

NOTICE OF PREPARATION AND NOTICE OF PUBLIC SCOPING MEETING

Notice of Preparation Comment Period: February 1, 2023, to March 3, 2023

Harmon Ranch Specific Plan Project

The City of Poway (City) will be the lead agency for the preparation of an environmental impact report (EIR), as defined in Section 15161 of the California Environmental Quality Act (CEQA) Guidelines for the proposed Harmon Ranch Specific Plan Project (project).

The proposed project is located at 12623, 12624, 12650, and 12702 Oak Knoll Road and six additional vacant parcels. The project site is located within the southern area of City of Poway, along Oak Knoll Road, south of Poway Road and west of Carriage Road. Figures 1 and 2 depict the project location and a conceptual site plan for the project.

The EIR will consider all potential environmental effects of the proposed project to determine the level of significance of the environmental effects and will analyze the potential effects to the detail necessary to make appropriate determinations about significance. In addition, the EIR may consider those environmental issues that are raised by responsible agencies, trustee agencies, and members of the public or related agencies during the notice of preparation process. An electronic version of this notice can be found on the City's website: <https://poway.org/329/Recent-Projects-Environmental-Documents>.

We need to know your views or the views of your agency or organization as to the scope and content of the environmental information of interest to you or relevant to your agency's statutory responsibilities in connection with the proposed project. This includes the following for individual commenters and responsible and trustee agencies:

1. Whether your agency will be a responsible or trustee agency
2. List of permits or approvals required by your agency for the proposed project
3. If your agency would like to meet with the City regarding the proposed project
4. Significant environmental issues and reasonable alternatives and/or mitigation measure(s)
5. For individual commenters, please provide your comments and or questions

Due to the time limits mandated by state law, responses from responsible agencies, other agencies, organizations, and individuals must be sent and received by the City of Poway no later than 30 days following the publication of this notice of preparation (5:00 p.m. on Friday, March 3, 2023).

Project-related comments may be sent to:

Hector Salgado, Associate Planner
City of Poway, Development Services
13325 Civic Center Drive
Poway, California 92064
hsalgado@poway.org

If a response from your agency or organization or individual response is not received, we will presume that you have no response. A responsible agency, trustee agency, or other public agency may request a meeting with City representatives in accordance with Section 15082(c) of the CEQA Guidelines.

Public Scoping Meeting

The City will also conduct a public scoping meeting on **Thursday February 16, 2023, from 6:30 p.m. to 8:00 p.m.** in the Poway City Council Chambers located at 13325 Civic Center Drive, Poway, California 92064. Your agency and the public are invited to attend. The purpose of this scoping meeting is to further define the issues, feasible alternatives, and potential mitigation measures that may warrant in-depth analysis in the EIR.

Project Description

The proposed project is located at 12623, 12624, 12650, and 12702 Oak Knoll Road and six additional vacant parcels within the southern area of the City of Poway, along Oak Knoll Road, south of Poway Road and west of Carriage Road. The project site is 11.5 acres and is currently designated Residential Single Family 7 (RS-7) in the City of Poway General Plan, which permits single-family homes on a minimum of 4,500-square-foot lots and a maximum density of eight dwelling units per acre. Surrounding land uses include mixed use retail land uses and the Kumeyaay Interpretive Center to the north; Oak Knoll Road, Poway Creek, and existing single-family homes to the south and east, which are also designated RS-7; and apartment communities to the west.

The current property owner is Harmon Family Trust. The majority of the site has been cleared for several years and was recently used as a construction staging yard for a San Diego Gas and Electric gas line project. The site includes four existing single-family residences. One of the existing homes is a locally designated historic building located at 12702 Oak Knoll Road (Assessor's Parcel No. 317-500-14-00). The historic building was built in 1933 and is constructed of cobblestones. The building is presently designated as City of Poway Historical Site 113 and is documented and known as the "Harmon House." The historic building would be retained in place. The other three existing single-family homes are not designated as historic and would be demolished prior to project construction.

Lennar Homes of California LLC (Applicant) is proposing a residential neighborhood on the 11.5-acre project site. The project proposes approximately 5.8 acres designated for residential development, a 0.25-acre historic home site, 3.2 acres of open space areas, 1.9 acres for private

streets, and 0.5 acres of public right-of-way (Oak Knoll Road). The proposed project would include 63 single-family detached homes plus the 1 existing historic home on site for a total of 64 lots within the Specific Plan boundary. The proposed density is 8.8 dwelling units/acre (64 total residential lots/7.26-acre net project area not including private streets), which is just over the existing RS-7 designation density.

The proposed new 63 single-family homes would be on lots 42 feet wide and 85 to 90 feet deep, with standard two-car garages, 20-foot-deep by 20-foot-wide driveways to accommodate an additional two off-street parking spaces, and private fenced rear yards. The project also includes 40 guest parking spaces along the private streets, approximately 1.0 acre of open space recreation area, approximately 2.2 acres of natural open space areas, and a segment of the General Plan Community trail (approximately 1,000 feet) connecting the project site to the adjacent retail area located to the north along Poway Road. The “overlook” area and passive park located in the south portion of the project site is planned to provide public access and would be privately maintained.

