## Form F

## Summary Form for Electronic Document Submittal

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #:804	1032 -	
Project Title:	he Junipers	
Lead Agency: _C	ity of San Diego	
Contact Name:Sara Osborn		
Email:	)sandiego.gov	Phone Number:619-446-5381
Project Location	Parcel 3 of Parcel Map No. 21621	City of San Diego, County of San Diego
	City	County

Project Description (Proposed actions, location, and/or consequences).

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 street. 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

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

Transportation/Circulation: Significant direct and cumulative impacts would occur at the Peñasquitos Drive/Cuca Street/Hotel Street/Hotel Karlan Driveway and the mitigation is to construct a traffic signal at Peñasquitos Drive/Cuca Street/Hotel Karlan Driveway with dedicated left-turn lanes and a single-lane roundabout at Peñasquitos Drive/Janal Way/project Access. Biological Resources: Construction of the project would result in significant impacts to the man-made drainage feature. Impacts to waters of the U.S./State would require notification to the USACE for issuance of a Section 404 CWA permit and notification to the RWQCB for issuances of a Section 401 CWA permit from the RWQCB. Impacts to CDFW-jurisdictional streambed will be mitigated at a minimum 1:1 ratio. Impacts to CDFW-jurisdictional resources would require notification to the CDFW for a CFG Section 1602 Streambed Authorization Agreement. Historical Resources and Tribal Cultural Resources: Archaeological and tribal monitoring is required as mitigation because the potential exists for subsurface resources to occur on the property. Health and Safety: A soil management plan is required during construction to mitigate for residue from the previous handling and storage of hazardous materials.

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

Issues of controversy raised in response to the NOP include concerns related to traffic (congestion of local streets and highways, safe access to and from site), multimodal transportation, public health and safety, fire and emergency evacuation, public services (schools, police protection, fire protection), wildlife migration and biological resources, water supply and conservation, aesthetics (views, visual impacts, community character), cumulative impacts, utilities and their associated easements, parks and recreation (trail usage), open space, parking, lighting, land use (affordable housing, community integration, community plan consistency), grading and construction, hazardous waste, geotechnical and soil impacts, energy conservation, and growth inducement.

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

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

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

• U.S. Army Corps of Engineers: Clean Water Act Section 404 authorization

San Diego County Airport Land Use Commission: Consistency Determination

Caltrans: Right-of-Way Encroachment Permit