

Appendix A

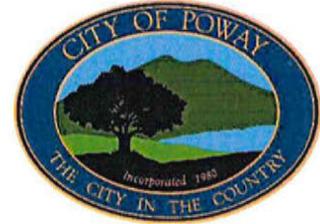
Initial Study, NOP, and Public Scoping Comments

NOTICE OF PREPARATION AND NOTICE OF PUBLIC SCOPING MEETING

Date of Issuance: February 1, 2023

TO: State Agencies
Responsible Agencies
Local and Public Agencies
Trustee Agencies
Interested Parties

FROM: Hector Salgado
City of Poway
13325 Civic Center Drive
Poway, California 92064



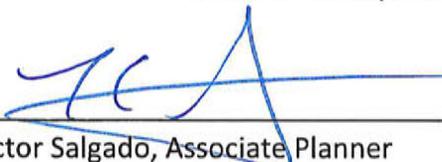
Subject: Notice of Preparation/Notice of Public Scoping Meeting, Harmon Ranch Specific Plan Project

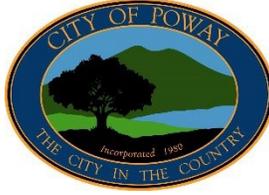
The City of Poway (City) will be the lead agency for the preparation of an environmental impact report (EIR) for the proposed Harmon Ranch Specific Plan Project (project). We need to know the views of your agency (and the views of other interested parties) as to the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project.

The City will conduct a Public Scoping meeting on **Thursday, February 16, 2023, from 6:30 p.m. to 8:00 p.m.** in the 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.

Please send any comments you have no later than **5:00 p.m. PST on Friday March 3, 2023**, to Hector Salgado, associate planner, City of Poway Development Services, 13325 Civic Center Drive, Poway, California 92064. We will need the name and contact information for the representative in your agency. Written comments may also be submitted via e-mail to hsalgado@poway.org. In the event that no response or request for additional time is received by the City by the end of the review period, the City may presume that you have no response.

Project Title: Harmon Ranch Specific Plan Project
Project Applicant: Lennar Homes of California LLC
Project Location: 11.5-acre site 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.

Signature: 
Hector Salgado, Associate Planner
City of Poway



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).

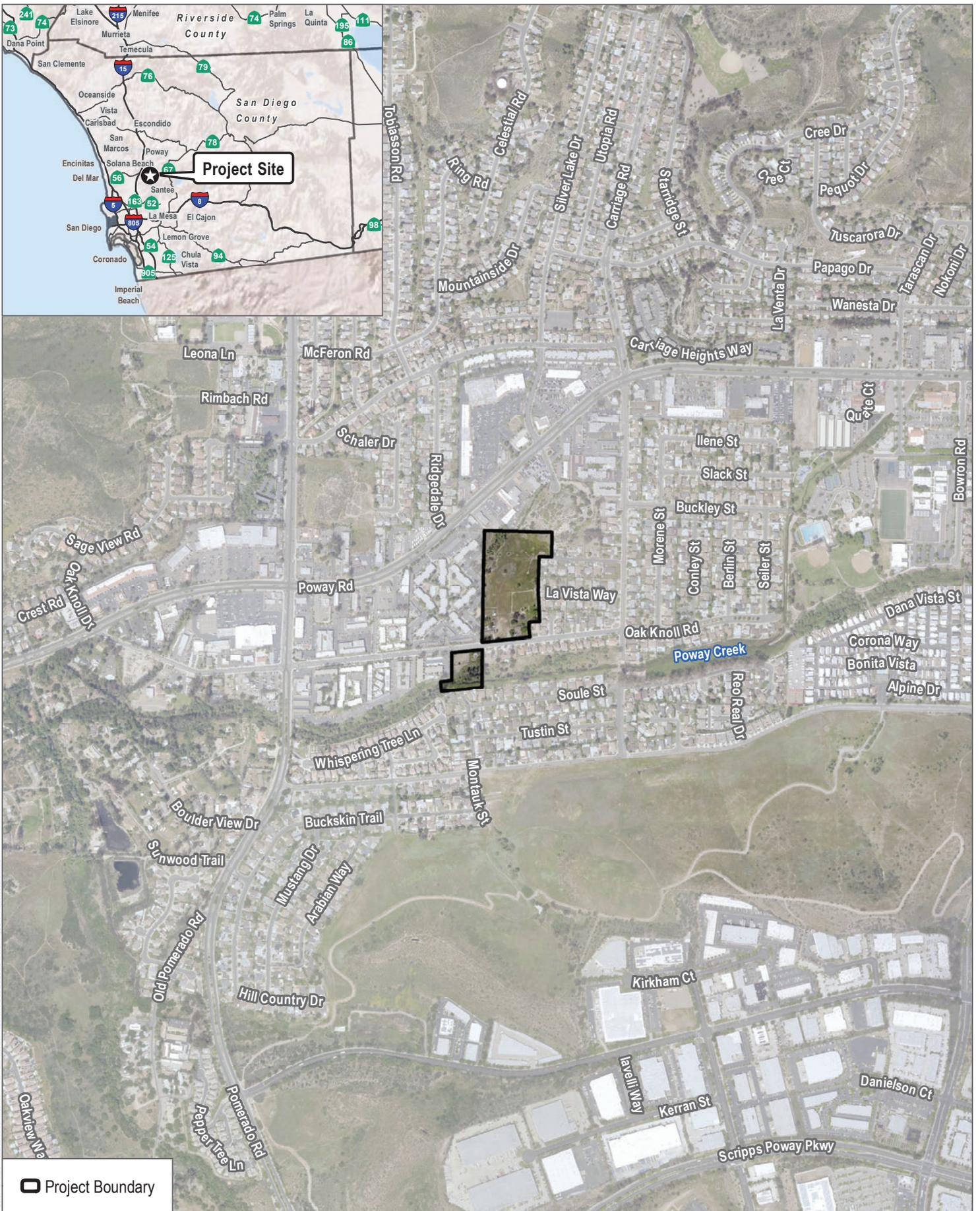
Project Entitlements/Approvals

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.

