

**DEPARTMENT OF CALIFORNIA HIGHWAY PATROL**

San Diego Area  
5902 Kearny Villa Road  
San Diego, CA 92123  
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March 30, 2020

File No.: 645.13962.15606

Governor's Office of Planning & Research

APR 06 2020

STATE CLEARINGHOUSE

State Clearinghouse  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

Subject: SCH# 2018041032

The San Diego Area of the California Highway Patrol recently received the referenced 'Notice of Completion' environmental impact document from the State Clearinghouse (SCH).

Our concern relates to the proposed construction of more than 536 residential units west of Interstate 15, north of Carmel Mountain Road. At this location, Interstate 15 serves as a major artery between north San Diego County residents and the city of San Diego. Based on the increased number of vehicles associated with the proposed residential unit construction, this project could have a negative impact on our operations due to increased traffic congestion and collisions within our jurisdiction.

If you have any questions regarding these concerns, please contact Lieutenant Noel Coady at (858) 293-6000.

Sincerely,

*T. Cooper*  
T. COOPER, Captain  
Commander

*File 3*

Enclosure



**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 (PTS NO. 586670)

Lead Agency: City of San Diego Contact Person: Sara Osborn  
Mailing Address: 1222 First Avenue, MS 501 Phone: (619) 446-5381; sosborn@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  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.)  Draft EIS  Other \_\_\_\_\_  
 Mit Neg Dec Other \_\_\_\_\_  FONSI

**Local Action Type:**

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

**Development Type:**

Residential: Units 536 Acres 112.3  Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  ~~Government Office of Planning & Research~~  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Other \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archaeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Wildlife  
 Coastal Zone  Noise  Solid Waste  Growth Inducing  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Land Use  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  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, RM-3-7, (Residential-Multi Unit) and OR-1-1, OP-1-1 (Open Space)  
Present Community Plan Designation: Open Space. Proposed Community Plan Designation: Residential - Low (5-9 DU/AC)

**Project Description:** The project includes a Site Development Permit, Planned Development Permit, General Plan Amendment, Community Plan Amendment, CIPOZ, Rezone, Vesting Tentative Map, Sewer Easement Vacation and Variance from the Inclusionary Housing Regulations to develop 536 residential units on a vacant 112.3-acre property adjacent to 14455 Rancho Peñasquitos Boulevard. The project entails the development of a vacant property (non-operational golf course) to create a residential subdivision with 455 multi-family attached and

detached residences for those aged 55 and above, a three-story building with 81 senior affordable multi-family apartments, a 2.87-acre (net) public park, privately owned/publicly accessible 2.75-mile "Social Loop" trail, 0.52-acre privately-owned/publicly accessible park with mobility amenities, other private open space/parks and recreational amenities for project residents' use, and internal streets. Retaining walls around the site perimeter would vary from 3 to 12 feet high. The residential privacy fencing along the eastern edge of the property will be designed to also protect project uses from I-15 noise. The project would be fully landscaped and would incorporate a variety of sustainable design features. Utilities to serve the project are available in the immediate vicinity.

Vehicular access to the project site would be provided from Peñasquitos Drive at the existing intersection with Janal Way, and from a new right-in only access road off of Carmel Mountain Road (including provision of a new deceleration lane for right-turning traffic and an emergency-only egress right-out lane from the project site onto Carmel Mountain Road). The project would provide a roundabout at Janal Way/Peñasquitos Drive/Project Access and a traffic signal at Cuca Street/Peñasquitos Drive/Hotel Karlan Driveway. The project also would improve and retain an existing fire/emergency access/egress connection from Del Diablo Street to the northwestern portion of the project site, as well as an existing off-site emergency access/egress between Andorra Way and Corte Raposo. As part of the project approval, a General Plan Amendment is needed to change the designated land use from "Open Space" to "Residential" and an amendment to the Rancho Peñasquitos Community Plan is needed to change the on site designated land uses to a combination of Low-Medium Density Residential (i.e., 5 to 10 dwelling units per developable acre), open space, and parks, including both neighborhood and commercial parks. The project also proposes a zoning change from residential and commercial zones RS-1-14 and CV-1-1 to residential and open space zones RM-1-1, RM-3-7, OR-1-1, and OP-1-1. A Community Plan Implementation Overlay Zone would be placed over the residentially zoned portions of the site to require discretionary review of site development proposals. Permits will be required from the Army Corps of Engineers and the Regional Water Quality Control Board to impact and reestablish an unvegetated ditch that runs through the eastern portion of the site.

### Reviewing Agencies Checklist

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

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

\_\_\_\_\_ Health Services, Department of  
\_\_\_\_\_ Housing & Community Development  
\_\_\_\_\_ Integrated Waste Management Board  
\_\_\_\_\_ Native American Heritage Commission


\_\_\_\_\_ Other \_\_\_\_\_  
\_\_\_\_\_ Other \_\_\_\_\_

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

Starting Date February 19, 2020 Ending Date April 6, 2020  
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**Lead Agency (Complete if applicable):**

Consulting Firm: \_\_\_\_\_ Applicant: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_

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Signature of Lead Agency Representative:  Date: 2/18/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.