

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

☐ 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 _____

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 112.3

☐ 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, 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 _____

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

Starting Date February 19, 2020 Ending Date April 6, 2020

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: _____
Address: _____ Address: _____
City/State/Zip: _____ City/State/Zip: _____
Contact: _____
Phone: _____

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

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