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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023020009

Project Title: Harmon Ranch

Lead Agency: City of Poway

Contact Name: Hector Salgado

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Project Location: Poway, San Diego

City *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project is approximately 11.5 acres and includes a total of 63 new single-family homes and associated site improvements and retention of the existing historic home (see Figure 1-1, Site Plan). The project proposes approximately 5.85.7 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. The proposed project is located in the southern portion of the City, along Oak Knoll Road, south of Poway Road and west of Carriage Road. 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 a zoning text amendment. In addition, a new section would be added to the Zoning Ordinance that briefly describes the Harmon Ranch Planned Community. This designation and zoning would be consistent with other specific plan areas throughout the City.

Identify the project’s significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft EIR discloses that the proposed project would result in 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. The implementation of MM-AQ-1 would reduce the emissions of diesel particulate matter during construction and would reduce the impact to less than significant. Implementation of Mitigation Measures MM-BIO-1 through MM-BIO-5 would reduce impacts to biological resources to less than significant. Implementation of MM-CUL-1 through MM-CUL-3 would reduce cultural and historic impacts to the Harmon House to less than significant. Implementation of MM-GEO-1 would avoid impacts pertaining to paleontological resources. MM-NOI -1 would reduce construction noise impacts to less than significant. Cumulative impacts related to Vehicle Miles Traveled (VMT) would be potentially significant due to the project's generated VMT is above the Regional VMT Per Capita Threshold. MM-TR-1 would provide community-based travel planning. It is assumed that the project HOA would provide alternative modes of transportation information to residents and tenant as a part of the "New Resident" or "New Tenant" package. The HOA will also provide residents with transit schedules within the area, and alert residents when new transit services are added, or services are charged. Based on US Census data, the average people per household within the City is 2.99. Therefore, the project would be anticipated to have a total of 191 residents (2.99 people per household X 64 units). All project residents would be targeted with the CBTP. (191 CBTP Targeted Residences/191 Total Residents) x 19% x 12% x1 = 2.3% VMT Reduction.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Provide a list of the responsible or trustee agencies for the project.