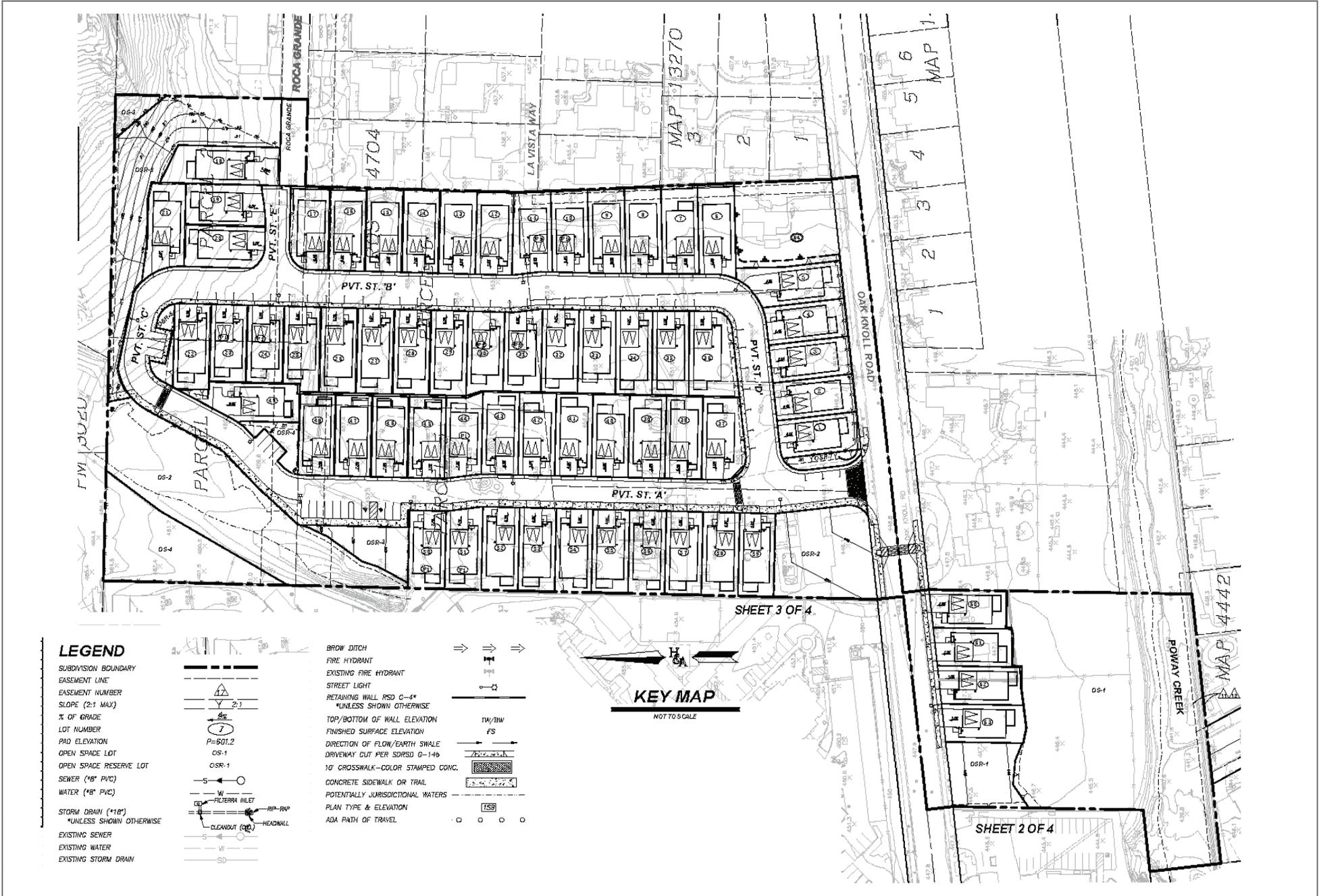


SOURCE: SAN GIS 2017

FIGURE 1

Project Location

Harmon Ranch Specific Plan Project



SOURCE: Hunksaker 2022

FIGURE 2
Site Plan

**Harmon Ranch Project
Public Comments to Notice of Preparation Matrix**

| # | Comment Letter Cite | Comments / Concerns | Considered in EIR or Planning Documents | Applicable EIR Section | Date Dated or Received |
|-----------------------|---|---|---|---|------------------------|
| State Agencies | | | | | |
| 1 | California Department of Fish and Wildlife (CDFW) | The DEIR should address any biological impacts not addressed in the PSHCP and IA. Requests information about the proposed trail including if there is an exiting trail, trail width, surface material, lighting, fencing plan, access restriction and designated entity for maintenance and monitoring. Recommends clarification if open space areas are compensatory mitigation or residential amenities. The DEIR should include mitigation measures for impacts to sensitive plants, animals, and habitats, consistent with the Poway HCP. Long term management of mitigation land should be proposed by the DEIR should include measures to protect the targeted habitat values from direct and indirect impacts and a qualified entity should be identified to serve as the long-term manager of these lands. Recommendation that clearing of vegetation occur outside of avian breeding season. The DEIR should analyze the impacts of any fuel reduction zones and any irrigation in these areas should drain back into the development. CDFW recommends that the DEIR stipulate that landscaping should not include non- native or invasive plants. A biological baseline assessment and impact analysis for the project should be included. It is recommended that a biological monitor is onsite during clearing activities to move any species of native wildlife out of harms way. The DEIR should identify potential impacts to stream and riparian resources onsite and provide adequate mitigation if necessary. | Yes | Biological Resources | February 23, 2023 |
| 2 | Caltrans | A VMT analysis and TIS should be provided for this project. Recommends that the project identify any impacts that occur within the Caltrans right of way. | Yes | Traffic and Transportation | March 2, 2023 |
| Tribes | | | | | |
| 1 | Barona Band of Mission Indians (Art Bunce) | The comment requests that the EIR includes an evaluation by a qualified professional of the project site for apparent and non-apparent cultural resources prior to any ground-disturbing activities and a records search is performed. | Yes | Cultural Resources; Tribal Cultural Resources | January 31, 2023 |
| 2 | Vieja Band of Kumeyaay Indians (Ray Teran) | The comment states that the project site has cultural significance of ties to Viejas. The comment requests that a Kumeyaay Cultural Monitor be onsite or ground disturbing activities. | Yes | Cultural Resources; Tribal Cultural Resources | January 31, 2023 |
| Individuals | | | | | |
| 1 | Kathy Wright | The comment expresses concern about the zoning change and the street easement on Roca Grande Drive. | Yes | Land Use and Planning | February 8, 2023 |
| 2 | Teresa Sorg-sellers | The commenter expresses concerns about privacy, the removal of trees onsite, and traffic. The commenter asks for a setback of 20ft or more. Additionally, the comment includes pictures from their property. | Yes | Aesthetics, Biological Resources | February 15, 2023 |

| # | Comment Letter Cite | Comments / Concerns | Considered in EIR or Planning Documents | Applicable EIR Section | Date Dated or Received |
|----|---------------------|--|---|--|------------------------|
| 3 | Ann Tips | The comment expresses concern about the proposed density of the project, the proximity of development to existing homes and compatibility with the surrounding neighborhood. The comment also expresses concern about emergency evacuation from the project site along Oak Knoll Road and parking along Oak Knoll Road. | Yes | Aesthetics, Hazards and Hazardous Materials, Land Use and Planning Transportation | February 15, 2023 |
| 4 | Marianna Bacilla | The comment asks about the size of the park, how much grass will be available, where the stormwater will be routed, and water source for open space/ turf areas. The comment expresses concern about irrigation water being sources from the creek. | Yes | Recreation, Utilities and Service Systems | February 16, 2023 |
| 5 | Antonio Murcia | The comment states general concern for the integrity of the open space adjacent to Poway creek including impacts to wildlife, potential tree removal, management of the open space, and water quality of Poway Creek from rain water and storm drains. Additionally, the comment wants to ensure preservation of the landscape onsite. | Yes | Biological Resources, Hydrology and Water Quality, Noise | February 16, 2023 |
| 6 | Adrienne Wilson | The comment suggests that the project should encourage walking and biking such as providing bike racks and pedestrian access at Roca Grande Dr. The comment asks for the difference between the zone changes are. | Yes | Land Use and Planning, Transportation | February 17, 2023 |
| 7 | Chris Cruse | The comment asks for how many residences could be built without a general plan amendment of specific plan and if the Harmon Ranch project could be built under RS-7 specifications. | No | | February 23, 2023 |
| 8 | Chris Cruse | The comment asks how many homes could be built under RS-7 specifications. | No | | February 23, 2023 |
| 9 | Emily Carl | The comment includes questions about access via Roca Grande Drive to the project, planned walls or barriers, and the intended uses of the open space and recreation areas onsite. | No | | February 26, 2023 |
| 10 | Kathy Wright | The comment expresses concern about proposed density of the project; privacy; consistency with the general plan; compatibility with the surrounding neighborhood; fire hazards; air pollution from cars, dust, and construction equipment; impacts to cultural resources; impacts to the creek; drainages; stability of large rock pile north of the project site; impacts from blasting; noise; impacts to public services; impacts to utilities; impacts to schools; traffic; pedestrian safety; and pedestrian traffic from Roca Grande Drive. The comment suggests using higher fences, developing a management plan for open space on the project site, and a lighted cross walk. | Yes | Aesthetics, Hazards and Hazardous Materials, Hydrology and Water Quality, Geology and Soils Land Use and Planning Transportation | February 27, 2023 |
| 11 | Chris Cruse | The comment provides a screenshot of Government Code Section 65450- 65457. | No | | February 28, 2023 |
| 12 | Chris Cruse | The comment provides a screenshot about General Plan consistency analysis. . | No | | February 28, 2023 |
| 13 | Chris Cruse | The comment expresses concern about the proposed density of the project, consistency with the general plan, compatibility with the surrounding neighborhood, traffic, emergency evacuation, privacy, level of service, and impacts to park facilities. The comment includes a series of questions such as | Yes | Aesthetics, Hazards and Hazardous | February 28, 2023 |

| # | Comment Letter Cite | Comments / Concerns | Considered in EIR or Planning Documents | Applicable EIR Section | Date Dated or Received |
|----|-----------------------|--|---|--|------------------------|
| | | how many residences could be built under RS-7 specifications, if private open space will be provided for each resident, if the project would be built within a 100-year flood zone, park space provided by the project, buffers from the waterways, and if there would be a trail along the creek. Additionally, the comment asks about the grading of the project, such as changing of the soil level, if there will be cut and fill, and if grading will result in flooding risks to other properties. The comment includes a series of questions about the standards used for the circulation onsite, pedestrian access, and parking. | | Materials, Hydrology and Water Quality, Geology and Soils Land Use and Planning Transportation | |
| 14 | Ann Tips | The comment expresses concern about the density of development, compatibility with existing RS-7 zoning. | Yes | Land Use and Planning | March 1, 2023 |
| 15 | Chris Cruse | The comment includes a series of questions about the writing and review of the EIR, the number of residences could be built without a rezone, what the underlying zone for the property would be, how the project is consistent with zoning and general plan requirements, why is a zone change needed, if affordable housing would be provided, and if the project meets PHNA goals. | Yes | Land Use and Planning | March 2, 2023 |
| 16 | Buzz and Colleen Mann | The comment expresses concern about traffic parking, setbacks, the proposed walls and flooding on La Vista Way. | Yes | Hydrology and Water quality, Transportation, and Land Use and Planning | March 3, 2023 |



State of California – Natural Resources Agency

DEPARTMENT OF FISH AND WILDLIFE

South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



March 8, 2023

Hector Salgado
Associate Planner
City of Poway
13325 Civic Center Drive
Poway, CA 92064
HSalgado@poway.org

Subject: Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Harmon Ranch Specific Plan, SCH #2023020009

Dear Mr. Salgado:

The California Department of Fish and Wildlife (CDFW) received a Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) from the City of Poway for the Harmon Ranch Specific Plan (Project) pursuant the California Environmental Quality Act (CEQA) and CEQA Guidelines.¹

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW's Role

CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subdivision (a) & 1802; Pub. Resources Code, § 21070; California Environmental Quality Act (CEQA) Guidelines, § 15386, subdivision (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (Id., § 1802). Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also submitting comments as a **Responsible Agency** under CEQA (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code, including lake and streambed alteration regulatory authority (Fish & G. Code, § 1600 et seq.).

CDFW also administers the Natural Community Conservation Planning (NCCP) program, a California regional habitat conservation planning program. The City participates in the NCCP program by implementing its approved Poway Subarea Habitat Conservation Plan / Natural Community Conservation Plan (PSHCP) and Implementing Agreement (IA).

¹ CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 1500.

Hector Salgado
City of Poway
March 8, 2023
Page 2 of 7

PROJECT DESCRIPTION SUMMARY

Proponent: City of Poway (City)

Project Location: The 11.5-acre Project site is located along Oak Knoll Road, south of Poway Road, west of Carriage Road, within the southern area of the City of Poway. The Project site consists of land north and south of Oak Knoll Road that is partially developed with four existing single-family residences, one of which is City of Poway Historical Site 113 named the “Harmon House.” This historic building was built in 1933 and would be retained. Surrounding land uses include commercial development to the north and west, the Kumeyaay Interpretive Center to the north, Poway Creek to the south, and existing residential homes to the south and east. The Project site is within the City’s PSHCP boundary and is designated as Residential Single Family 7 (RS-7) in the City’s General Plan which allows a maximum density of 8 dwelling units per acre.

