



THE CITY OF SAN DIEGO

DATE OF NOTICE: February 19, 2020

# PUBLIC NOTICE OF AVAILABILITY DRAFT ENVIRONMENTAL IMPACT REPORT

DEVELOPMENT SERVICES DEPARTMENT

SAP No.: 24007629

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The City of San Diego Development Services Department has prepared a draft Environmental Impacts Report (EIR) for the following project and is inviting your comments regarding the adequacy of the document. The draft EIR and associated technical appendices have been placed on the City of San Diego web-site at <https://www.sandiego.gov/city-clerk/officialdocs/public-notices> under the "California Environmental Quality Act (CEQA) Notices & Documents" section. In addition, the Notice was also distributed to the Central Library as well as the Rancho Peñasquitos Branch Library.

**Comments must be received by April 6, 2020** to be included in the final document considered by the decision-making authorities. Please send your written comments to the following address: **Sara Osborn, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to [DSDEAS@sandiego.gov](mailto:DSDEAS@sandiego.gov) with the Project Name and Number in the subject line.

## General Project Information:

- Project Name: The Junipers
- Project No. 586670 / SCH No. 2018041032
- Community Plan Area: Rancho Peñasquitos
- Council District: 5

**Project Location:** The project site is located on approximately 112.3 acres, 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 and is comprised of disturbed habitat and ornamental vegetation from a non-operational 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, south and 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:** A 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. (LEGAL DESCRIPTION: Parcel 3 of Parcel Map No. 21621, in the City of San Diego, County of San Diego, State of California, filed in the office of the County Recorder of San Diego County on September 13, 2018 as Instrument No. 2018-7000350 of official records.) The site is not included on any Government Code listing of hazardous waste sites.

**Applicant:** Carmel Land LLC

**Recommended Finding:** 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 Public Health and Safety. All other impacts analyzed in the EIR were found to be less than significant.

**Availability in Alternative Format:** To request this Notice, the draft EIR, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

**Additional Information:** For environmental review information, contact Sara Osborn at (619) 446-5381. The draft EIR and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. If you are interested in obtaining copies of the draft EIR or the separately bound technical appendices, they can be purchased for an additional cost. **For information regarding public meetings/hearings on this project, contact Jeff Peterson at (619) 446-5237.** This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on February 19, 2020.

Gary Geiler  
Deputy Director  
Development Services Department