
Diane Alfoldy	15525 Andorra Way dealf155@gmail.com
Eugene Alfoldy	" "
JUDY PERRY	14898 Penasquitos Ct, SD 92129
Chris Slaven	14563 Yukon St, San Diego 92129
MIKE SLAVEN	14563 YUKON ST. SAN DIEGO, 92129
RENEE PARSONS	14640 WYE ST SANDIEGO, 92129
ROSWITHA JORGENSEN	14415 YAZOO ST. SD 92129
Jeff Wilson	10957 Guadalupe Mtn Way S.D. 92129
John Denear	15237 Andorra Way SD. 92129
Dave Munson	14744 PQ Ct. 92129
MONIQUE LANGLEY	MONIQUEBALLYANGLEY@GMAIL.COM 11491 MERKES WAY
Jodi Haight	14624 Wye St SD CA 92129
GERI HUSS	11135 SOCORRO ST 92129
IAN Kenny	15165 Andorra Way
Patty Clack	10761 Old Saybrook Dr 92129
Cindy Krask	Krask@yahoo.com
Paul Krask	pkrask@ucsd.edu
Justine Nielsen	justine.nielsen@procopio.com
KEVIN MCGUIRE	JUSTLOGDIN@GMAIL.COM

SIGN IN SHEET
for the
THE JUNIPERS/PROJECT NO. 586670
Environmental Impact Report Scoping Meeting
Wednesday, April 18, 2018

Name (please print)	Address/Email (please print)
LYNN LANDY & DONNA	15526 PASEO TENGHIZ 92129
SARAH CLAYTON	10659 MATHIESON ST 92129
Seth Humphreville	11556 Almazon St. 92129
DAVE & MARIELLA BIRDSALL	15305 ANDORRA WAY; DNBIRDSALL@AOL.COM
THOMAS CLARK	thomclark17@gmail.com 10059 BLANFORD ROAD 92129
Damian Quintanilla	15229 Andorra Way 92129 Dqlomen 660@Hot
JOSEPH SCHMELZER	15358 CALLE JUANITO 92129
Brent Garrepy	14827 Del Diablo Ln 92192
TODD DERBIGNY	11235 Del Diablo St 92129
Eduardo Perez	14733 P.Q Dr 92129

SIGN IN SHEET
for the
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Name (please print)	Address/Email (please print)
Joe Pierzina	15145 Andover Way SD
Donna Pierzina	↓
Ziad Tarazi	11435 Meknes Way
Lauren Tarazi	↓
MAUREEN HAMILTON	13733 FREEPORT RD
Resul Senturk	14799 Caminito Orense Este
Alyssa Senturk	14799 Caminito Orense Este
Tim Lehn	15304 Paseo Ajanta [redacted]
JON PARK	11047 DEL DIABLO ST
Judy Day	14428 Jamul Way 92129
Nels Lundgren	14421 Yazoo St 92129
Shari Collins	11045 Madrigal 92129
KIRSTEN KUNG	14723 PENASQUITOS Dr 92129
[redacted] C KUNG	14723 PENASQUITOS
A KUNG	14723 PENASQUITOS

Environmental Scope Email

- Zkd and Lauren Tarazi - Ztarazi@gmail.com

DRAWINGS
ELEVATION
PC MINUTES
~~SCOPIN'~~

- Lynn & Donna Lundy donallyn@aol.com
- Paul & Stephanie La Motte Lamotte.aguilar@gmail.com.
- Dan and Josi Jacobs danj90@gmail.com
- K Poehlmann kpoehlmann00@yahoo.com

THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

PUBLIC SCOPING MEETING

THE JUNIPERS/PROJECT NO. 586670

WEDNESDAY, APRIL 18TH, 2018

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Comments: My Concerns are as follows

Traffic Impact - I don't want our traffic out of our community to increase.

Emergency evacuation - I live on Paseo Aguanta very far back there is only one way out - there is a service road - During our last evacuation this was NOT opened. With added vehicals this could put my home and my family in danger of not being able to evacuate during a fire storm.

Property Value & Quality of life

Our community is perfect as is we have enough density here. A better use would be using the entire property for a Nature Park and Community Garden.

Possibility of increased Crime, I feel very safe here and have lived in the same home for 27 years.

Name Dorinda Payton *Please print* **Signature** Dorinda

Address 15484 Paseo Aguanta San Diego CA 92129

Use back of sheet if additional space is necessary.

Wildlife impact - concern, How will you handle relocation ect...

City of San Diego, Development Services Department
Attn: Mark Brunette, Senior Planner
1222 First Avenue, MS 501
San Diego, CA 92101

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Comments: Safety First! Fire danger & our ability to evacuate the neighborhood through the one exit is already extremely high risk. Adding more houses/ cars/ people will endanger lives. Fire fighters/ police already prevent us from re-entering the neighborhood once fire is near. One time I was with a woman trying to get home to get her kids who were with a babysitter who didn't have a car to get the kids out. She was prevented from re-entering by police/ fire fighters because they knew they couldn't get all the cars out as it was. She had to face the thought of her children burning in her home because the escape route couldn't handle more cars.

Wildlife: How can you endanger more species by removing habitat they depend on? →

Name Marlys Houck *Please print*

Signature Marlys Houck

Address 11106 Madrigal St And 11183 Socorro Street (rental)

Use back of sheet if additional space is necessary.

General Traffic: It already takes too long sitting at the lights in the morning. Exiting the freeway South on the carmel Mtn exit is a back up now & will get worse. Our property values will drop to your benefit

Schools: already overcrowded. will add to crowds & reduce education.

Water: water pressure is already poor & will drop.

