

**NOTICE OF AVAILABILITY  
THE FARM IN POWAY PROJECT  
DRAFT ENVIRONMENTAL IMPACT REPORT  
(State Clearing House # 2019059048)**

**NOTICE OF AVAILABILITY.** The City of Poway is the lead agency for the preparation of an Environmental Impact Report for the proposed The Farm in Poway project (proposed project) in accordance with the California Environmental Quality Act and CEQA Guidelines. The Draft Environmental Impact Report (EIR) has been prepared to analyze the potential environmental effects of the proposed project. The City of Poway has prepared this Notice of Availability of the Draft EIR in accordance with CEQA Guidelines.

**PROJECT LOCATION:** The proposed project is located within the City of Poway at the intersection of Espola Road and Martincoit Road. The project site consists of the existing decommissioned StoneRidge Country Club and associated 18-hole golf course (APN(S): 273-110-07, 08, & 18).

**PROJECT DESCRIPTION:** The proposed project consists of a General Plan Amendment and Zoning Amendment to change the land use and zoning designation of the project site from Open Space – Recreation (OS-R) to Planned Community (PC-9). The amendments consist of both a Map Amendment and Zoning Text Amendments. A new section would also be added to the Zoning Ordinance describing the proposed project. The project site is 117.2 acres and would include development of 160 single-family homes, up to 30,000 square feet of commercial building space, 14.65 acres of recreational open space (OS-R), 55.72 acres of conservation open space (OS-C), and 12.96 acres of private streets. Permitted uses within the OS-C designation would include agriculture and horticulture, barns, greenhouses, and similar accessory structures ancillary to agriculture, beekeeping, specialty community gardens, farm stands, and outdoor farmers markets. Permitted uses within the OS-R designation would include athletic fields/recreational courts, dog parks, open play fields and parks, a small outdoor amphitheater, and recreational clubs. The proposed project would be developed in phases (from south to north). Construction is anticipated to begin in 2021 and end in 2024. A more detailed description of the proposed project, the project location, and the potential environmental effects associated with development of the proposed project, are provided in the Draft EIR. A Proposition FF vote is required for project approval (City of Poway Permit Application #s SPP18-001, ZC19-001, GPA19-001, TTM19-002, DR19-001, CUP19-005, EA19-001).

**ENVIRONMENTAL IMPACTS:** The Draft EIR discloses that the proposed project would result in no impacts to agricultural and forestry resources or mineral resources; less than significant impacts to aesthetics, energy, hydrology and water quality, land use and planning, population and housing, public services, recreation, utilities and service systems, and wildfire; and impacts that would be mitigated to less than significant relative to air quality, biological resources, cultural and tribal cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, noise, and transportation. The Draft EIR determined that the proposed project would not result in any significant and unavoidable impacts.

**PUBLIC REVIEW PERIOD:** The Draft EIR will be available for public review and comment for a 45-day period beginning February 19, 2020 and ending April 6, 2020. Please direct all comments to: David De Vries, City Planner; Development Services; City of Poway, 13325 Civic Center Drive, Poway, California 92064 or via email to [ddevries@poway.org](mailto:ddevries@poway.org). All written comments on the adequacy of the Draft EIR must be received **no later than 5:00 P.M. on April 6, 2020**. Following the close of the public comment period, responses to comments on the Draft EIR will be prepared and, together with the Draft EIR, will constitute the Final EIR. This notice will be filed with the San Diego County Clerk's office for a period of not less than 45 days.

**ACCESSING THE DRAFT EIR:** The Draft EIR may be accessed online using the City of Poway website at <https://poway.org/329/Recent-Projects-Environmental-Documents>. Copies of the Draft EIR are available for review at the following locations during normal business hours: City Hall, Planning Division; 13325 Civic Center Dr, Poway, CA 92064.

**HAZARDOUS SUBSTANCES:** The project site, located at the cross streets of Espola Road and Martincoit Road, is listed on a hazardous substances database/list enumerated under Section 65962.5 of the Government Code. Potential impacts associated with the proposed project's location on hazardous materials sites would result in less-than-significant impacts with mitigation incorporated. A detailed analysis of the proposed project's potential impacts and associated mitigation with regard to hazardous substances is provided within Section 4.8, Hazards and Hazardous Materials, of the Draft EIR.