Access to the project site is planned via existing Oak Knoll Road. Fifty-nine of the new homes are proposed to front newly constructed private streets, while four new homes and an open space/overlook area front the south side of Oak Knoll Road. The existing historic home also fronts on Oak Knoll Road.

The Applicant is proposing a Specific Plan and Tentative Map to facilitate development of 63 new single-family homes and associated site improvements and retention of the existing historic home. The Harmon Ranch Specific Plan would establish three land use districts within the project site: Residential Single Family (R-SF), Open Space (OS), and Open Space Recreation (OSR). The Specific Plan would also provide development regulations and permitted uses for each land use district. The Specific Plan serves as both a policy document and a regulatory document for the systematic implementation of the policies and goals of the General Plan. Additionally, the Specific Plan provides a comprehensive plan to ensure the efficient development of the new residential community within the Specific Plan Area. Approval of the Harmon Ranch Specific Plan would allow for deviations from the underlying development standards of the RS-7 zone. The project would conform to the proposed development standards outlined in the Harmon Ranch Specific Plan for the Planned Community (PC).

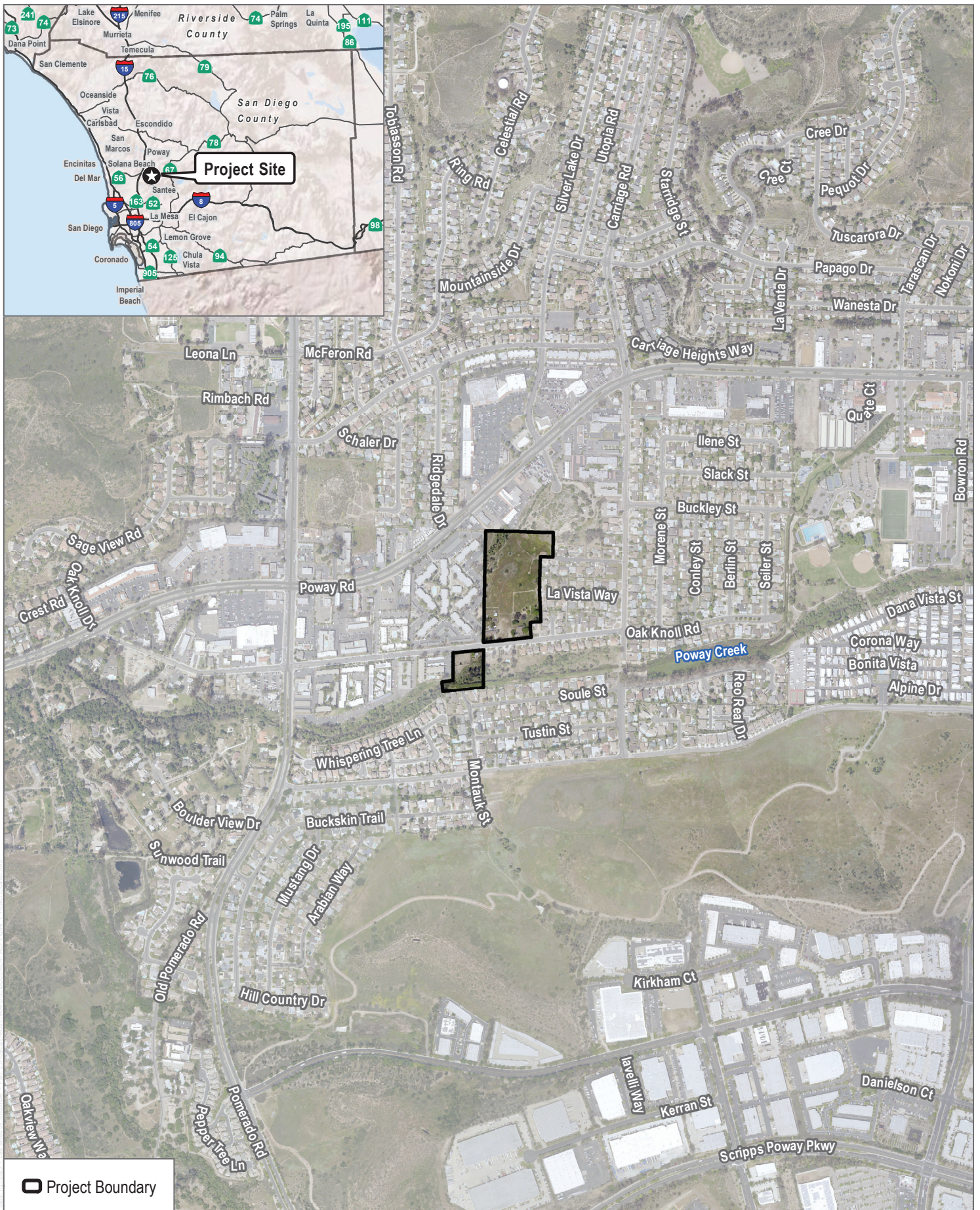
Project Entitlements/Approvals

The proposed project consists of the following entitlements and agency approvals:

- EIR
- General Plan Amendment/Zone Change from Residential Single-Family 7 (RS-7) to Planned Community (PC)
- Harmon Ranch Specific Plan
- Tentative Map
- Development Review Permit
- Final Map

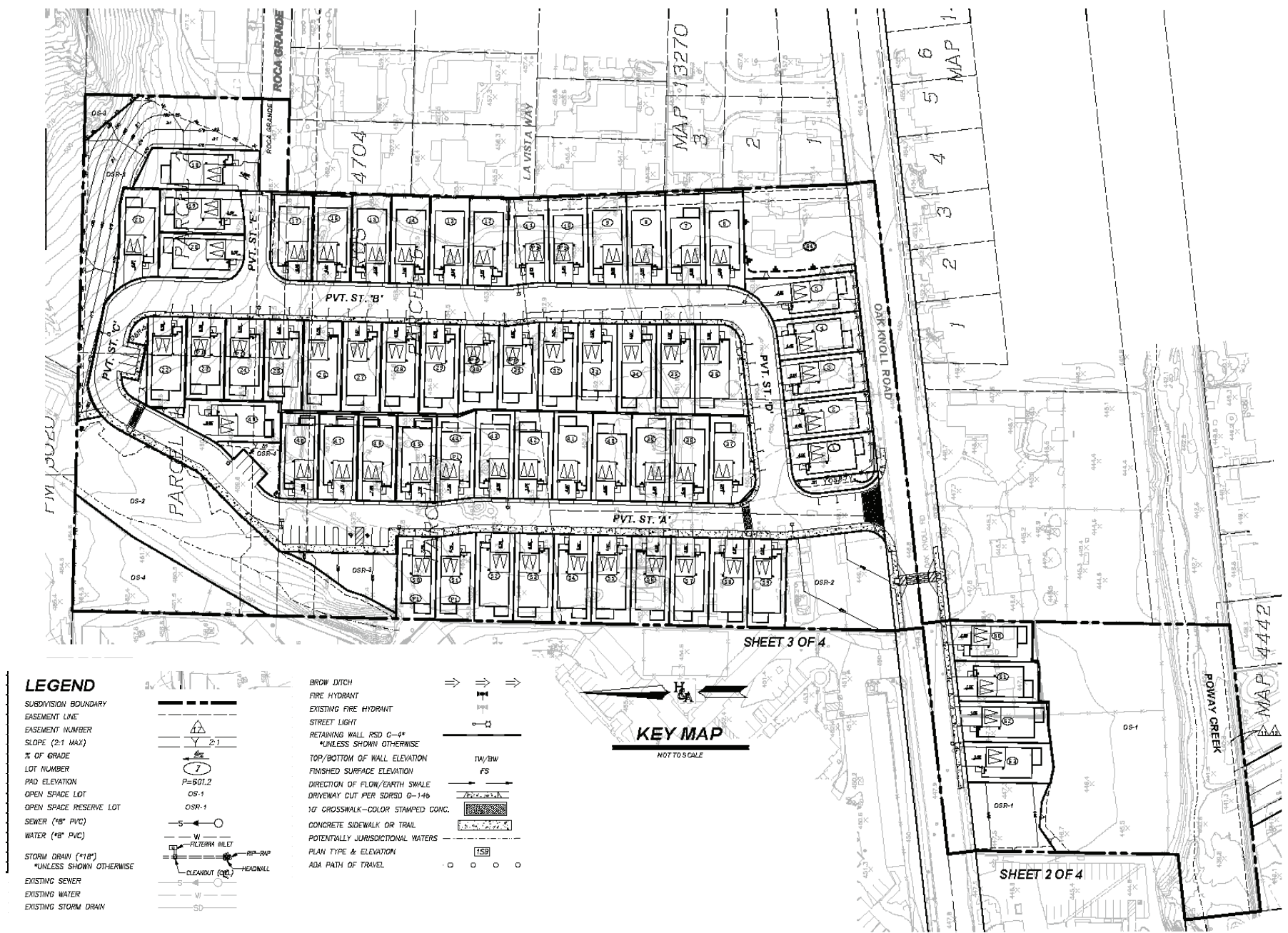
Issues to be Addressed in the EIR

An EIR will be prepared to address potential direct and cumulative impacts associated with aesthetics, agricultural resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology/water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, tribal cultural resources, utilities and services, and wildfire.



SOURCE: SAN GIS 2017

FIGURE 1
Project Location
 Harmon Ranch Specific Plan Project



SOURCE: Hunksaker 2022

DUDEK

FIGURE 2

Site Plan

Harmon Ranch Specific Plan Project