Homes with golf course view: property value will drastically drop. They purchased homes knowing it would always be open space & now you want to take that right away for your personal gain. Think about it! Do the right thing!

Lives matter!

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Comments: 1) The proposed development will be detrimental to safety & welfare of the community (including the Junipers) with issues pertaining to fire evacuation & freeway pollution to all

2) The Junipers poses a serious negative impact on the Glens community. It creates substantial traffic issues, creates a serious risk during fire evacuation ~~dust~~ due to only 1 road in & out with Junipers flowing onto that same road, adds undue burden on police/fire due to the 526 added residents of Junipers & added 301 to the Villages. Total density increase = 827

3) No secondary access roads for Police & fire departments to enter as well as buses entering (during school hours) to ~~o~~ evacuate kids

Name Shari Collins *Please print* **Signature** Shari Collins

Address 11045 Madrigal ST SD 92129

Use back of sheet if additional space is necessary. (over)

4) The potential secondary routes (Pesasquitos Dr, Paysmego & Andorrah) are not viable due to if fire comes, that area will be in flames

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Why will you risk so many lives just so 33 north can make money. My life is much more important than money. So consider if you lived here, will you be for or against this development?

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Comments: 33/North + the S.D. board have not addressed the concerns we neighbors have expressed since the "Junipers" development was announced. Namely: ① Traffic - on a daily basis. ② Safety in emergencies such as fires we have already experienced. There is one (1) entrance/exit to our neighborhood - Peñasquitos Drive. Our family lives at the FAR NE corner of The Glens. If the easement road blockade is not opened - we are furthest from the P.Q. Drive + Carmel Mt. Road one exit, which has been completely closed during a previous fire near the water tower. Rolling Hills Elem. School is a death trap waiting to happen should we have a fire, earthquake or other emergency during School hours.

Traffic! Currently with our neighborhood + the added

(over)

Name Nancy Denen *Please print* **Signature** Nancy Denen

Address 15544 Andorra Way, San Diego 92129-1110

Use back of sheet if additional space is necessary.

struction of Cresta Bella across from Hotel Karlan, traffic has increased. The RQ Village community of disabled, elderly & low-income citizens may be demolished if another money grabbing developer gets his/her way. Add the 700+ residents & cars to our current 4-way exit - Carmel Mt. Road and Penasquitos Drive to the proposed 33 North Development and the added residents in the multi-story apartment the city demands be added & we have a Crisis!

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We aren't even speaking of quality of life - we are speaking Survival.

This past weekend a hot air balloon made an emergency landing at the corner of Penasquitos Drive & Del Diablo - both lanes of Penasquitos Drive were closed while the Balloon was removed.

Really?! If a true crisis/emergency occurred, what do the developer & city say to that? Do you care?

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Comments:

I continue to be very concerned about the traffic impact of the proposed project and I do not believe the developers are addressing these concerns adequately. In the event of a fire, even with the proposed emergency access, it is hard to believe that all residents would be able to safely evacuate. In the most recent fire it was extremely difficult to evacuate, even without the added burden of over 500 new units. Further On a regular basis the traffic impact will significantly degrade the quality of life. A few months ago, there was a small amount of road work being done that narrowed the lane on Penasquitos Dr. exiting the area. The slight narrowing of the lane →

Name K Kung *Please print*

Signature Kirsten Kung

Address 14723 Penasquitos Dr
San Diego CA 92129

Use back of sheet if additional space is necessary.

~~lead~~ led to a tremendous backup that lasted for more than an hour, significantly increasing the time to leave the area. This ~~of~~ event may be a foreshadowing of what our daily experience will be like once the large number of new units are in place.

Although the developers are stating that traffic impacts will be greatly minimalized because the housing will be 55+, the vast majority of people who are 55-65 (or even older) are still working and active and will be likely to be driving in and out of the area on a daily basis.

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Comments: Environmental Concerns

(1) Traffic Congestion: the increased traffic generated by the Junipers Project and the Pacific Village Project will unreasonably increase traffic at the intersection of Penasquitos & Carmel Mountain. The traffic will also pose a safety risk in the case this community needs to evacuate

(2) Air Pollution: I'm concerned about how the increased congestion from the Junipers & Pacific Village Projects will impact air quality

(3) Noise Pollution: Again, I'm concerned about how congestion will impact noise in the neighborhood

SEE BACK

Name Phillip Hoos *Please print*

Signature

Address 11078 Carlota St., SD, CA 92129

Use back of sheet if additional space is necessary.

(4) Water Contamination: I've heard the water pipes along the golf course are contaminated with asbestos. Is this true? If so, how will that be addressed

(5) Wildlife impacts: the golf course is now home to wildlife. This development will eliminate this habitat. How will this impact be mitigated?

(6) Highway Congestion: How will this project, in conjunction with other developments in Rancho Peñasquitos, down through Mira Mesa impact traffic along Hwy 5 and Hwy 15?

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(7) Water availability: Have any studies been performed to assess San Diego's current water levels and whether there is sufficient water to accomodate the current water use of San Diego residents plus the estimated water use of all new housing developments in the city?

If not, please evaluate the impact of this project on San Diego's water demand.

Use back of sheet if additional space is necessary.

455 + 81 = 536

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Comments:

MY CONCERNS ARE PRIMARILY WITH AIR QUALITY. ASIDE FROM THE IMPACTS THAT THE CONSTRUCTION OF 536 DWELLINGS WILL HAVE ON THE SURROUNDING COMMUNITY WHAT WILL THE ONGOING EFFECTS BE ~~OF~~ WITH ALL THESE ADDITIONAL PEOPLE LIVING HERE? THE GOLF COURSE HAS CONTRIBUTED TO THE 'GREEN LUNG' IN THIS N.E. CORNER OF P.Q. WITHOUT IT THERE IS ONLY BLACK MTN. PRESERVE TO FULFILL THAT FUNCTION.

