

**NOTICE OF AVAILABILITY
HARMON RANCH PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT
EA23-0001 (State Clearing House # 2023020009)**

NOTICE OF AVAILABILITY. The City of Poway (City) is the lead agency for the preparation of an Environmental Impact Report for the proposed Harmon Ranch 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 project site is located in the southern portion of the City, along Oak Knoll Road, south of Poway Road and west of Carriage Road. The project site consists of approximately 11.5 acres and is located at 12623, 12624, 12650, and 12702 Oak Knoll Road and six additional vacant parcels.

PROJECT DESCRIPTION: The existing General Plan Land Use and Zoning Map designates the entire project site as “Residential Single-Family 7 (RS-7)”. A General Plan amendment and zone change would be processed concurrently with the Specific Plan to designate the project site as “Planned Community (PC)”. The amendment consists of both a map amendment and zoning text amendment. In addition, a new section would be added to the Zoning Ordinance that briefly describes the Harmon Ranch Planned Community. The designation and zoning would be consistent with other specific plan areas throughout the city. The project site is 11.5 acres and would include development of 63 new single-family homes and associated site improvements and retention of the existing historic home. The Project proposes approximately 7 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 (8.0 dwelling units/acre). The new land uses proposed by the Specific Plan include two open space uses and one residential land use. Parcels designated as open space would be permanently preserved as open space through deed restriction. One residential land use is proposed (R-S). Two open space land uses are proposed; Open Space (OS) is designed to permanently conserve the on-site open space uses areas that contain sensitive biological and/or cultural resources. These areas would not be impacted by development of the project and remain as natural open space areas; Open Space – Recreation (OS-R) is intended to provide passive and active recreational opportunities and open landscaped areas to support the new residential uses and manufactured slopes within the Specific Plan Area. Recreation amenities shall be provided to that support healthy and active lifestyles and encourage community interaction and engagement. Residential Single Family (R-S) consists of traditional single-family homes plotted on deeded legal lots.

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, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, population and housing, public services, recreation, utilities and service systems, and wildfire; impacts that would be mitigated to less than significant relative to air quality, biological resources, cultural and tribal cultural resources, geology and soils, and noise; and significant and unavoidable impacts to transportation.

PUBLIC REVIEW PERIOD: The Draft EIR will be available for public review and comment for a 45-day period beginning November 15, 2023, and ending December 29, 2023. Please direct all comments to: Hector Salgado, Senior Planner; Development Services; City of Poway, 13325 Civic Center Drive, Poway, California 92064 or via email to hsalgado@poway.org. All written comments on the adequacy of the Draft EIR must be received **no later than 5:00 P.M. on December 29, 2023**. 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.