Project Description: The proposed Project will demolish three existing residences and construct a residential neighborhood (5.8 acres) consisting of 63 homes, private streets and parking, a 1.0-acre open space recreation area, and 2.2 acres of natural open space. In addition, the Project will create a segment of the City’s General Plan Community trail (approximately 1,000 feet) connecting the northern portion of the Project site to an adjacent retail area 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. The Project would require a General Plan Amendment/Zone Change from RS-7 to Planned Community to accommodate a higher density of 8.8 dwelling units/acre (64 total residential lots/7.26-acre net project area not including private streets).

Biological Setting: California Natural Diversity Database (CNDDDB) aerial imagery and the PSHCP mapping indicate that the Project site consists of disturbed and developed land outside of the City’s Mitigation Area. Poway Creek at the southern boundary of the Project flows east to west and functions as a wildlife corridor for large mammals. Per the NOP, the site has been cleared for several years and was recently used as a construction staging yard for an SDG&E gas line Project. The Kumeyaay Interpretive Center to the north is protected under a conservation easement.

COMMENTS AND RECOMMENDATIONS

CDFW offers the following comments and recommendations to assist the City in adequately identifying and/or mitigating the Project’s significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Our comments are based on information presented in the Project NOP and the February 16, 2023 Project Scoping Meeting presentation available on the City’s website at <https://poway.org>.

Specific Comments

- 1) Project Consistency with the City’s Subarea Plan. On July 19, 1996, the City was issued a Natural Community Conservation Planning Management Authorization, or “NCCP permit,” from CDFW pursuant to California Fish and Game Code sections 2081 and 2835 for species covered under the City’s Habitat Conservation Plan/Natural Community Conservation Plan (PSHCP). Per Section 2.5 within the Implementing Agreement (IA), the “PSHCP addresses the potential impacts of development, natural habitat loss and species endangerment and

Hector Salgado
City of Poway
March 8, 2023
Page 3 of 7

creates a plan to mitigate for the loss of Covered Species and their habitats due to the direct and indirect impacts of future development of both private and public lands within the PSHCP area.” The City is responsible for evaluating the Project’s potential impacts to biological resources and compliance with all requirements and conditions established in the PSHCP and IA. The DEIR should also address any biological issues that are not addressed in the PSHCP and IA, such as specific impacts to and mitigation requirements for sensitive species that are not covered by the PSHCP and IA.

- 2) Trail Siting and Design Guidelines. The Project proposes to create a segment of the City’s General Plan Community trail (approximately 1,000 feet) on the northern portion of the Project site that will connect to an adjacent retail area along Poway Road. CDFW recommends that the City and/or applicant provide additional information on the proposed trail including whether there is an existing trail, the trail width, surface material, lighting, fencing plan, access restrictions, and designated entity for maintenance and monitoring.
- 3) Open Space Areas. Attachment Figure 2 Site Plan indicates that the Project will have four open space lots (OS-1 through OS-4) and three open space recreation lots (OSR-1 through OSR-3) on site. CDFW recommends that the DEIR provide additional information on whether these areas are proposed for compensatory mitigation or residential amenities. In addition, CDFW recommends that the DEIR clarify the types of recreation activities that are proposed on the OSR-1 lot adjacent to Poway Creek and OSR-2 adjacent to the Kumeyaay conserved lands.
- 4) Compensatory Mitigation. The DEIR should include mitigation measures for adverse Project-related impacts to sensitive plants, animals, and habitats, consistent with the Poway HCP.
- 5) Long-term Management of Mitigation Lands. For proposed preservation and/or restoration, the DEIR should include measures to protect the targeted habitat values from direct and indirect negative impacts in perpetuity. The objective should be to offset the Project-induced qualitative and quantitative losses of wildlife habitat values. Issues that should be addressed include (but are not limited to) restrictions on access, proposed land dedications, monitoring and management programs, control of illegal dumping, water pollution, and increased human intrusion. A qualified entity should be identified to serve as the long-term manager of the mitigation land along with an appropriate non-wasting endowment to provide for long-term management of mitigation lands.
- 6) Nesting Birds. To avoid impacts to nesting birds, CDFW recommends that clearing of vegetation occur outside of the peak avian breeding season, which general runs from February 1 through September 1 (as early as January 1 for some raptors). If Project construction is necessary during the bird breeding season, a qualified biologist with experience in conducting breeding bird surveys should conduct weekly bird surveys for nesting birds, within three days prior to work in the area, and ensure no nesting birds in the Project area would be impacted by the Project. If an active nest is identified, a buffer shall be established between the construction activities and the nest so that nesting activities are not interrupted. For the given Project site, CDFW generally recommends a 100-foot buffer from common avian species, 300 feet for listed or highly sensitive, and 500 feet for raptors. The buffer should be delineated by temporary fencing and remain in effect as long as construction is occurring. No Project construction shall occur within the fenced nest zone until the young have fledged, are no longer being fed by the parents, have left the nest, and will no longer be impacted by the project. Reductions in the nest buffer distance may be

Hector Salgado
City of Poway
March 8, 2023
Page 4 of 7

appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors.

- 7) **Fire Buffers.** The DEIR should include an analysis of fuel modification requirements and how the Project site or adjacent land may be affected. In addition, the DEIR should provide a clear description of fuel modification zone distances and allowable activities in each zone. CDFW recommends all fuel modification requirements be met within the Project boundaries and not in conserved habitat adjacent to the Project. Habitat being subjected to fuel modification (e.g., thinning, trimming, removal of mulch layer) should be considered an impact to these vegetation communities and mitigated accordingly. The DEIR should also include analysis of impacts to adjacent open space areas from any irrigation or water diversion structures proposed within the fuel modification zones. CDFW recommends any irrigation proposed in fuel modification zones drain back into the development and not onto natural habitat land as perennial sources of water facilitates introduction of the invasive Argentine ant (*Linepithema humile*). Previous studies have indicated Argentine ant abundance at riparian-scrub edges and urban-scrub edges depends on soil moisture, therefore runoff containment would discourage colonization and recruitment by invasives and encourage native ant species (Holway and Suarez 2006).
- 8) **Landscaping.** Habitat loss and invasive plants are a leading cause of native biodiversity decline. CDFW recommends that the DEIR stipulate that no non-native, invasive plant material shall be used. Furthermore, we recommend using locally appropriate plant species for landscaping on the Project site. A list of invasive/exotic plants that should be avoided as well as suggestions for suitable landscape plants can be found at <https://www.cal-ipc.org/solutions/prevention/landscaping/>.

General Comments

- 1) **Biological Baseline Assessment.** CDFW recommends providing a complete assessment and impact analysis of the flora and fauna within and adjacent to the Project area, with emphasis upon identifying endangered, threatened, sensitive, regionally and locally unique species including any Covered Species under the City's approved Subarea Plan (PSHCP), and sensitive habitats. Impact analysis will aid in determining any direct, indirect, and cumulative biological impacts, as well as specific mitigation or avoidance measures necessary to offset those impacts. CDFW recommends avoiding any sensitive natural communities found on or adjacent to the Project. The DEIR should include the following information:
 - a. Information on the regional setting that is critical to an assessment of environmental impacts, with special emphasis on resources that are rare or unique to the region [CEQA Guidelines, § 15125(c)]. Project implementation may result in impacts to rare or endangered plants or plant communities that have been recorded adjacent to the Project vicinity. The DEIR should include measures to fully avoid and otherwise protect sensitive natural communities;
 - b. A complete floristic assessment within and adjacent to the Project area, with particular emphasis upon identifying endangered, threatened, sensitive, and locally unique species and sensitive habitats. This should include a thorough, recent, floristic-based assessment of special status plants and natural communities;

Hector Salgado
City of Poway
March 8, 2023
Page 5 of 7

- c. A complete, recent, assessment of the biological resources associated with each habitat type on site and within adjacent areas that could also be affected by the Project. CNDDDB should be reviewed to obtain current information on any previously reported sensitive species and habitat. CDFW recommends that CNDDDB Field Survey Forms be completed and submitted to CNDDDB to document survey results. Online forms can be obtained and submitted at http://www.dfg.ca.gov/biogeodata/cnddb/submitting_data_to_cnddb.asp; and,
 - d. A complete, recent, assessment of rare, threatened, and endangered, and other sensitive species on site and within the area of potential effect, including California Species of Special Concern and California Fully Protected Species (Fish & G. Code, §§ 3511, 4700, 5050 and 5515). Species to be addressed should include all those which meet the CEQA definition of endangered, rare, or threatened species (CEQA Guidelines, § 15380). Seasonal variations in use of the Project area should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with CDFW and the United States Fish and Wildlife Service (USFWS).
- 2) Translocation/Salvage of Plants and Animal Species. Translocation and transplantation is the process of moving an individual from the Project site and permanently moving it to a new location. CDFW generally does not support translocation or transplantation as the primary mitigation strategy for unavoidable impacts to rare, threatened, or endangered plant or animal species. CDFW has found that permanent preservation and management of habitat capable of supporting these species is often a more effective long-term strategy for conserving sensitive plants and animals and their habitats.
- 3) Moving out of Harm's Way. The proposed Project is anticipated to result in clearing of habitats that support species of native wildlife. To avoid direct mortality, we recommend that a qualified biological monitor approved by CDFW be on site prior to and during ground and habitat disturbing activities to move out of harm's way special status species or other wildlife of low mobility that would be injured or killed by grubbing or Project-related construction activities. It should be noted that the temporary relocation of on-site wildlife does not constitute effective mitigation for the purposes of offsetting Project impacts associated with habitat loss. If the Project requires species to be removed, disturbed, or otherwise handled, we recommend that the DEIR clearly identify that the designated entity should obtain all appropriate State and Federal permits.
- 4) Lake and Streambed. CDFW has regulatory authority over activities in streams and/or lakes that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of any river, stream, or lake or use material from a river, stream, or lake. For any such activities, the Project applicant (or "entity") must provide written notification to CDFW pursuant to section 1600 et seq. of the Fish and Game Code. Based on this notification and other information, CDFW determines whether a Lake and Streambed Alteration Agreement (LSAA) with the applicant is required prior to conducting the proposed activities. CDFW's issuance of a LSAA for a Project that is subject to CEQA will require CEQA compliance actions by CDFW as a Responsible Agency. To minimize additional requirements by CDFW pursuant to section 1600 et seq. and/or under CEQA, the DEIR should fully identify the potential impacts to the stream or riparian resources and provide adequate avoidance, mitigation, monitoring, and reporting commitments for

Hector Salgado
City of Poway
March 8, 2023
Page 6 of 7

issuance of the LSAA. CDFW recommends the Applicant submit a Lake and Streambed Alteration Notification to CDFW. Notifications can be submitted through CDFW's Environmental Permit Information Management System (EPIMS) at <https://wildlife.ca.gov/Conservation/Environmental-Review/EPIMS>.