ADDITIONALLY THE AMBIENT NOISE WILL INCREASE SIGNIFICANTLY WITHOUT THE GOLF COURSE GREEN SPACES TO BUFFER THE FREEWAY NOISE.

OVER

Name SARAH CLAYTON *Please print*

Signature SarahClayton

Address 10659 MATHIESON STREET, S.D. 92129

Use back of sheet if additional space is necessary.

THE INCREASED NOISE LEVELS AND ADDITIONAL STREET LIGHTING WILL AFFECT BIRDS, MAMMALS & REPTILES FOUND WITHIN THIS ~~AREA~~.

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Comments: As a homeowner on Jamul Way since 1995, I've experienced 5 fires in our neighborhood. You have got to be kidding if you think adding more people / homes into this community is safe. If is not safe. Already Cresta Bella added density into this area. Now, you cannot add more. There is no evacuation plan that is safe when you add more people / traffic into this area. A separate entrance & two way traffic entrance/exit at Jamul will not solve this problem. Now you will have people trying to get out from the Junipers & getting in the way of people coming down from the hill. You don't care about this

Name Judy Day *Please print* **Signature** Judy Day

Address [redacted]

Use back of sheet if additional space is necessary.

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1222 First Avenue, MS 501
San Diego, CA 92101

Community. You are not our neighbors. "Shelter in place" is ridiculous in a fire situation.

Your plan is negligent. You cannot house more people in this area.

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Comments:

→ What is standard plot size for single size dwelling? How is this compared to surrounding homes?

→ How does 55+ designation ease permits to build?

→ Sound Barriers are walls that are an eyesore. How will these be addressed?

→ What road infastructure will be improved on Carmel Mtn Road + Rancho Penesquitos Dr?

→ How will local schools be improved for more houses going in area? This is not shown on any board here.

→ Will the EIR be subject to Independent Review and/or conducted by persons/Entities not affiliated with project?

→ All Roads in Project funnel to same location; Carmel Mtn Road.

Name Seth Humphreville *Please print* **Signature**

Address 11556 Almazon St. 92129

Use back of sheet if additional space is necessary.

→ Will connections (Internet / Electrical / water / sewer) be improved with the new needs of area?

→ How will water Drainage be improved? Currently it is absorbed into soil.

→ Where is need for a 55+ community development shown?

→ How will development handle parking? Not shown on plans. Will it impact current roads?

→ Where is the study to back up claim that "new development will not impact value of current Homes"

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→ Where is study of current road usage / capacity shown? How will new community impact this?

→ Development does not match current Housing single family home style. ~~Has~~ what is the Social Impact and how will that be captured in Review?

→ How will the soil be removed? ~~in~~ what is the construction impact ~~to~~ current Roads / Infrastructure?

→ Project does not mention Energy Efficiency Building / or Generation with wind or Solar. Is this not shown or not there?

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Comments:

Soil movement →
Vastly expansive soil which is already predisposed to movement. Hill sides are constantly at risk of slide, erosion, and property damage. Historically, I have (and my neighbors) experienced movement, sliding, and damage to hardscape and structures in our backyards adjacent to open space (proposed development). Grading and removal of vegetation in the area will likely ~~accelerate~~ incrase the movement of the local hillsides. We are very concerned about further property damage and maintenance costs.

Name DANIEL CICCHELLI *Please print* **Signature**

Address 11251 Del Diablo St

OVER

Use back of sheet if additional space is necessary.

Traffic:

New Lennar project will be adding hundreds of vehicles that will compound the traffic problems that will arise during an emergency. The single ingress/egress road is a huge problem already. Fire evacuation is of utmost concern. We have experienced being stuck in traffic on several occasions already, and that's without an additional two developments

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Comments:

I feel we don't need more housing. We already have another development (subsidized) right down the street (just approved I believe). This project will greatly impact the ingress & egress to our neighborhood. The road infrastructure is not set up to deal with the amount of traffic this development will bring.

It is also a safety issue for ingress egress in case of emergency.

Name Jodi Haight *Please print* **Signature** J Haight

Address 14624 Wye St SD CA 92129

Use back of sheet if additional space is necessary.

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Comments: Several comments: $700,000 to $800,000/unit

This type of housing proposed is a safe profitable project for the developer but is not providing lower income housing for young families or less wealthy retirees such as with a price point of $500,000±

The 2017 Regional Housing Progress Report, page 5, shows the types of housing units missing in San Diego.

Any development here should preserve some portion of Public Space as required in the Community Plan and some portion of less expensive housing that families can use (and contribute to local grade school population)

The ~~number~~ next concern is increased population and impact to traffic and fire safety exiting. A connecting second exit road to Rancho Bernardo such as at Andorra Way. A careful study by the fire department is necessary.

Name *Please print* Cyndy Macshane **Signature** Cyndy Macshane

Address 13756 Paseo Cevera, San Diego, Ca 92129

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Comments:

I am concerned that there is not adequate access to escape during a wild fire. The road to get out is already heavily congested. I can only imagine what it would be like with hundreds more cars.

Also, for the same reason I am very concerned that the additional traffic will seriously impact an already very busy road - Seniors drive more than you think.

Also, why must we be forced to restrict our water use during times of drought when people irresponsibly keep adding more users to the water supply.

Name TRAVIS EVANS **Signature** Travis Evans
Please print

Address 15155 Andorra Way

Use back of sheet if additional space is necessary.

