

Dear Neighbor,

Since our last letter (10/12/18) we've been hard at work refining the plans for The Junipers to reflect what we've heard from our neighbors, responding to City comments on our application and preparing the project Environmental Impact Report.

Since coming on as the community builder for The Junipers, we've given a series of presentations to the Rancho Peñasquitos Planning Board Land Use Committee (RPPB LUC) on the most pertinent aspects of The Junipers. We've received some great feedback and are diligently working to incorporate your feedback when possible.

In case you missed it:

All of our presentations and exhibits are posted to the website: www.connecttheglens.com/blog-2019. We encourage you to check them out and contact us with any questions.

10/26/18 – Meet & Greet Open House

We hosted an open house to give the neighborhood the opportunity to meet members of the Lennar team. Exhibits included an overview of The Junipers, refinements to landscaping and an introduction to the formal General Development Plan (GDP) park planning process.

12/6/18/19 – RPPB Land Use Committee. Topic: Lennar introduction

Jeff Warmoth (33North) introduced the Lennar team to the RPPB LUC and we reiterated our commitment to the community-responsive planning that went in to The Junipers. While we understand we can't make everyone happy, we are proud to maintain the foundation of The Junipers as an age-qualified community (exclusive to residents age 55+) which incorporates community benefits for our surrounding neighbors in the Glens.

There was some confusion that the unit count was increased, however this is not the case. The unit count remains 455 age-qualified homes and 81 affordable units for low-income seniors (536 homes in total). This unit count was the subject of The Junipers scoping meeting on 4/18/18 and is the basis for the Environmental Impact report which is still in process.

2/6/19 – RPPB Land Use Committee. Topic: Parks and Open Space

We heard your concern that the previously requested zoning of RM-1-1 would allow us to build substantially more units than the 536 we've shared. In response, we've revised our requested zoning to carve out designated open space which reduces our developable footprint and therefore decreases the number of units feasible on the property. The requested zones are: RM-1-1 - Allows for a variety of product types, RM-2-6 - Affordable housing, OR-1-1 - Open Space – Residential, and OP-1-1 - Open Space – Parks. (The current zoning for our property is RS-1-14 – Single Family Residential).

Roughly 35% of the property is within these two open space zones. The presentation also shared updates on the publicly-accessible Social Loop which will provide pedestrian connections for the Glens community to easily access the new neighborhood park and the amenities along the nearly 3-mile loop.

3/6/19 – RPPB Land Use Committee. Topic: Architecture

Attendees at the 10/26 Open House event shared with us the desire to have more visually appealing and diverse architecture. We took that feedback back to the drawing board (literally!) and refined the architecture so it not only meets the goals and design guidelines of the PQ Community Plan and complements the existing community character, but also reflects the history of PQ, specifically the early structures within Los Peñasquitos Canyon Preserve. In addition, single-story and two-story homes and the affordable housing building have been plotted to maintain views and address privacy concerns of adjacent neighbors. The animated fly-over video we shared at this meeting is posted to The Junipers community website: www.connecttheglens.com.

5/1/19 – RPPB Land Use Committee. Topic: Circulation and Mobility

The presentation focused on pedestrian, bicycle and vehicular circulation. Consistent with the goals and policy recommendations in the PQ Community Plan, The Junipers enhances pedestrian and bicycle circulation by linking to existing class II bike lanes and provides safe pedestrian crossings on PQ Dr.

Circulation (continued)

The restriction of The Junipers as an age-qualified (55+) community generates fewer overall daily and peak time trips than a traditional/all-age community.

Two roundabouts were proposed for PQ Dr. to address traffic impacts at the Janal Way and Cuca Dr. intersections. Studies showed that roundabouts would improve the flow of traffic on PQ Dr. while also addressing community concern about speed and pedestrian safety. Attendees at the meeting expressed their dislike for two roundabouts so we have removed the roundabout at Cuca Street. Additional analysis is in process and will be presented at a future RPPB meeting.

5/23/19 – PQ Rec Advisory Group unanimously votes to recommend approval of The Junipers' GDP

In partnership with the city of San Diego, we hosted a series of public workshops to create a General Development Plan (or GDP) for the new neighborhood park at The Junipers. (A GDP is a document that details the plan and design guidelines to build a new public park. San Diego Council Policy 600-33 outlines the requirements of the GDP process to collect and synthesize public input.)

Following two design workshops (3/28 and 4/25), the Peñasquitos Recreation Advisory Council voted on 5/23 to approve the GDP for the new public park at The Junipers! Renderings and site plans are available on our website:

www.connecttheglens.com/gdp-home.

Next, the City of San Diego Parks and Recreation Board will vote to approve the GDP. Once approved, the GDP will be part of the official project package which will be voted on by the City Council.

6/5/19 – RPPB Land Use Committee. Topic: Fire Protection Planning & Evacuation

The presentation began with an overview of the brush management and maintenance taking place on property. It was noted that even with regular maintenance, the property's existing condition poses greater fire risk than the proposed condition because The Junipers converts existing non-native fuels to managed, ignition resistant landscape and structures.

The Junipers includes three points of emergency ingress/egress able to be used by all residents of the Glens and future residents of The Junipers. During an emergency evacuation, first responders will determine the most appropriate routes for all (Glens and Junipers) residents.

The Junipers includes enhancements to the end of Andorra Way as a condition of approval. This means that upon approval of The Junipers, the evacuation road at the end of Andorra will be improved with new gates, enhanced brush management, and resurfaced pavement making it a viable option for ingress/egress in the event of an emergency evacuation. In its current state, the Andorra Way access road is not an option. As noted above, first responders will determine ingress/egress. We continue to work with City and SD Fire Officials and have confirmed this to be true.

Additional analysis is in process to address comments from the 6/5 presentation and will be presented at a future RPPB meeting.

Next steps:

We're working to address the feedback generated through each of our RPPB Land Use Committee presentations as well as what we've learned from the one-on-one and small group meetings with neighbors and will share any resulting changes to the plan. We will also be continuing brush management in preparation for fire season. Join our email list to be notified when public meeting dates are set: www.connecttheglens.com/contact.

We have enjoyed working with you over the last several months and look forward to our continued collaboration to ensure The Junipers is a place we can all be proud of.



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