Environmental Data

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a data base which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the CNDDDB. The CNDDDB field survey form can be found at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The completed form can be mailed electronically to CNDDDB at the following email address: CNDDDB@wildlife.ca.gov. The types of information reported to CNDDDB can be found at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Plants-and-Animals>.

FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.).

CONCLUSION

CDFW appreciates the opportunity to comment on the NOP to assist the City in identifying and mitigating Project impacts on biological resources and ensuring consistency with the requirements of the PSHCP.

Questions regarding this letter or further coordination should be directed to Alison Kalinowski, Environmental Scientist, at Alison.Kalinowski@wildlife.ca.gov.

Sincerely,

DocuSigned by:

D700B4520375406...

David Mayer
Environmental Program Manager
South Coast Region

ec: CDFW

Karen Drewe, San Diego – Karen.Drewe@wildlife.ca.gov

Cindy Hailey, San Diego – Cindy.Hailey@wildlife.ca.gov

OPR

State Clearinghouse, Sacramento – State.Clearinghouse@opr.ca.gov

USFWS

Jonathan Snyder – Jonathan_D_Snyder@fws.gov

Hector Salgado
City of Poway
March 8, 2023
Page 7 of 7

References

California Department of Fish and Wildlife. 2023. California Natural Diversity Database (CNDDDB). Available from: <https://wildlife.ca.gov/Data/CNDDDB>.

California Department of Fish and Wildlife. 2023. Environmental Permit Information Management System. Available from: <https://wildlife.ca.gov/Conservation/Environmental-Review/EPIMS>.

California Invasive Plant Council (Cal-IPC). 2023. Responsible Landscaping. Available from: <https://www.cal-ipc.org/solutions/prevention/landscaping/>.

California Public Resources Code Sections 21000-21177 and State CEQA Guidelines 14.

City of Poway Habitat Conservation Plan / Natural Community Conservation Plan. 1996.

Holway, David A. and Andrew V. Suarez. 2006. "Homogenization of ant communities in mediterranean California: The effects of urbanization and invasion".

California Department of Transportation

DISTRICT 11
4050 TAYLOR STREET, MS-240
SAN DIEGO, CA 92110
(619) 709-5152 | FAX (619) 688-4299 TTY 711
www.dot.ca.gov



March 2, 2023

11-SD-15
PM 18.187
Harmon Ranch Project
NOP/SCH#2023020009

Hector Salgado
Associate Planner
City of Poway
13325 Civic Center Drive
Poway, CA 92064

Dear Mr. Selgado:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Notice of Preparation (NOP) for the Harmon Ranch Project located near Interstate 15 (I-15). The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Safety is one of Caltrans' strategic goals. Caltrans strives to make the year 2050 the first year without a single death or serious injury on California's roads. We are striving for more equitable outcomes for the transportation network's diverse users. To achieve these ambitious goals, we will pursue meaningful collaboration with our partners. We encourage the implementation of new technologies, innovations, and best practices that will enhance the safety on the transportation network. These pursuits are both ambitious and urgent, and their accomplishment involves a focused departure from the status quo as we continue to institutionalize safety in all our work.

Caltrans is committed to prioritizing projects that are equitable and provide meaningful benefits to historically underserved communities, to ultimately improve transportation accessibility and quality of life for people in the communities we serve.

We look forward to working with the City of Poway in areas where the City and Caltrans have joint jurisdiction to improve the transportation network and connections between various modes of travel, with the goal of improving the experience of those who use the transportation system.

Caltrans has the following comments:

Traffic Impact Study

- A Vehicle Miles of Travel (VMT) based Traffic Impact Study (TIS) should be provided for this project. Please use the Governor's Office of Planning and Research Guidance to identify VMT related impacts.¹
- The TIS may also need to identify the proposed project's near-term and long-term safety or operational issues, on or adjacent to any existing or proposed State facilities.

Complete Streets and Mobility Network

Caltrans views all transportation improvements as opportunities to improve safety, access and mobility for all travelers in California and recognizes bicycle, pedestrian and transit modes as integral elements of the transportation network. Caltrans supports improved transit accommodation through the provision of Park and Ride facilities, improved bicycle and pedestrian access and safety improvements, signal prioritization for transit, bus on shoulders, ramp improvements, or other enhancements that promotes a complete and integrated transportation network. Early coordination with Caltrans, in locations that may affect both Caltrans and the City of Poway is encouraged.

To reduce greenhouse gas emissions and achieve California's Climate Change target, Caltrans is implementing Complete Streets and Climate Change policies into State Highway Operations and Protection Program (SHOPP) projects to meet multi-modal mobility needs. Caltrans looks forward to working with the City to evaluate potential Complete Streets projects.

Maintaining bicycle, pedestrian, and public transit access during construction is important. Mitigation to maintain bicycle, pedestrian, and public transit access during construction is in accordance with Caltrans' goals and policies.

Land Use and Smart Growth

Caltrans recognizes there is a strong link between transportation and land use. Development can have a significant impact on traffic and congestion on State transportation facilities. In particular, the pattern of land use can affect both local vehicle miles traveled and the number of trips. Caltrans supports collaboration with

¹ California Governor's Office of Planning and Research (OPR) 2018. "Technical Advisory on Evaluating Transportation Impacts in CEQA." https://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf

local agencies to work towards a safe, functional, interconnected, multi-modal transportation network integrated through applicable “smart growth” type land use planning and policies.

The City should continue to coordinate with Caltrans to implement necessary improvements at intersections and interchanges where the agencies have joint jurisdiction.

Environmental

Caltrans welcomes the opportunity to be a Responsible Agency under the California Environmental Quality Act (CEQA), as we have some discretionary authority of a portion of the project that is in Caltrans' R/W through the form of an encroachment permit process. We look forward to the coordination of our efforts to ensure that Caltrans can adopt the alternative and/or mitigation measure for our R/W.

An encroachment permit will be required for any work within the Caltrans' R/W prior to construction. As part of the encroachment permit process, the applicant must provide approved final environmental documents for this project, corresponding technical studies, and necessary regulatory and resource agency permits. Specifically, CEQA determination or exemption. The supporting documents must address all environmental impacts within the Caltrans' R/W and address any impacts from avoidance and/or mitigation measures.

We recommend that this project specifically identifies and assesses potential impacts caused by the project or impacts from mitigation efforts that occur within Caltrans' R/W that includes impacts to the natural environment, infrastructure including but not limited to highways, roadways, structures, intelligent transportation systems elements, on-ramps and off-ramps, and appurtenant features including but not limited to lighting, signage, drainage, guardrail, slopes and landscaping. Caltrans is interested in any additional mitigation measures identified for the project's draft Environmental Document.

Broadband

Caltrans recognizes that teleworking and remote learning lessen the impacts of traffic on our roadways and surrounding communities. This reduces the amount of VMT and decreases the amount of greenhouse gas (GHG) emissions and other pollutants. The availability of affordable and reliable, high-speed broadband is a key component in supporting travel demand management and reaching the state's transportation and climate action goals.

Right-of-Way

- Per Business and Profession Code 8771, perpetuation of survey monuments by a licensed land surveyor is required, if they are being destroyed by any construction.
- Any work performed within Caltrans' R/W will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans' R/W prior to construction.

Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (619) 688-6158 or emailing D11.Permits@dot.ca.gov or by visiting the website at <https://dot.ca.gov/programs/traffic-operations/ep>. Early coordination with Caltrans is strongly advised for all encroachment permits.

If you have any questions or concerns, please contact Kimberly Dodson, LDR Coordinator, at (619) 985-1587 or by e-mail sent to Kimberly.Dodson@dot.ca.gov.

Sincerely,

Maurice A. Eaton

MAURICE EATON
Branch Chief
Local Development Review

[REDACTED]

From: [REDACTED]
Sent: Tuesday, January 31, 2023 10:52 AM
To: Hector Salgado
Subject: Re: Notice of Preparation for The Harmon Ranch Project in Poway

EXTERNAL EMAIL

Dear Mr. Salgado,

This is Art Bunce, Tribal Attorney for the Barona Band of Mission Indians, a small federally-recognized Indian tribe with a federal Indian Reservation north of Lakeside. I am writing to request that you require that a qualified archaeologist at least do a walk-over of the project site to determine if the surface shows any cultural resources or other indications of sub-surface resources, such as midden, as well as a standard records search. I look forward to seeing the cultural resources report, particularly as part of the AB 52 or SB 18 process.