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Comments:

This area already has very poor access in/out of the community. The former golf course area, the way 33 North is laying it out now, would be a traffic nightmare - with Peñasquitos being T-boned with ALL traffic from the Junipers.

The area is already "not conforming" to fire safety codes. This proposed housing area will makes this significantly worse.

Name *Please print* Stephan Haight **Signature**

Address 14624 Wye St,

P.S. This development will have zero positive impact on this community

Use back of sheet if additional space is necessary.

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Comments: KEEP THIS OPEN SPACE OPEN!

There is limited ingress and egress to the existing home adjacent to the proposed development. It will create unsafe conditions in the event of an emergency. It will add to the current traffic congestion and have a negative impact at existing freeway interchanges.

This, with the proposed P.Q. Village development will severely impact the local residents with traffic and unsafe conditions.

33 North

It is all for profit, not the concern for the existing P.Q. community and its residents.

Name Steve Stone *Please print* **Signature**

Address 14218 Bernardo Ct, 92128

Use back of sheet if additional space is necessary.

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Comments: Safety of our neighborhoods & neighborhood

[redacted]

Environmental Impacts - Are you considering safety for foot traffic & autos in the area & surrounding area?

Traffic impact with additional housing in Rancho Penasquitos Village - too many cars & traffic now. Is this being considered?

Are you planning on killing all the wildlife or just hoping most save will have to run them over as they migrate?

Is this all about making money or conserving our community?

Name Veronica Kenny *Please print* **Signature** VK

Address 15165 Andorra Way S.D. CA 92129

VKenny@san.rr.com

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Comments:

Major concerns – fire evacuation. I'm aware there is a street/exit that can be opened at the end of Andorra in emergencies, but if the fire is in that area at all near Rolling Hills, we're back to Penasquitos Drive only!

– traffic! traffic! DO NOT assume that over 55 yrs don't still go to work! We are already in lines to leave this north end when Rolling Hills starts & ends on a school day

– open space area appears very skimpy

Name Bernard & Lorraine Marstell *Please print* **Signature** Lorraine J Marstell

Address 11085 Avenida Maria, SD, 92129

Use back of sheet if additional space is necessary.

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Comments:

NOT SHELTER IN PLACE!!! HOW BOUT BURN IN PLACE !!!...

Name Concerned Resident
Please print

Signature _____

Address _____

Use back of sheet if additional space is necessary.

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Comments: I was very disapointed in the format of this meeting as most of my questions could not or would not be answered. During the time I was at the meeting (5:30-6:30) there was one person at the information stations. The information stations had very little labeling as to streets, orientation etc.
The information provided before the meeting made it seem that information would be shared at the meeting.
#1 My biggest concern is health and safety. Emergency access/evacuation plans, routes etc. ↑crime
#2 The wildlife that calls the old golf course home.
#3 Daily traffic increases & congestion. Flow
#4 Public parks & rec.

Name Paula Harrison *Please print* **Signature** Paula Harrison

Address 14635 Wye Street S.D., CA 92129

Use back of sheet if additional space is necessary.

THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

PUBLIC SCOPING MEETING

THE JUNIPERS/PROJECT NO. 586670

WEDNESDAY, APRIL 18TH, 2018

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Comments:

NO WAY OUT ?

1000 + EXTRA UNITS.

(3) PROJECTS ?

Name _____ **Signature** _____
Please print

Address _____

Use back of sheet if additional space is necessary.

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Comments:

If this not a brown site, they would not build here in NY State, every chemical known to man has been dumped here since 1968, many not legal today, major clean up site

one way out onto 2 lane road, no way, traffic night mare, hardships on current residents

road in within 100 ft of freeway exit wrong place, too close, traffic night mare

this community is not integrated into existing community, just added on next to it, where there is no way to get in or out

Name *Please print* M. Beshoecraft **Signature** M Beshoecraft

Address 8905 Gainsborough 92126

Use back of sheet if additional space is necessary.

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Comments:

GREATLY CONCERNED ABOUT:

- TRAFFIC: NOT ONLY ON PENASQUITOS DR/CARMEL MTN RD BUT THAT WHICH WILL BE PLACED INTO THE WESTWINDS DEVELP. VIA CLARA & JONAL - TRYING TO GET AROUND NEW SIGNAL ON PENASQUITOS DR. THE UN-BIASED TRAFFIC STUDY SHOULD ALSO FACTOR IN THE NEW DEVELOPMENT @ PQ VILLAGE ON EAST SIDE OF CARMEL MTN RD. THE MORE DENSITY ALLOWED THE BIGGER THREAT TO SAFETY & MOBILITY
- EMERGENCY VEHICLE ACCESS
- ~~FIRE EVACUATION~~
- WHAT THE INSURANCE RATES FOR THE EXISTING RESIDENCES WILL JUMP UP TO AFTER AREA IS RE-EVALUATED - DUE TO DENSIFICATION & LACK OF FIRE SERVICES, ECT. TO HAVE QUICK ACCESS

Name MIKE SLOVEN *Please print* **Signature**

Address 14563 YUKON ST

Use back of sheet if additional space is necessary.

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Comments:

Property owners should do what it's best for the property owner(s) But

Property owner (it will be very nice) would allow outsiders for a fee to Joint this new community for use of amunitis whithin this property.

Name Yuri KORAL *Please print* **Signature** Yuri Koral

Address 14860 SATANAS St. S.D. 92129

Use back of sheet if additional space is necessary.

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Comments:

Adding To prior comments about safty ~~We Need~~ & quality of life We need the ~~[illegible]~~ extra crime issue addressed

Name Tim Lehn *Please print*

Signature

Address 15304 Paseo Acanta

Use back of sheet if additional space is necessary.

