

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

Appendix I3

AB 52 Documentation

February 2020

May 16, 2018

Mr. Clint Linton, Director of Cultural Resources
Iipay Nation of Santa Ysabel
P.O. Box 130
Santa Ysabel, CA 92070

Sent via E-mail

SUBJECT: **Project Notification for Assembly Bill (AB) 52 Consultation – The Junipers (Project No. 586670)**

Dear Mr. Linton:

In accordance with Public Resources Code § 21084.2, the City of San Diego as Lead Agency is requesting government-to-government consultation as your tribe is traditionally and culturally affiliated with the geographic area of the above referenced project. As required by Public Resources Code, § 21080.3.1, consultation must take place prior to a formal environmental determination being made for a project.

The attached archaeological resources report for The Junipers project recommends archaeological and Native American monitoring during ground disturbing activities. An EIR is being prepared for the project which will include the required monitoring and monitoring will be made a condition of project approval.

The following is a description of the proposed project:

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).

At your earliest convenience, please complete a review of this proposed project and please notify the City if "government-to-government" consultation is necessary pursuant the requirements of **AB 52** within **30 Days of receipt of this letter**. Should the City not receive a response within **thirty (30) days**, it will be presumed that you have declined consultation. A detailed location map exhibit is attached for your reference. If you have any questions or need clarification regarding this project, please contact me at (619) 446-5379 or at mbrunette@sanidiego.gov.

Sincerely,



Mark Brunette, Senior Planner
Development Services Department

Attachments: Archaeological Resources Report Form

cc: Myra Hermann Tribal Liaison, Planning Department

From: Red Tail Monitoring & Research Inc
To: [Brunette, Mark](#)
Cc: [Lisa Cumper](#); lcumper@jamulindianvillage.com; [Herrmann, Myra](#)
Subject: Re: PTS 586670 – The Junipers project - AB 52 Notification
Date: Friday, May 18, 2018 1:37:47 PM

Hi Mark, i agree with the mitigation measures and have no further comments for AB52 related to this project. We can close consultation for SY on this one. Thanks and have a good weekend! Clint

Sent from my iPhone

On May 16, 2018, at 11:30 AM, Brunette, Mark <MBrunette@sanidiego.gov> wrote:

Lisa and Clint,

Please see the attached AB 52 Initial Notification Letter for PTS 586670 – The Junipers project. I have also attached the archaeological resources report for the project which recommends Native American and archaeological monitoring during ground disturbing activities. Native American and archaeological monitoring will be included as required mitigation in the EIR for the project, and will be a requirement in the project's conditions of approval. Please inform us if further AB 52 Consultation is desired for this project (within 30 Days of receipt of the hardcopy) and we'll be happy to coordinate accordingly. Please let me know if you have any questions.

Sincerely,

Mark Brunette

Senior Planner

City of San Diego

Department of Development Services

Environmental Analysis Section

1222 First Avenue, MS 501

San Diego, CA 92101

O: (619) 446-5379 F: (619) 687-5982

<AB 52 Notification Letter Iipay The Junipers.pdf>

<AB 52 Notification Letter Jamul The Junipers.pdf>

<NDG-01. The Junipers Archaeological Survey_040218.pdf>

May 16, 2018

Ms. Lisa Cumper, Secretary/Treasurer
Jamul Indian Village
P.O. Box 612
Jamul, CA 91935

Sent via E-mail

SUBJECT: Project Notification for Assembly Bill (AB) 52 Consultation – The Junipers (Project No. 586670)

Dear Ms. Cumper:

In accordance with Public Resources Code § 21084.2, the City of San Diego as Lead Agency is requesting government-to-government consultation as your tribe is traditionally and culturally affiliated with the geographic area of the above referenced project. As required by Public Resources Code, § 21080.3.1, consultation must take place prior to a formal environmental determination being made for a project.

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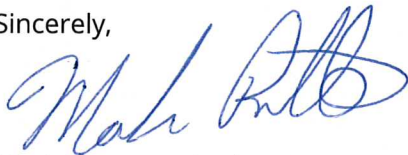
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Development Services Department

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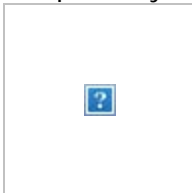
From: lcumper@jamulindianvillage.com
To: [Brunette, Mark](#)
Cc: [Red Tail Monitoring & Research Inc](#); [Herrmann, Myra](#)
Subject: Re: PTS 586670 – The Junipers project - AB 52 Notification
Date: Monday, May 21, 2018 9:32:35 AM

Hi Mark,

Jamul agrees with the mitigation measures and no further comments for AB-52 for this project.

Thank you,
Lisa

Respectfully,



Lisa K. Cumper

Tribal Office Assistant/
Tribal Historic Preservation Officer
Jamul Indian Village of California

P.O. Box 612, Jamul CA 91935
desk: 619.669.4855
cell: 619.928.8689
fax: 619.669.4817

email: lcumper@jiv-nsn.gov
web: www.jamulindianvillage.com

Forget not that the earth delights to feel your bare feet and the winds long to play with your hair - Khalil Gibran

On Fri, May 18, 2018 at 1:55 PM, Brunette, Mark <MBrunette@sandiego.gov> wrote:

Thank you Clint. Have a great weekend too!

Mark

From: Clint Linton [mailto:CJLinton73@aol.com]
Sent: Friday, May 18, 2018 1:38 PM
To: Brunette, Mark <MBrunette@san Diego.gov>
Cc: Lisa Cumper <lcumper@jiv-nsn.gov>; lcumper@jamulindianvillage.com; Herrmann, Myra <MHerrmann@san Diego.gov>
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