Sincerely,

Art Bunce

-----Original Message-----

From: Hector Salgado <HSalgado@poway.org>
Cc: David De Vries <DDeVries@poway.org>
Sent: Tue, Jan 31, 2023 8:37 am
Subject: Notice of Preparation for The Harmon Ranch Project in Poway

Hello,

The City of Poway is beginning the environmental review and scoping process for the Harmon Ranch project. Attached is the notice of preparation for the proposed project. You are receiving this notice containing information about the project in accordance with the California Environmental Quality Act (CEQA). Project details and information on the public review process and upcoming public scoping meeting are provided in the notice of preparation.

Thank you,

Hector Salgado

Associate Planner

Development Services

City of Poway | 13325 Civic Center Drive | Poway, CA 92064

Phone (858) 668-4656|Fax (858) 668-1211

hsalgado@poway.org

[REDACTED]

From: Ray Teran <[REDACTED]>
Sent: Tuesday, January 31, 2023 10:09 AM
To: Hector Salgado
Cc: David De Vries; Ernest Pingleton
Subject: RE: Notice of Preparation for The Harmon Ranch Project in Poway

EXTERNAL EMAIL

The Viejas Band of Kumeyaay Indians (“Viejas”) has reviewed the proposed project and at this time we have determined that the project site has cultural significance or ties to Viejas. Cultural resources have been located within or adjacent to the APE-DE of the proposed project.

Viejas Band request that a Kumeyaay Cultural Monitor be on site for ground disturbing activities and to inform us of any new developments such as inadvertent discovery of cultural artifacts, cremation sites, or human remains.

If you wish to utilize Viejas cultural monitors (Viejas rate is \$54.15/hr. plus GSA mileage), please call Ernest Pingleton at 619-655-0410 or email, epingleton@viejas-nsn.gov, for contracting and scheduling. Thank you.

From: Hector Salgado <HSalgado@poway.org>
Sent: Tuesday, January 31, 2023 8:38 AM
Cc: David De Vries <DDeVries@poway.org>
Subject: Notice of Preparation for The Harmon Ranch Project in Poway

Hello,

The City of Poway is beginning the environmental review and scoping process for the Harmon Ranch project. Attached is the notice of preparation for the proposed project. You are receiving this notice containing information about the project in accordance with the California Environmental Quality Act (CEQA). Project details and information on the public review process and upcoming public scoping meeting are provided in the notice of preparation.

Thank you,

Hector Salgado
Associate Planner
Development Services
City of Poway | 13325 Civic Center Drive | Poway, CA 92064
Phone (858) 668-4656 | Fax (858) 668-1211
hsalgado@poway.org

From: [REDACTED]
Sent: Wednesday, February 8, 2023 6:36 AM
To: Hector Salgado
Cc: David De Vries
Subject: RE: Notice of Preparation for The Harmon Ranch Project in Poway

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL

Good morning , Hector. As a resident on Roca Grande Drive, how can I review the proposed Harmon Ranch Specific Plan? Part of Roca Grande is included in the project boundary, and I would like to understand how the re-zoning that area from RS-7 to PC might affect my street easement at the west end of the street and potentially along the entire street.

While I am pleased access to project no longer includes access via Roca Grande, the change in zoning request has raised some neighborhood concerns.

Thank you for providing additional information.

Kathy Wright
Resident, Roca Grande Dr.

From: Hector Salgado <HSalgado@poway.org>
Sent: Tuesday, January 31, 2023 8:38 AM
Cc: David De Vries <DDeVries@poway.org>
Subject: Notice of Preparation for The Harmon Ranch Project in Poway

Hello,

The City of Poway is beginning the environmental review and scoping process for the Harmon Ranch project. Attached is the notice of preparation for the proposed project. You are receiving this notice containing information about the project in accordance with the California Environmental Quality Act (CEQA). Project details and information on the public review process and upcoming public scoping meeting are provided in the notice of preparation.

Thank you,

Hector Salgado
Associate Planner
Development Services
City of Poway | 13325 Civic Center Drive | Poway, CA 92064
Phone (858) 668-4656 | Fax (858) 668-1211
hsalgado@poway.org

[REDACTED]

From: Teresa Sorg-sellers [REDACTED]
Sent: Wednesday, February 15, 2023 3:52 PM
To: Hector Salgado
Subject: Harmon Ranch Project

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL

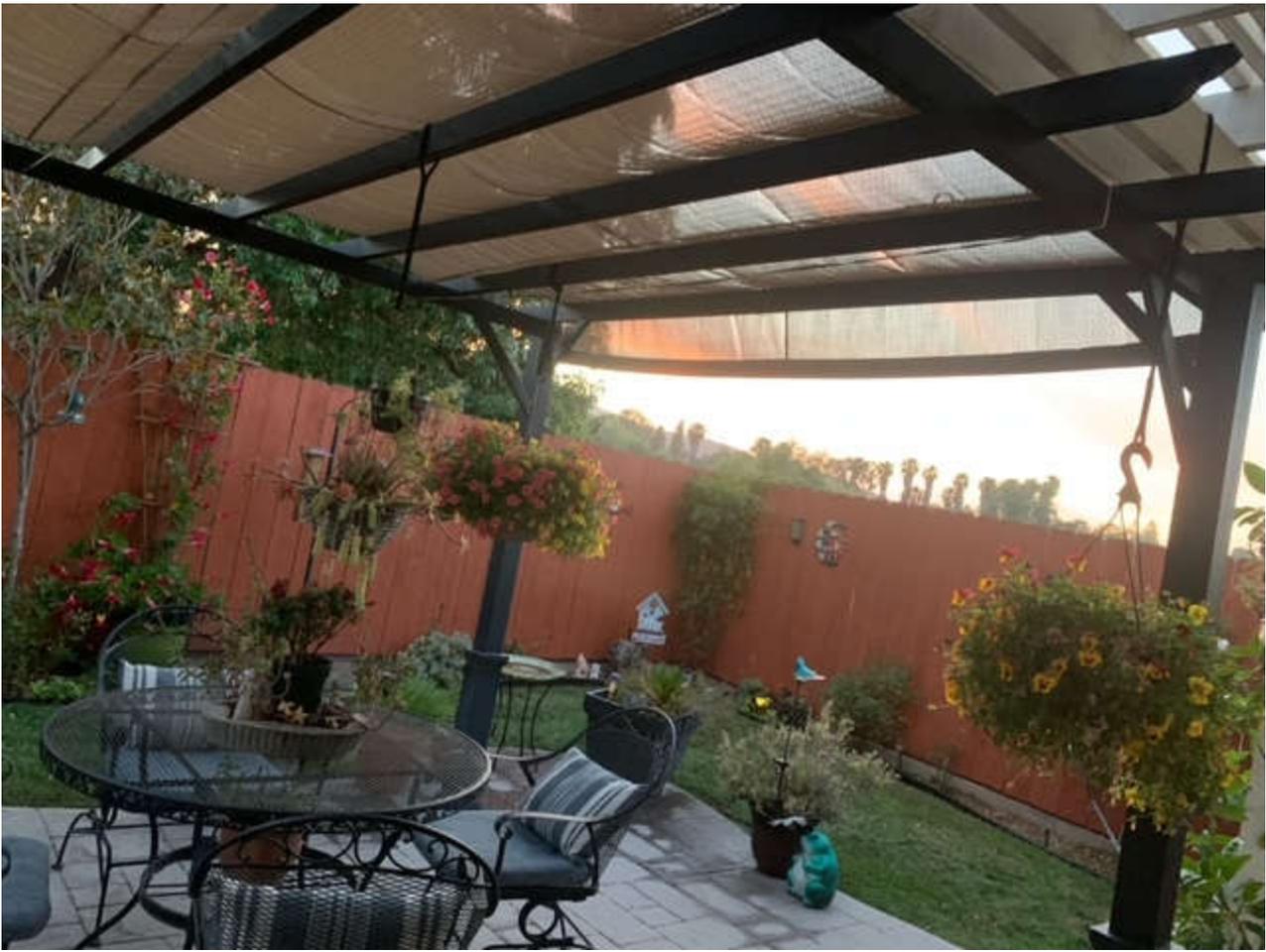
Good afternoon Hector, we are at 12920 Meadow Glen way, lot 3, East side of development. We have a lot of concerns about development and had asked to meet with developer back in June of last year. No one has contacted us?

- 1) We would like to see Historical House property line extended north to give us some privacy. As your map shows now there will be 2, 2 story homes directly behind our fence. We spend a lot of time in our small backyard. These homes will invade are privacy, block the sun from our yard, and concerns about the noise from being so close.
- 2) There are 3 beautiful trees, would like development to include established trees.
- 3) Traffic, the traffic on Oak Knoll is already busy. It is very difficult to make turns out of Meadow Glen, due to traffic now.
- 4) Please keep setback behind are home to 20ft or more for privacy!

Like I mentioned we sent questions/ concerns to the City and asked they be past on to developer. We have not heard back from either party, June of 2022!

Will send a few pics from inside house to back fence so you have an idea of how close these new homes will be.









Sent from my iPhone

[REDACTED]

From: [REDACTED]
Sent: Wednesday, February 15, 2023 8:04 PM
To: Hector Salgado
Subject: Harmon Ranch Specific Plan Project

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL

Dear Mr. Salgado:

I live at 12710 Roca Grande Dr., Poway, CA, directly adjacent to the Harmon Property.

I am opposed to the density being allowed in the Harmon Ranch development. It is triple the density of homes as compared to adjacent existing streets, and the homes will be double the height of adjacent houses. The houses will be located too close to the surrounding existing homes. The density is incompatible with the surrounding neighborhood.

When I bought my home here in 1986, I was told by one of Juanita Harmon's Century 21 agents that the Harmons (the senior Harmons, now deceased) had planned to put in a small neighborhood development on the property, around 19 or 20 houses. Now we are told we should be thankful it is only 65 houses. This makes no sense.

If emergency evacuation is required from this development, it will overwhelm Oak Knoll Road.