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Comments: This new development will increase a Safety Risk to the current home owners, in addition to the development "new comers". During the resent hot air balloon insident dated 15APR18 cause a partial shut down of Peñasquitos Rd. it was difficult to get in and out of this enclosed community. This particular incident was minor. Due to the high fire risk the community sits on can pose a very scary death risk to the families of the community. Additional Density will also bring in additional smog! (bad for air quality) Another consern is the amount of public safety personnel available to help evacuate the residents. Will additional safety Police, firefighters be added to the PQ agencies? The developer state the Junipers will be for 55+ age, however, if this development is sold to another buyer that could change and increase the amount of people in the development causing even more risks. The new development will also change the character (Neighborhood) which is the sole reason my husband and I moved here to begin with. Unfortunately, this development will bring more harm than good to this community. Please keep the safety of all residents in mind before making a decision. Do Not turn a blind eye towards residence safety for additional revenue to the community.
Safety BEFORE DEVELOPMENT!!

Name STEPHANIE A. LA MOTTE *Please print* **Signature** S A LaMotte

Address 11037 MADRIGAL ST

Use back of sheet if additional space is necessary.

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Comments: What effect will the proposed development have on emergency response time?

Wildlife has flourished since the golf course closed - what new biological patterns have been established on the golf course and what dangers does development represent?

Name Joe Pierzina *Please print*

Signature

Address 15145 Andorra Way SD 92129

Use back of sheet if additional space is necessary.

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Comments: I bought a house on Penasquitos Dr in Aug 17 on the golf course. I bought it with the park setting, birds + wildlife. Non of these I want to go away. I realize that some will be impacted but this is the reason I bought where I did. I do not want view also lost. I want to know if duplexs built how high will they go behind my house? Fire escape out of area is also a big concern! 1 way out does not work plus adding all these units.

Name Wendy Shalar *Please print* **Signature** WENDY SHALAR

Address 14703 Penasquitos Drive

Use back of sheet if additional space is necessary.

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Comments:

- Safty
  - no way To design with safety
  - is study including impact of other developmeT
  - Fire evac For us living north of Project in serious danger
- Quality of life
  - we bought with open space designation
  - not enough effort put in To alternatives For space because led by developers not City and community
  - Traffic To us needing To go To designated high school + middle School will add 30 minutes a day.

Name Tim Lehn *Please print* **Signature**

Address 15304 Paseo Ajanr San Diego Ca 92129

Use back of sheet if additional space is necessary.

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Comments:

I think the 33 North group has been pretty consistent with what has been presented to us. They have a great plan. Please let them do it. I am a 16 year home owner, hate seeing the dead golf course. Our neighborhood need this improvement.

Name Heidi Kone *Please print*

Signature Heidi Kone

Address 10233 Linares St.

Use back of sheet if additional space is necessary.

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Comments: We have been in PQ for over 40yrs. My husband golfs and used this coarse. Needless to say we are very dissapointed to have gottin to this stage. We already have Traffic jams and, slow moving, added to having to go out of our neighborhood to do shopping. All we need is more congestion. Lots are going to go up at PQ village already, have you tkeit in mind?

Thankyou

Name *Please print* Mariella P.F. Birdsall **Signature** M Birdsall

Address 15305 Andorra Way,

Use back of sheet if additional space is necessary.

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Comments: Please develop the defunct golfcourse. The tall weeds, chain length fence and abandoned property has brought blight to our neighborhood. We support the concept of the Junipers project, and like the conceptual look of the houses. I think this is a great solution, providing a 55+ community. Our entire PQ Glens neighborhood will benefit from the amenities, walking trails and beautification of the area. Please approve this project.

I have lived in PQ Glens since 1981.

Name Trevor D'acosta *Please print*

Signature

Address 11208 Linares St.

Use back of sheet if additional space is necessary.

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Comments: Do Not change the Zone!!
Study ultimate uses for the land
#1 SAFTEY is at risk - neighbors
Traffic is already horrible getting in/out
Keep some open space for future
Find alternate options for the property & citizens
SAFTEY for the children at Rolling Hills
Youre proposed open space is minimal at best
Do NOT change the zone without
Traffic is going to be greatly impacted
Fire, rescue personel will be unable to get in
& out of our neighborhood
How will people be able to traverse
Penasquitos & Carmel Mountain Rd?
CalTrans will not allow the crazy idea on the off ramp

Name Vicki Kenny *Please print* **Signature** Vicki

Address 15165 Andorra

Does anyone care about us long term tax paying residence?

Use back of sheet if additional space is necessary.

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Comments: I understand that this land needs to be utilized for housing → there is a housing shortage in San Diego, and, the city is pushing this project to maximized property tax dollars + help the housing shortage for low income housing / senior housing. However, we need to make a rational and safe plan. The density that is proposed is not reasonable or safe. There will be an impact on our schools as 55+ people, these days, have school age children. They work until they are mid 60 years of age or older. This will make an impact on traffic. I don't see how the amount of cars (a family of 4 will likely have 3-4 cars) coming OUT of 1 exit (at Janal / Penasquitos Dr) is safe, or how it could possibly pass traffic studies. (work in

Name Chris Slaven *Please print* **Signature** Chris Slaven

Address 14563 Yukon St, San Diego, CA 92129

Less density, more open green space.

Use back of sheet if additional space is necessary.

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Comments: My concern with the development is with regard to traffic and safety. The neighborhood only has one main entrance and exit, two if you consider Cuca Street. The addition of Cresta Bella has already added to daily congestion and safety for the neighborhood. The renovation of the low income housing will definitely increase cross traffic flow at the Carmel Mountain / Rendsquitos Dr. intersection and compromise evacuation flow and daily safety. If this development were to proceed, that congestion and concern for safety will be severly compounded. Unless another entrance and exit to the neighborhood is created, I am seriously concerned for my family's safety, both in an emergency and on a daily basis.

