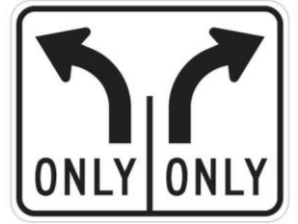


CIRCULATION

We have compiled the concerns we’ve heard over the past year of community outreach, including what we learned from Charrette 3: Circulation, which specifically focused on issues of vehicle, pedestrian and bicycle travel.

Community suggestions incorporated in The Junipers plan:

- **Elimination of through traffic on Janal Way** –The new neighborhood connector road in The Junipers will terminate with a right only/left only signal at Peñasquitos Dr. to prevent thoroughfare traffic west on Janal Way
- **Additional emergency evacuation access** – The new neighborhood connector road at Carmel Mountain Rd. reduces impacts to the Peñasquitos Dr./Carmel Mountain Rd. intersection and provides an additional exit in the event of emergency evacuation.
- **Enhancements for pedestrian and bike safety** – The Junipers will incorporate safety measures that minimize conflicts with cars and increase the visibility of pedestrians and cyclists.
- **Reduction of traffic impact by limitation to residents age 55+** – The restriction of The Junipers as an active-adult, age qualified (55+) only community eliminates additional school drop off/pick up trips and reduces overall daily and peak time trips.



All-Ages compared with Age-Qualified		Daily Trip Ends (ADTs)		AM Peak Hour Volume			PM Peak Hour Volume				
Land Use	Units	Rate	Volume	% of ADT	In	Out	Total	% of ADT	In	Out	Total
All Ages Residential	480	10	4,800	8%	77	307	384	10%	336	144	480
The Junipers Age-Qualified (55+) Residential	480	4	1,920	5%	38	58	96	7%	80	54	134

Additional items currently under review:

- **Existing and potential ingress and egress issues and possible solutions**
 - Sensitivity analysis at Carmel Mountain Rd. and Interstate 15
 - Traffic calming measures
 - Stacking on Carmel Mountain Rd.
 - Alternative intersection treatments (i.e. roundabout v. stop light)
- **Signalization and/or controlled stops including but not limited to:**
 - Peñasquitos Dr. at Del Diablo St.
 - Peñasquitos Dr. at Del Diablo Way
- **Cumulative impact** of surrounding projects, including changes to PQ Villages

These items were studied and not incorporated in The Junipers plan:

- **Extension of Peñasquitos Dr. north for access to Camino del Norte** – According to the Rancho Peñasquitos Community plan, Peñasquitos Dr. was “previously designated as a four-lane collector is now recommended for classification as a local street due to rough topography and low anticipated traffic” – page 84
- **New Interstate 15 ramp(s)** – The preliminary traffic study for indicated we do not have enough units to warrant approval from CalTrans for new on/off ramp(s)
- **Higher density alternatives** – The preliminary traffic study indicated unmitigable impacts with the San Diego Planning Commission’s high-density recommendation

Age-Qualified (55+) Residential		Daily Trip Ends (ADTs)		AM Peak Hour Volume			PM Peak Hour Volume				
Land Use	Units	Rate	Volume	% of ADT	In	Out	Total	% of ADT	In	Out	Total
Planning Commission Recommendation	2,500	4	10,000	5%	200	300	500	7%	420	280	700
Preliminary Vision	570	4	2,280	5%	46	68	114	7%	96	64	160
The Junipers	480	4	1,920	5%	38	58	96	7%	80	54	134