Oak Knoll Road currently allows parking on both sides of the road and is usually parked up with a solid row of cars (apartment overflow parking) on both sides of the street extending from just east of Pomerado Road eastward nearly to Carriage Road. Oak Knoll Road also has a "traffic calming" narrowing and speed hump near the apartments close to Pomerado Road.

Egress from the apartment complexes onto Oak Knoll Road is already difficult due to the poor visibility past the rows of parked cars, which results in "near misses" with cars exiting the apartments. In an emergency, this would be a serious vulnerability to this route. A traffic accident blocking Oak Knoll Road would deprive the entire population, and the neighboring residents, an exit to safety.

Sincerely,

Ann Tipps, MD

[REDACTED]

PUBLIC SCOPING MEETING

Harmon Ranch Specific Plan -Environmental Impact Report (EIR)

Tuesday, February 16, 2023, 6:30 p.m.

Poway City Council Chambers

13325 Civic Center Drive, Poway, CA 92064

WRITTEN COMMENT FORM

How big will the passive park be?
will there be a grass area. How much grass?

When will the presentation be made available?

Where will the storm water be routed to?

What is the water source for watering the
open space grass/turf areas? Can we be
assured that water will not be pumped from
the creek to irrigate the turf.

CONTACT INFORMATION:

Marianne Bacilla

Print Name

Address

Phone

Email

PUBLIC SCOPING MEETING

Harmon Ranch Specific Plan -Environmental Impact Report (EIR)

Tuesday, February 16, 2023, 6:30 p.m.

Poway City Council Chambers

13325 Civic Center Drive, Poway, CA 92064

WRITTEN COMMENT FORM

MY CONCERN IS THE INTEGRITY OF THE OPEN AREA OS-1, ADJACENT TO POWAY CREEK, WHERE A LOT OF WILDLIFE EXISTS.

- ARE EXISTING TREES GOING TO REMAIN?
- FUTURE MANAGEMENT OF THAT AREA (*)
- NOISE / HUMAN ACTIVITY / IMPACT ON WILD LIFE
- WATER QUALITY IMPACT ON POWAY CREEK

ALL NEIGHBOURS AROUND SOURCE REALLY APPRECIATE THE LANDSCAPE AND WILDLIFE AROUND POWAY CREEK

- RAIN WATER / ^{STORM} DRAINS EFFECT ON POWAY CREEK WATER QUALITY

(*) TO ENSURE LANDSCAPE INTEGRITY / PRESERVATION

CONTACT INFORMATION:

ANTONIO MURCIA

Print Name

Address

Phone

Email

[REDACTED]

From: Adrienne Wilson [REDACTED] >
Sent: Friday, February 17, 2023 3:45 PM
To: Hector Salgado
Subject: Harmon Ranch EIR comment

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL

Hello Hector,
I was at the EIR meeting last night but did not sign in. Thank you for running an informative meeting.

A couple items I would like to submit as comment:

Any new development should encourage walking and biking as primary means of local transportation. Having bicycle racks at the open space recreational areas and having pedestrian access at Roca Grande Dr. would go a long way to encourage eco-friendly and heart-healthy movement in the neighborhood.

It was noted in the meeting that there was a proposed zone change from Residential Single Family 7 (RS-7) to Planned Community (PC). Can the city explain to the public what the practical differences are between the two zone designations?

Thank you,

Adrienne Wilson

[REDACTED]

[REDACTED]

[REDACTED]

From: Chris Cruse [REDACTED]
Sent: Thursday, February 23, 2023 11:32 AM
To: Hector Salgado
Cc: [REDACTED]
Subject: Harmon Ranch

Follow Up Flag: Flag for follow up
Flag Status: Flagged

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

EXTERNAL EMAIL

Hello Hector Salgado,

I noticed that the Specific Plan for the Harmon Ranch does not state exactly how many houses could be built in Harmon Ranch, if it was built to current city codes, including full street widths, sidewalks on both sides, setbacks for RS-7 and all other current requirements for building in RS-7 zone. Can you provide the actual number of houses that could be built using ALL of the RS-7 specifications. In other words, how many houses could be built without general plan changes or a specific plan?

At the scoping hearing, there were several people who claimed that this specific plan is the result of state laws or requirements. Can you provide any state laws or requirements that do not allow the Harmon Ranch to be built to current city RS-7 specifications?

Please advise,
Thank You,
Chris Cruse

[REDACTED]

From: Chris Cruse [REDACTED]
Sent: Tuesday, February 28, 2023 3:53 PM
To: Hector Salgado
Subject: Re: Harmon Ranch

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

EXTERNAL EMAIL

Hi Hector,
Please email the information, as I am not getting a phone call from you.

I want to know how many houses can be built on the RS-7 Harmon parcels using the current street, sidewalk and easement rules laid out in the current general plan.
Chris Cruse

> On Feb 27, 2023, at 8:47 AM, Hector Salgado <HSalgado@poway.org> wrote:

>
> Good morning, Chris,
>
> Sorry for the delayed response. When you have a chance, could you please give me a call at 858-668-4656 to discuss your inquiry. Or could you please provide me with your phone number and best time to reach you.

>
> Thanks,

>
> Hector

>
>
> -----Original Message-----

> From: Chris Cruse <[REDACTED]>
> Sent: Thursday, February 23, 2023 11:32 AM
> To: Hector Salgado <HSalgado@poway.org>
> Cc: [REDACTED]
> Subject: Harmon Ranch

>
> [You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

>
> EXTERNAL EMAIL

> Hello Hector Salgado,
> I noticed that the Specific Plan for the Harmon Ranch does not state exactly how many houses could be built in Harmon Ranch, if it was built to current city codes, including full street widths, sidewalks on both sides, setbacks for RS-7 and all other current requirements for building in RS-7 zone. Can you provide the actual number of houses that could be built using ALL of the RS-7 specifications. In other words, how many houses could be built without general plan changes or a specific plan?

>

> At the scoping hearing, there were several people who claimed that this specific plan is the result of state laws or requirements. Can you provide any state laws or requirements that do not allow the Harmon Ranch to be built to current city RS-7 specifications?

>

>

>

>

> Please advise,

> Thank You,

> Chris Cruse

[REDACTED]

From: Emily Carl <emilyac@poway.seada.com>
Sent: Sunday, February 26, 2023 3:27 PM
To: Hector Salgado
Cc: 'emilyac@poway.seada.com'; [REDACTED]
Subject: RE: Notice of Preparation for The Harmon Ranch Project in Poway

Follow Up Flag: Follow up
Flag Status: Flagged

[You don't often get email from emilyac@poway.seada.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

EXTERNAL EMAIL

Hello Hector,

I am making followup to the City's request for scoping input on this project's EIR.

I would like to provide input before the 3/3/2023 deadline but am in need of information beyond what was found in the slide deck for the public scoping meeting presentation.

Slide 8 of the slide deck looks like a tentative map that does not immediately disclose proposed barriers. Nor does it address what the intended uses of the various Open Space areas (referenced as OS and OSR) areas.

Here are my specific questions:

- 1) Are there any plans for any access via Roca Grande Drive to any part of the Planned Community? If yes, what parts and what is the scope and type of such access? If no, how is access being limited?
- 2) Are there any planned walls or other barriers for surrounding the Planned Community? If so, I would need to obtain knowledge of the types of walls/barriers to give scoping input to the project's EIR. Is that information immediately available?
- 3) What are the intended uses of the various OS and OSR areas within the boundary of the Planned Community?

Thank you for your time and consideration; it is much appreciated!

--
Emily.

[REDACTED]

From: [REDACTED]
Sent: Monday, February 27, 2023 5:39 PM
To: Hector Salgado
Subject: RE: Notice of Preparation for The Harmon Ranch Project in Poway - Comments/Questions related to Environmental Impact Study

EXTERNAL EMAIL

Good evening, Hector. Below are my comments and questions related to the Environmental Impact Study for the Harmon Ranch project.

Aesthetic/Visual

- The proposed density does not fit with the surrounding neighborhoods, including those homes that were built most recently. Retain RS7 zoning.
- Plan 1 (Santa Barbara) design appears to be adobe style and again does not fit with the existing neighborhood designs.
- Visually, the houses will appear “crammed” into the development.
- Privacy of individuals living next to the new homes will be lost. Several existing homes adjacent to the new development have bedrooms facing the new developments. Ensure design promotes privacy to existing residents.
- Proposed 6 foot vinyl fence will not protect privacy or provide sound barrier. Consider taller fences along existing residents.
- Develop requirements for maintenance of parks and escalation for neighbor complaints. Develop plan to manage open space areas as overgrowth will become a fire hazard for the new community and surrounding homes. Currently the City of Poway maintains these areas.

Air Quality

- Increased pollution from automobiles in a dense area
- Increased pollution from construction equipment
- Dust created by construction equipment.

Archeological/Historical

- North eastern portion likely filled with Kumeyaay artifact, what is plan to ensure that artifact is not destroyed during construction process?
- Creek area (north west corner) has previously been identified as a natural habitat. How will that be protected?

Drainage/absorption

- How will grading impact existing drainage of the site?

Geology/Seismic

- How will stability of the large rock pile (north west portion) be ensured during and after grading?
- If blasting is anticipated, how will surrounding neighborhoods and the Kumeyaay Interpretive Center be protected?

Noise

- Increased noise due to construction. Can construction times be altered so as not to start at 7am

Population/Housing Balance

- Project as proposed is too dense for surrounding area

Public Services/Facilities

- Park area along Oak Knoll will invite crime in the evening/nighttime hours. Additional police patrols will be needed to ensure safety. Does development pay fees to support increased infrastructure?
- How will graffiti in open space be handled?
- Will Development be sourced from already taxed power grid? No mention of renewable energy within the plan description. Solar energy planned?
- Increased need for fire coverage. Does development pay fees to support increased infrastructure?