Name Brent Garriepy *Please print* **Signature** Brent Garriepy

Address 14827 Del Diablo Ln, 92129

Use back of sheet if additional space is necessary.

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Comments:

Exit option - bridge over freeway to Rancho Carmel Dr

Please review traffic impact to intersection of Rancho Carmel Dr & Carmel Mtn Rd. This community shops in Carmel Mtn.

Name Melanie Rodriguez *Please print*

Signature [signature]

Address 11223 Del Diablo St, San Diego 92129

Use back of sheet if additional space is necessary.

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Comments: WHEN THE DOUBLETREE (NOW KARLAW) WAS BUILT, THE DEVELOPERS NEEDED A CUP (CONDITIONAL USE PERMIT). THE GOLF COURSE WAS A PART OF THE C.U.P.

NOW THAT THE DOUBLETREE SOLD THE GOLF COURSE, DEVELOPERS WANT TO BUILD ON THE LAND. HOWEVER, SAN DIEGO MUNICIPAL CODE, CHAPTER 12, ARTICLE 6, DIVISION 3 SECTION 126.0302(c) SAYS: ~~[illegible]~~ "THE PRIVILEGES AND CONDITIONS OF A CONDITIONAL USE PERMIT ARE A COVENANT THAT RUNS WITH THE LAND AND, IN ADDITION TO BINDING THE PERMITTEE, BIND EACH SUCCESSOR IN INTEREST".

THIS PROJECT VIOLATES SAN DIEGO MUNICIPAL CODE, AND SHOULD NOT BE ALLOWED TO PROCEED.

Name RONSal KUNG *Please print*

Signature [signature]

Address 14723 PENASQUITOS DR

Use back of sheet if additional space is necessary.

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Comments:

I see 33 North's goal #1 is to preserve + enhance the existing property values of adjoining neighboor → I don't see how this can be achieved since the only reason I moved into my home was because it was on openspace (as stated in the communiting plan) aka: the golf course. I paid extra money ~~to~~ for my home to be on the golf course, so no my property values will not be preserved or enhanced.

Name Donna Pierzina *Please print* **Signature**

Address 15145 Andorra Way

Use back of sheet if additional space is necessary.

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Comments: What other uses for the property have explored besides residential?
Can it be sold to the city for use as a park or reservoir for instance?
How about a winery?
There has to be a better solution besides putting the current residence at risk.
We waited over an hour to evacuate during the last fires. Now not only are we going to have try to get out with planned added units to The Villages but you want to throw in another 500 units.
The current intersection (the only one to get in and out of) ~~this~~ and existing layout of roads was not designed for this many people.

Name Dana Pierzina *Please print*

Signature [signature]

Address 15145 Andorra Way

Use back of sheet if additional space is necessary.

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Comments: Based on the criteria to modify/amend the Community Plan, what benefit does loosing this open space provide for the Glens? Why would we exchange 114 acres of open space for 3 acres of park?

The egress from CMR is too close to the freeway entrance.

All traffic, as currently designed, will dump on to PQ Drive. There needs to be another option.

Look at building an over pass to Rancho Carmel (RD (by Post Office)

Concern about roof ~~height~~ heights, need 1 Story homes

Name Joe Pierzina *Please print*

Signature [signature]

Address 15145 Andorra Way San Diego, CA 92129

Use back of sheet if additional space is necessary.

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Comments: The original community plan clearly and exhaustive ~~States~~ reasons, given conditions and home density already in existence, to KEEP THE SPACE which was Previously occupied by the GOLF COURSE AS OPEN SPACE. One, among many, factor was the issue of SAFETY in event of evacuation. WITH The additional increases in housing density that have already occured, there is alot of traffic just during non-busy times of day. With "The Villages" development once again affecting traffic & density, the SAFETY issue is only magnified given the original community plan. ANY proposed studies may not address all factors needed to allow evacuations in event of true NEED. WOULD ANYONE with or without family, children, grandchildren or otherwise want or even Consider living in a neighborhood where they did NOT KNOW IF THEY COULD GET OUT?

Name DANIEL JACOBS *Please print* **Signature** [signature]

Address 14981 SATANAS ST, SAN DIEGO, CA 92129

Use back of sheet if additional space is necessary.

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Comments:

We, at 14799 Caminito Orense Este, are against the development of The Juniper's plans for 55+ Community housing. Those plans are completely profit driven and there is no to very litle regards towards the current residents, safety, wild life on the open space. I've witnessed a vast variety of birds, rabbits, even a falcon near my backyard. The size of the "planned" park is ridiculious compared to the units planed to be built.

Name Resul Senturk *Please print* **Signature**

Address 14799 Caminito Orense Este, 92129

Use back of sheet if additional space is necessary.

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Comments: This development is right in my backyard — I would be directly affected by the construction of this space. It's baffling to meet that just down the street they forced out low-income housing for an (Penasquitos Village) elderly population & will now be building, presumably a higher-end 55+ community. ~~There~~

Our water lines may be affected & traffic would be a nightmare — consider families visiting or ambulances tearing through our neighborhood. The City has a goal to reach sustainability & I think ~~this is more~~ & not enough is being done to mitigate the developmental impacts of this project.

We need more low-mid income housing in the area. More research needs to be done for medical accessibility also.

Name Alyssa C. Senturk *Please print*

Signature Alyssa

Address 14799 Camnito Orense Este 92129

Use back of sheet if additional space is necessary.

