

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2019059048

Project Title: The Farm in PowayLead Agency: City of PowayContact Person: David De VriesMailing Address: 13325 Civic Center DrivePhone: (858) 668-4604City: PowayZip: 92064County: San Diego**Project Location:** County: San DiegoCity/Nearest Community: PowayCross Streets: Espola Road/Martincoit RoadZip Code: 92064Longitude/Latitude (degrees, minutes and seconds): 33 ° 01 ' 07.9 " N / 117 ° 02 ' 24.0 " W Total Acres: 117.2Assessor's Parcel No.: 273-110-07,08,&18-00

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: N/AWaterways: N/AAirports: N/ARailways: N/ASchools: Painted Rock Elementary and Chaparral Elementary**Document Type:**CEQA: ☐ NOP☒ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☒ Specific Plan☒ Rezone☐ Annexation☒ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☒ Land Division (Subdivision, etc.)☒ Other: Development Plan**Development Type:**☒ Residential: Units 160 Acres 33.85☐ Office: Sq.ft. _____ Acres _____

Employees _____

☒ Transportation: Type Private Streets (12.96 acres)☒ Commercial: Sq.ft. 30,000 Acres 8.16

Employees _____

☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____ Acres _____

Employees _____

☐ Power: Type _____ MW _____☐ Educational: _____☐ Waste Treatment: Type _____ MGD _____☒ Recreational: 14.65 acres: see project description for details☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____ MGD _____☒ Other: 55.72 acres of Open Space Conservation (OS-C): See project description for details**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**Open Space - Recreation**Project Description:** *(please use a separate page if necessary)*

Governor's Office of Planning & Research

FEB 19 2020

Please refer to attached Project Description.

STATE CLEARINGHOUSE

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

The Farm in Poway NOC 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.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 11	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 9
<input type="checkbox"/> Caltrans Planning	<input checked="" type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 5	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: <u>United States Army Corps of Engineers</u>
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date February 19, 2020 Ending Date April 6, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>The Farm in Poway LLC</u>
Address: <u>605 3rd Street</u>	Address: <u>12919 Corte Juana</u>
City/State/Zip: <u>Encinitas, CA 92024</u>	City/State/Zip: <u>Poway, CA 92064</u>
Contact: <u>Asha Bleier</u>	Phone: <u>(760) 634-6700</u>
Phone: <u>(760) 479-4858</u>	

Signature of Lead Agency Representative:  Date: 2-14-20

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.