Schools/University

- Existing neighborhood elementary and middle schools are over full. Children from this development along with the several new family friendly developments along Poway Road will increase the enrollment at already full and struggling schools.

Sewer Capacity

- What is the proposed tie to city sewer lines? Sewer lines on Roca Grande are not large enough to handle additional volume.

Soil Erosion/Compaction/Grading

- How will grading the property impact stability of the large rock pile?

Traffic Circulation

- Increased traffic on Oak Knoll will make it more dangerous for resident leaving apartment complexes and streets off Oak Knoll. Oak Knoll street parking makes it difficult to see on coming traffic.
- How will pedestrian safety be maintained throughout construction phase and after?
- Consider lighted cross walk vs raised to protect pedestrians and drivers
- How will pedestrian traffic to the development from Roca Grande Dr. be prevented? As a private street, Roca Grande residents are responsible for maintaining the cleanliness of our street.

Sincerely,

Kathy Wright
Resident, Roca Grande Dr.

From: Hector Salgado <HSalgado@poway.org>
Sent: Wednesday, February 22, 2023 10:33 AM
To: Kathy wright <[REDACTED]>
Subject: RE: Notice of Preparation for The Harmon Ranch Project in Poway

Good morning Kathy,

Per your request, please see the link below to the February 16th Harmon Ranch public scoping meeting presentation.

<https://poway.org/329/Recent-Projects-Environmental-Documents>

Thanks,

Hector

From: Kathy wright [REDACTED]
Sent: Tuesday, February 21, 2023 6:41 AM
To: Hector Salgado <HSalgado@poway.org>
Subject: Re: Notice of Preparation for The Harmon Ranch Project in Poway

EXTERNAL EMAIL

Good morning Hector. Can you please send me a link to the slide deck from the Harmon Ranch EIR meeting on 2/16?
Thank you

Kathy Wright
Home Owner, Roca Grande Dr.

Sent from my iPad

On Feb 8, 2023, at 4:46 PM, Hector Salgado <HSalgado@poway.org> wrote:

Good afternoon Kathy,

It was a pleasure speaking with you earlier today. Per our conversation, the meeting on February 16th regarding the Harmon Ranch project will be dealing with the Environmental Impacts for the proposed project and it is separate from the neighborhood meeting. The neighborhood meeting will be facilitated by the City once the developer has submitted a more complete and defined project.

Regarding your inquiry, the most recent submittal of the project does not indicate work on Roca Grande. The zone change from Residential Single Family 7 to Planned Community will not affect your access easement.

Additionally, the Specific Plan is currently under review and we will make it available to the public once it is closer to a final draft.

Please let me know if you have any other questions or concerns. Feel free to call me at 858-668-4656.

Thanks,

Hector Salgado

From: [REDACTED]
Sent: Wednesday, February 8, 2023 6:36 AM
To: Hector Salgado <HSalgado@poway.org>
Cc: David De Vries <DDeVries@poway.org>
Subject: RE: Notice of Preparation for The Harmon Ranch Project in Poway

EXTERNAL EMAIL

Good morning , Hector. As a resident on Roca Grande Drive, how can I review the proposed Harmon Ranch Specific Plan? Part of Roca Grande is included in the project boundary, and I would like to understand how the re-zoning that area from RS-7 to PC might affect my street easement at the west end of the street and potentially along the entire street.

While I am pleased access to project no longer includes access via Roca Grande, the change in zoning request has raised some neighborhood concerns.

Thank you for providing additional information.

Kathy Wright
Resident, Roca Grande Dr.

From: Hector Salgado <HSalgado@poway.org>
Sent: Tuesday, January 31, 2023 8:38 AM
Cc: David De Vries <DDeVries@poway.org>
Subject: Notice of Preparation for The Harmon Ranch Project in Poway

Hello,

The City of Poway is beginning the environmental review and scoping process for the Harmon Ranch project. Attached is the notice of preparation for the proposed project. You are receiving this notice containing information about the project in accordance with the California Environmental Quality Act (CEQA). Project details and information on the public review process and upcoming public scoping meeting are provided in the notice of preparation.

Thank you,

Hector Salgado
Associate Planner
Development Services
City of Poway | 13325 Civic Center Drive | Poway, CA 92064
Phone (858) 668-4656 | Fax (858) 668-1211
hsalgado@poway.org

[REDACTED]

From: Chris Cruse [REDACTED]
Sent: Tuesday, February 28, 2023 4:41 PM
To: Hector Salgado
Subject: Article 8. Specific Plans California Government Code 2009 California Code California Code US Codes and Statutes U

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

EXTERNAL EMAIL

There is a newer version of the California

2009 California Gov Article 8. Specific P

GOVERNMENT CODE
SECTION [65450-65457](#)

65450. After the legislative b

Erin Lucett

From: Chris Cruse [REDACTED]
Sent: Tuesday, February 28, 2023 4:40 PM
To: Hector Salgado
Subject: Chapter 3 GENERAL PLAN CONSISTENCY ANALYSIS

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

EXTERNAL EMAIL

A.2. General Plan Consistency Analysis

California law requires a Specific Plan to be consistent with the City's General Plan for any relevant goals and policies.

California Government Code Section [65450-6](#) requires that Specific Plans must demonstrate consistency with City of Coronado's General Plan. This section analyzes the goals and policies of the General Plan that are consistent with the Orange Avenue Corridor to be amended.

This section analyzes the goals and policies of the General Plan that are applicable to the Specific Plan were not included.

[REDACTED]

From: Chris Cruse [REDACTED] >
Sent: Tuesday, February 28, 2023 10:09 PM
To: Hector Salgado
Cc: Chris Cruse
Subject: Harmon Ranch Specific Plans- scoping EIR

EXTERNAL EMAIL

Harmon Ranch Specific Plans- EIR questions

California State Law requires that all specific plans be consistent with a city's General Plan.

Below are statements from Poway's General Plan, and questions about the Harmon Specific Plan's consistency or ability to meet the General Plan Goals.

Policy B- Subdivision Design

Subdivisions should be designed to ensure that future land development supports the goals of the General Plan.

Strategies

"New development should be of density and design compatible with surrounding existing development."

"Lot size and shape should allow for properly spaced buildings, provide areas for landscaping and reduce conflicts between incompatible uses."

The density of the Harmon Ranch does not match the general plan requirements for RS-7 zoning. The street size and sidewalk requirements do not match, nor do the front, side and rear setbacks meet the RS-7 requirements. The density of the Harmon Ranch specific plan is about 50% greater than the general plan specifications for RS-7 parcels that meet street width, sidewalk specifications and front, rear and side yard setback requirements.

There are 4 houses in the Harmon Ranch Specific Plan butted up to each parcel in the adjacent subdivision. How is this compatible with existing development or consistent with general plan specifications for RS-7 zoned parcels?

The specific plan does not state the actual number of houses that could be built on these parcels using the current RS-7 zoning requirement. It only states the number of units allowed by the specific plan which the Harmons and the developer made up. How many houses could be built on the parcels without a specific plan, by following the current Poway laws and general plan, including current density, street width, sidewalk requirements, back, front and sideyard setbacks?

Why should the city approve a specific plan that gives the developer more houses that are allowed by the general plan? This will force the city to also give any other developer the right to use greater density and different setbacks and street widths and sidewalks. In effect, this specific plan will gut Poway's general plan. What is the purpose of obliterating the general plan?

The EIR must take into account the greater density that would have to be approved for all RS-7 property owners if this plan is approved.

Policy C- Site Design

Attractive, efficient site design shall be required of all development.

“The layout of a site should consider the planning of adjoining parcels to ensure visual and functional compatibility of surrounding development.”

How will increasing the density so that it is greater than what is allowed under the General Plan make traffic more efficient on Oak Knoll Rd. Oak Knoll Rd probably has the highest residential density of anywhere in the city. What measures will mitigate the effect of so many driveways spilling traffic on to Oak Knoll Rd?

Will the residents be able to efficiently evacuate for a fire?

“Intermediate ridges and hilltops shall be preserved in a natural state to the maximum extent possible”

“Front yard setbacks should be varied to create greater solar access, to provide more useful private open space in side yards and avoid a monotonous pattern of houses.”

Is there any private space in the side yards?

Is the pattern of houses monotonous? Like sardines in a can?

“At least 25 percent of all lots within a subdivision shall provide sufficient side yard area and setbacks for recreational vehicle parking.”

Does the Harmon Specific Plan meet this criteria?

“Private open space should be provided adjacent to dwelling units.”

Does the Harmon Specific Plan meet this requirement?

Policy D- Grading

Necessary grading should be done so as to minimize the disturbance to the site and the environmental and aesthetic impacts.”

Will there be grade changes for this project? Will the soil level be changed? Will there be cut and fill?

Will the natural contours of the land be changed?

Will the soil level be raised next to the creek, changing the flooding risk for other parcels?

Policy E- Interior Circulation and Parking

“Adequate, safe and efficient on-site circulation and parking areas should be provided for vehicles, which do not conflict with pedestrian areas or visually dominate the appearance of the development.”

Why should this development be built to the standards of a multi-family development in Poway? What is the reason to waive the full street widths and sidewalk requirements for RS-7 zoning? If the city does it for this project, it would mean they have to do it for all RS-7 projects. What would be the cumulative effect of changing RS-7 to multi-family street and sidewalk development criteria?

Why does the pedestrian trail end in the parking area of a car/tire business? There must be a better connection then having pedestrians have to walk through an unsafe parking lot.

The parking requirements are being met by garage parking and driveway parking, but residents can convert their garages to ADUs. Is there sufficient parking to accommodate garage conversions?

Policy F- Architecture

“All public and private buildings, except those in the South Poway industrial park shall be compatible with the City’s small town character and image.”