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Comments:

Safety concerns for emergency evacuation

This is already a safety concern, and only exasperated with further development

I feel 33 North is doing all they can. I believe this concern resides with the City of San Diego to ensure safety of all citizens.

Name Jennifer Reitz *Please print* **Signature**

Address 14742 Caminito Orense Oeste San Diego CA 92130

Use back of sheet if additional space is necessary.

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Comments: THE DEVELOPER HAS FAILED TO PROVIDE ADEQUATE INFO OR ANSWERS ON A REALISTIC ACCESS PLAN. EIR NEED TO ADDRESS THIS AND THE IMPACT OF THE DEVELOPMENT ON THE WHOLE COMMUNITY, NOT JUST THE GLENS. THE CURRENT ROAD SYSTEM ~~BBA~~ ONLY JUST ABUT COPES AT PEAK TIMES

Name TIM CLAYTON *Please print*

Signature _____

Address 10659 MATHIESON, CA 92129

Use back of sheet if additional space is necessary.

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Comments: We are hugely concerned about our safety and well-being in case of an emergency !! SAFETY FIRST !!! It will be a hazardous situation if/when there is a mandatory evacuation. Where are we all to go ???? We need answers (solid answers). No beating around the bush! We expected to have questions answered at this meeting..... hmmm There is only 1 access emergency road by foot! WE WANT ANSWERS

Name Miriam Sliter *Please print* **Signature** M. Sliter

Address PO Box 502575 92150

14844 Satanas St. 92129

SD

Use back of sheet if additional space is necessary.

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Comments: HOW IS DUDEK QUALIFIED TO MAKE SAFETY ASSESSMENTS WHEN THEY ARE AN ENVIRONMENTAL COMPANY? PLEASE PROVIDE THEIR QUALIFICATIONS AND CERTIFICATIONS. DO THEY HAVE A SAFETY CSP? OR FIRE PROTECTION ENGINEER?

I WOULD LIKE TO SEE THEIR RISK ASSESSMENT METHODOLOGY

Name RONSON KUNZ *Please print*

Signature Ronson Cs Kunz

Address 14723 PENASQUITOS DR

Use back of sheet if additional space is necessary.

THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

PUBLIC SCOPING MEETING

THE JUNIPERS/PROJECT NO. 586670

WEDNESDAY, APRIL 18TH, 2018

This meeting is being held to give the public and interested parties an opportunity to submit comments regarding the potential environmental impacts of the proposed project. This information will be used to develop the scope and content of the Environmental Impact Report (EIR) for the project displayed at this meeting. Please record your comments in the space provided below and submit this form to City staff at the meeting or by mail. Thank You.

Comments:

It amazes me that approx 8 years into looking at redevelopment of the golf course (from multiple developers), the major problem has still not been addressed. The on/off ramps to the freeway to/from PQ North is still not being seriously looked at. Egress in an emergency will be stymied.
Also, any park development should have a dog park incorporated. Closest one is on SALMON RIVER.
DB

Name DAVID BIRDSALL *Please print*

Signature D Birdsall

Address 15305 ANDORRA WAY, SD, CA 92129

Use back of sheet if additional space is necessary.

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Comments:

Please ensure embankment between social loop and del diablo st homes is reinforced. Lack of maintenance to ~~the~~ embankment is causing it to fail and there is slope deterioration.

Any new park needs a bathroom. Rolling Hills does not have one & we need at least one local park for little ones that has restroom available. Otherwise park is useless.

This community cannot handle medium density. Plan should not be allowed to expand past existing proposal. Any rezoning should be conditional ~~to~~ this specific proposal.

Name Melanie Rodriguez **Signature** Melanie C Rodriguez
Please print

Address 11223 Del Diablo St, SD 92129

Use back of sheet if additional space is necessary.

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Comments:

As of today both the city and the Juniper have not provided Answers about the Safety, Infastructure, the Impact on our quality life, school, crime, etc. ~~These~~ These issues are happening today prior to the development. The question is how do you move forward while there are so concerns that can't be addresed !

Name Thy Hoang *Please print* **Signature** [signature]

Address 11291 Del Diablo St, San Diego, CA 92124

Use back of sheet if additional space is necessary.

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Comments:

1) OWLS, HAWKS AND DOZENS OF BIRDS LIVE ON THE OPEN SPACE DIRECTLY IN FRONT OF MY BACKYARD.
2) REMOVING THESE TREES WILL ELIMINATE THEIR HABITAT
3) ADDING A TRAFFIC-LIGHT FOR THE PROFIT OF A COMPANY IS NOT ONLY UNETHICAL BUT SHOULD BE ILLEGAL
4) I BARELY MANAGED TO ESCAPE DURING THE LAST TWO WILDFIRES. CAN'T IMAGINE ADDING 500-1000 ADDITIONAL CARS ON THE ROAD.
5) I CAME TO THIS NEIGHBORHOOD 12 YEARS AGO BECAUSE OF THE OPEN SPACE.

Name JON PAK *Please print*

Signature

Address 11042 DEL DIABLO ST (619 957 0496)

Use back of sheet if additional space is necessary.

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Comments: My husband & I live at the far end of PQ. If a fire should begin we would be one of the last to be able to evacuate. Being able to exit this area is a huge concern.

The new development along Carmel Rd will also add a 1,000 cars trying to get out.

Our community is tight knit & you're are turning our nice little community into a huge traffic jam.

Name Diane Affoldy *Please print* **Signature** Diane Affoldy

Address 15525 Andorra Way S.D CA 92129

Use back of sheet if additional space is necessary.

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Comments: Study the effects of building that close to a freeway. What are the negative effects on the freeway on a quality of life and health risks.

Study the cumulative effect of this proposed project along with the Villages, and the increased density of Creste Bella on infrastructure and traffic

Name _____ **Signature** _____
Please print

Address _____

Use back of sheet if additional space is necessary.

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Comments: ~~What studies h~~

Need to study alternative uses of the property that would maintain the oper Space designation. Could the property be sold to the city or another entity to operate as a park? Could the property become a winery/vineyard and event center (weddings, etc). Could the property be used as a for profit Soccer, Sport fields? Could the property be used for Top Golf?

The traffic study needs to account for a higher traffic count than will be considered for retirees. I'm 53 and will be working/commuting for many years to come.

Name Joe Pierzina *Please print* **Signature**

Address 15145 Andorra Way San Diego, CA 92129

Use back of sheet if additional space is necessary.

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Comments: I am very concerned about the traffic into and out of our neighborhood. Except for the emergency narrow opening at the north end of Andorra Way, Penasquitos DRive is the only street in and out. That proposed entrance only off Carmel Mtn Rd will be a nightmare. Traffic from across the freeway from Carmel Mtn Ranch already backs up.

The developer has proposed low density but the city wants to increase that. I am totally against any increase in density.

Back to the issue of traffic, some say it won't be so bad because it is 55 and older proposal. However, many people are working at least till age 70.

As a resident of this neighborhood for over 30 years I would prefer the property be left as open space or one large neighborhood park.

Name Mike Denen *Please print* **Signature** Mike Denen

Address 15544 Andorra Way San Diego, CA 92129-1110

Use back of sheet if additional space is necessary.



800-843-7348 - **SOUSA.COM** - 877-843-8443

In Re: The Junipers by 33North Development Group

City of San Diego Public Notice of Preparation of an Environmental Impact Report & Scoping Meeting

I.Q. No. 24007629

Date: 04/18/2018
Job #: 609625

Court Reporting – Videoconferencing – Trial Presentation – Nationwide Networking

Hermosa Beach - **Irvine** - **Riverside** - **San Diego** - **Las Vegas**

Dismantling of this transcript will void the Reporter's Certificate

THE CITY OF SAN DIEGO

DEVELOPMENT SERVICE DEPARTMENT

PUBLIC NOTICE

OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

AND SCOPING MEETING

I.Q. No. 24007629

WEDNESDAY, APRIL 18, 2018

SAN DIEGO, CALIFORNIA

Reported by:
Joyce Holbrook

Appearances of Speakers:

Genie Lovorn

Tim Clayton

Yuri Koral

Sarah Clayton

WEDNESDAY, APRIL 18, 2018

Evening session

* * *

MS. GENIE LOVORN: In any emergency situation where we have to evacuate Penasquitos, how are we going to evacuate safely all the people that are back in the hills who have lived here for many years?

They are proposing putting thousands of people out here in front of us, and they are going to have priority closeness to the freeway, how are the rest of us going to get out? It's going to back up traffic. We're interested in the safety features and how we can be protected.

* * *

MR. TIM CLAYTON: I'm very concerned about safety aspects of the proposal. This really concerns the access in and out. It's inadequate for the number of residents they're planning to put here and the impact on these additional residents in the area of the existing road system in the community. So how does it impact the existing project?

Go back to the beginning.

My concern is about the safety aspects of access and the impact of the existing community, the new development of the existing community's road access, traffic; right; and access in the emergency. It's a big concern for most people. The problem is, is this road here is the only in and out, right, for all of those people who live up there. Not just the new development but everything behind it. In these days because of, you know, Katrina, and everything else, when they have a fire they tend to evacuate whole sways of people. So if you get a massive evacuation, even if don't have a fire, you just choke the whole area.

The community here was developed a long time ago, right. Now, all this filling stuffy, they don't have a good solution to access for the people, so they can build 500 houses and then that which is a thousand cars.

* * *

MR. TIM KORAL: The property owner should do whatever they want to do. I don't care what we say. They're going to do whatever is best for the property, that's number one. What I prefer they

should do is, allow people -- community -- for a fee -- for a fee mind you -- to access facility in the community, to preserve community. You don't want people to walk around who don't live, that's not -- that doesn't make no sense whatsoever. Do you see my point? I think we all want the great parks -- I guarantee you, make the park, nobody is going to be here. Because parks are different for people.

But if you want to preserve the property for the owners, you know, the homeowners, then we should pay a fee to have access to a facility -- swimming pool, whatever park there is, like an association fee or allow you us to pay for it. That's a much better deal for everyone.

Does that make sense?

It's a private property, so we'd like to infringe upon our private property. That's -- that's their property. Okay. I mean, they do what's best for them to make a profit in order to survive. Unfortunately, it costs lots of money because I bet is going to be very, very expensive.

* * *

MS. SARAH CLAYTON: My concerns are

primarily with air quality. Aside from the impacts that the construction of 536 dwellings will have on the surrounding community, what will the ongoing effects be with all these additional people living here?

The golf course has contributed to the "green living" in this northeast corner of Penasquitos. Without it, there is only Black Mountain Reserve to fulfill that function. Additionally, the ambient noise will increase significantly without the golf course, green space to buffer the freeway noise. The increased noise levels and additional street lighting will affect birds, mammals, and reptiles found within this area.

* * *

REPORTER'S CERTIFICATE

STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE)

I, JOYCE HOLBROOK, CSR NO. 9041, in and for the State of California, County of Riverside, do hereby certify that the foregoing transcript, consisting of pages 1 through 7, inclusive, is a true and correct transcript of my shorthand notes, and is a full, true and correct statement of the proceedings had in said cause.

Dated this 18th day of April, 2018.



Joyce Holbrook
RPR, CSR #9041