Residential areas should be comprised of custom homes or homes that simulate custom homes to every extent feasible. Tract subdivision construction shall conform with the following:

There shall be sufficient number of exterior architectural elevation designs and interior floor plans to promote and achieve housing variety and the objective of simulating custom home development. The number of designs and floor plans shall be commensurate with the total number of lots in the subdivision pursuant to the Zoning Ordinance;

Rooflines should vary in angle and height to provide a changing profile and should emphasize the natural land forms in the vicinity and help blend the structure into the natural environment.

The use of side entry or rear garages is encouraged.”

Do the Harmon Ranch houses meet these goals?

Floodplains and Floodways

“Land within the 100 yr floodplain should be designated for low density residential and open space uses. “

Development in the 100 year floodplain may be approved if the following conditions are met.....Information certifying that no upstream or downstream changes to the 100 yr floodplain will occur must be submitted by a qualified civil or hydrological engineer.”

Do you plan to build in the 100 yr floodplain?

Policy C-Land Use and Transportation

Ensure that the City’s transportation system does not become overburdened

“Avoid approving any development that will increase the traffic on a City roadway above the existing design capacity at Level of Service C unless traffic/roadway design mitigation is available and/or will be implemented to achieve the desired Level of Service.Or if no feasible alternatives are available, cumulative land use impacts on roadways should be assessed to ascertain the contribution of each new use being considered. “

“Prohibit development which will result in Level of Service E or F at any intersection unless no feasible alternative exists and an overriding public need can be demonstrated.”

What is the overriding public need that would allow you to increase density and development intensity for an RS-7 parcel? Is there really any overriding PUBLIC reason to increase density about 50% for all RS-7 zoning? It seems like the only reason to do so is personal profit. But the EIR must consider the cumulative effect of changing density and setbacks, street width and sidewalks in all RS-7 zones.

“Developments which will result in a concentration of people (such as multi-family residential developments) should be located in proximity to commercial services and along primary roadway corridors or in other locations of high transit potential or access. “

Are there plans for bus service on Oak Knoll? Maybe that should be a requirement before adding such a high density project with multi-family street and sidewalk and setback designations.

“Continue to develop neighborhood parks in proximity to residential areas to encourage pedestrian travel to recreation areas.”

Will the private parks be deed restricted so that they will always remain parks available to the public?

Will they be dedicated park space?

What happens if the homeowners in the HOA vote not to pay the maintenance fees of the park/ open space areas?

Is this going to be a passive park or will there be play equipment for children and/or adults?

Policy A- Parks

“A diversified, comprehensive park system should be provided for the residents of Poway, utilizing adopted standards, contemporary concepts and planning strategies.”

The city has built no new parks in the last 18 years There really are not enough dedicated parks to meet the needs of current residents, much less the number of new residents already planned for.

“Seek to ensure that every neighborhood is served within a one-half mile radius by an elementary school site or park. “

Is there sufficient space in a near by school?

“Neighborhood parks shall serve as the day-to-day recreational areas of the City. These facilities should include playgrounds, playing fields, and turf areas where local residents can enjoy the outdoors in a safe and refreshing environment. “

Are there enough parks to meet the needs of Harmon Ranch residents and other new residents?

“Maintain legislation under Quimby Act to require dedication of land, payment of in-lieu fees or a combination thereof, as a condition of residential development approval to the equivalent of five acres of land per 1,000 population anticipated in the proposed development.”

I think this is park space, not open space that is used for drainage requirements or is part of the creek or for parking. Is there sufficient park space in this project?

Policy C- Private Recreation Facilities

“Private recreational facilities can be used to reduce the total amount of land to be dedicated and/or fees paid in-lieu to 50 percent of the requirement per residential development proposal”

So is the Harmon Ranch park public or private?

“Adequate provision shall be made to ensure that the private recreational facilities remain available in perpetuity or the residents and the City shall be compensated accordingly. “

What provisions will be made to ensure the private parks will be available in perpetuity?

Policy B- Waterways

“The natural character of creeks and channels should be maintained or restored to the greatest extent possible with consideration for maintaining adequate flood protection. “

Strategies:

“Development, including roads, should be set back from riparian corridors a minimum distance of 50 ft., or a sufficient distance as determined by a qualified biologist to avoid any damage to these areas. These riparian

corridors and associated buffer areas should be designated as permanent natural open space easements and the buffer areas should be vegetated only with appropriate native species , as determined by a qualified biologist or native plant horticulturist.”

Are your houses going to be 50 ft from the riparian corridor?

Is there enough space to do a natural buffer and a park?

Are you going to seek the advice of a natural plant horticulturist?

“Pubic access to creeks, via trails, paths, and greenways shall be encouraged to the extent possible without negatively impacting riparian habitat value”

Is there a trail along the creek?

Is there any reason that the Harmon Ranch parcels cannot use the current zoning specifications for RS-7 parcels?

[REDACTED]

From: [REDACTED]
Sent: Wednesday, March 1, 2023 8:05 PM
To: Hector Salgado
Subject: Harmon Ranch specific plan -- I am opposed

Follow Up Flag: Flag for follow up
Flag Status: Flagged

EXTERNAL EMAIL

Dear Mr. Salgado:

Why are the developers of the Harmon Ranch project being allowed to write their own density plan and ignore the existing RS-7 zoning of the property? The “builder’s remedy” to build denser than zoning only applies if 20% of the houses are deed restricted to low income buyers, and this project does not have this restriction in it. Thus, they are not eligible to disregard the Poway zoning.

Per California Government Code, Section 65454, planned community project plans must be compliant with the General Plan. The Harmon Ranch specific plan is much denser than RS-7, and ignores the setback requirements for RS-7 zoning.

California Codes > Gov’t Code > Planning & Land Use > Planning & Zoning > Local Planning > Specific Plans > Sec. 65454: “No specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the General Plan.”

https://california.public.law/codes/ca_gov%27t_code_section_65454

We were told by the property owners after the scoping meeting that this is a good plan for us because “the State” wanted them to build much denser than they are planning, which is a straw man argument not supported by any evidence.

It is mind-boggling that this is happening. If this is approved by the City, no property zoning will be safe anywhere in Poway. It will establish a precedent that will be pushed by every developer, and if it is allowed for one project, it will be demanded to be allowable for all. Only those with the financial means, or inside influence, to push back would be able to resist it.

Sincerely,

Ann Tipps
[REDACTED]

[REDACTED]

From: Chris Cruse [REDACTED]
Sent: Thursday, March 2, 2023 9:56 AM
To: Hector Salgado
Cc: [REDACTED]
Subject: re: submissions for Harmon Ranch EIR

EXTERNAL EMAIL

Please include these questions in the Harmon Ranch EIR scoping.

- 1.) Who wrote the submission to CEQA?
- 2.) Was it fact checked by anyone in the City of Poway?
- 3.) Why did the document not state the number of houses that could be built using Poway's current codes?
- 4.) What is the number of houses that can be built on the Harmon Ranch parcels using current RS-7 zoning, street widths, sidewalks, and setback requirements?
- 5.) The Harmon Ranch proposal asks for a zoning change from RS-& to PC. All PC zoned property has an underlying zoning. Are you planning to change the underlying zoning from RS-7 to some other zone? If so, what is the new zone you plan to change it to?
- 6.) RS-7 lot size is requires a minimum net lot size of 4500 sq ft. Harmon Ranch proposal calls for lot sizes as small as 3690 sq ft. How is this allowed in RS-7 zone? How is it compatible with the Poway General Plan?
- 7.) RS-7 lots require a minimum 50 ft width. Harmon Ranch proposes 42 ft width. How is this consistent with Poway's General plan?
- 8.) RS-7 zones can have a density up to 8 houses per net acre after subtracting for full width streets and sidewalks on both sides. The CEQA document said that Harmon Ranch will be 8.8 houses per net acre, but that is not subtracting full width streets and sidewalks on both sides. What is the real number of buildable net acres using the city's requirements for streets and sidewalks in RS-7 zones?
- 9.) What is the real density of the Harmon Ranch parcels using RS-7 zoning requirements?
- 10.) RS-7 zones require a 18 ft front yard setback, 5/10 ft sideyard setback and 20 ft rear setback. What are the setbacks for Harmon Ranch? Do they meet RS-7 specifications?
- 11.) What reason is there for introducing new zones or changing the zoning requirements of current zones?
- 12.) Is there some reason a project cannot be built using the current zoning specifications?
- 13.) Is wanting more profit a justifiable reason to approve a specific plan that a developer wrote instead of Poway's current zoning requirements?
- 14.) Should every developer be able to write the rules for what they want to build?
- 15.) will there be any affordable housing built in this project?
16. Will families earning the median income in San Diego be able to purchase a house in this project?
- 17.) Is this project needed for Poway to meet RHNA goals for low, very low or moderate income housing?
- 18.) Does Michael Schlesinger have a financial interest in this project?
- 19.) Is Michael Schlesinger have any interest in the Lennar group that is planning this project?

From: Buzz Mann [REDACTED]
Sent: Friday, March 3, 2023 3:58 PM
To: Hector Salgado
Subject: Harmon Ranch project

You don't often get email from [REDACTED] [Learn why this is important](#)

EXTERNAL EMAIL

Hector,

Just a couple concerns we have.

The increased traffic on Oak Knoll road. The street is already lined with cars, afraid even tho they say the new housing area will have plenty of parking ,don't believe it really will. Set backs and space between homes are so small. Maybe a few less houses would be better.

The new construction on Poway Road has eight foot brick walls between properties. We think that would be more appropriate for between new construction and existing properties on La Vista Way, and Roca Grande. Rather than a six foot vinyl one. This would ensure no vehicle or foot traffic on these streets.

Also on a personal note if the grading on this project changes the flow of rain waters and causes flooding in any of the homes on La Vista way, there could be suits filed on builder and city for approving said project.

Thank you,

Buzz and Colleen Mann