



NOTICE OF PREPARATION AND NOTICE OF PUBLIC SCOPING MEETING

NOP Comment Period: May 10, 2019 to June 10, 2019

The Farm in Poway

The City of Poway 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 Farm in Poway project (proposed project). The proposed project is located in the northern portion of the City of Poway and consists of the decommissioned StoneRidge Country Club and associated 18-hole golf course. The project site is bordered by Espola Road to the south. Figures 1 and 2 depict the location of the proposed project within the region and project vicinity, respectively. Figure 3 illustrates a conceptual site plan for the project site.

The EIR will consider all potential environmental effects of the proposed project, with the exception of agricultural and forestry resources, and mineral resources, as the proposed project was determined to have no impact during the Initial Study with regard to these resource areas. See Sections 3.2 and 3.12 of the Initial Study for further information. The EIR will consider all other 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 which are raised by responsible agencies, trustee agencies, and members of the public or related agencies during the Notice of Preparation (NOP) process. An electronic version of this notice, including the Initial Study and project-related documents can be found on the City's website: <https://poway.org/329/Recent-Projects-Environmental-Documents>.

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

Due to the time limits mandated by state law, responses from responsible agencies, other agencies, and organizations must be sent and received by the City of Poway not later than 30 days following the publication of this NOP (5:00 p.m. on Monday, June 10, 2019).

Project-related comments may be sent to:

David De Vries, City Planner
City of Poway, Development Services
Care of: Dudek
605 3rd Street
Encinitas, CA 92024
ddevries@poway.org

If response from your agency or organization is not received, we will presume that your agency or organization has 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, May 23, 2019, 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

Location

The project site is located in the northern portion of the City of Poway (City) and consists of the decommissioned StoneRidge Country Club and associated 18-hole golf course. The project site bordered by Espola Road to the south. The project site consists of approximately 117.2 acres and currently has an address of 17166 Stoneridge Country Club Lane, Poway, California 92064. Figure 1 shows the project location within the County of San Diego (County) and the City. Regionally, the City is situated near the middle of the County, approximately 20 miles north of downtown San Diego via Interstate (I) 15. The project site is approximately 2 miles east of I-15. The City of Poway boundary is approximately 0.5 miles to the west. Figures 2 and 3 depict the project vicinity and a conceptual site plan for the project site, respectively.

Proposed Specific Plan

Summary

The Farm in Poway project (proposed project) consists of a General Plan Amendment and Zoning Amendment to change the land use and zoning designation of the project site from Open Space – Recreation (OS-R) to Planned Community (PC-9). The amendments consist of both a Map Amendment and Zoning Text Amendments. Currently the PC zone may only be applied to

properties 300 acres or larger. The text amendment will revise this portion of the text to allow properties of 100 acres or larger. In addition, a new section would be added to the Zoning Ordinance that briefly describes the proposed project. This designation is consistent with other Specific Plan areas throughout the City.

The proposed project would also consist of a Specific Plan, Development Plan, and a Tentative Map to allow for the development of 160 single-family dwelling units. The new land uses proposed for the Farm in Poway Specific Plan Area (SPA) include two open space uses and five residential uses as described below:

- ***Open Space – Conservation (OS-C)*** is designed to serve as a physical and visual buffer between existing residential uses and new residential development, maintaining neighbors' privacy and providing the visual backdrop for the new community. Parcels designated as OS-C shall be deed-restricted to ensure that they are preserved as open space in perpetuity. Parcels designated as OS-C may be planted with agriculture or naturalized drought-tolerant landscaping and may include trails, gardens, water quality basins, and tot lots. Thematic structures and buildings as well as accessory buildings such as sheds, greenhouses, and similar that are ancillary to agricultural and garden uses would also be permitted with a maximum building coverage of 15%.
- ***Open Space – Recreation (OS-R)*** is intended to replace the recreational amenities once provided by the golf course to support new and existing residential uses within and around the SPA. Up to 30,000 gross square feet (GSF) of non-residential buildings would be permitted. Up to 16,100 GSF may consist of social and recreational uses such as event barns, social clubs, fitness clubs, restaurants, and similar. The remaining GSF may consist of educational amenity space such as classrooms, a butterfly vivarium, educational greenhouses, and similar facilities. These uses are similar to those permitted under the existing zoning designation.
- ***Residential – Twin (R-T)***: Allows for the development of up to 22 duplex homes. Each unit would be situated on its own lot and units are connected along a common interior property line.
- ***Residential – Cottage (R-C)***: Allows for the development of up to 90 single-family homes. Residential cottage homes would consist of 2–4 single-family homes arranged around a common motor court space. Individual driveways and garages would take access from the motor court.
- ***Residential – Garden (R-G)***: Allows for the development of up to 13 single-family homes. Residential garden homes are single-family homes that take direct access from a private street. The minimum lot width for garden homes is 70 feet.
- ***Residential – Homestead (R-H)***: Allows for the development of up to 20 single-family homes. Residential homestead lots would consist of single-family homes that take direct

access from a private street or existing public street, and are located in the Very High Fire Hazard Severity Zone.

- ***Residential – Meadow (R-M)***: Allows for the development of up to 15 single-family homes. Residential meadow homes would be large single-family homes that take direct access from a private street.

Residential uses account for approximately 33.85 acres within of the SPA and have been clustered to conserve approximately 55.72 acres of the SPA as OS-C. The OS-C areas would consist of professionally managed farmland or naturalized open space. Tot lots, gardens, water quality basins, and multi-use trails would also be permitted and proposed within these OS-C areas. The remaining land within the SPA would be developed as private streets or OS-R. The OS-R area account for 14.65 acres of the SPA. Recreational uses proposed by the Tentative Map and Development Plan include a fitness club; social club with food and beverage service, including alcohol; a multipurpose event barn with outdoor event space for parties, weddings, and similar events; a tranquility garden; and a butterfly education center.

An extensive multi-use trail system, for walking and bicycling, would also wind through the various open space areas and connect residents to the variety of recreational amenities. The majority of the trail system would consist of 10-foot-wide private trails surfaced with compacted decomposed granite or native earth. Although trails are private, they would be open and available for public use.

An existing 100-foot-wide San Diego County Water Authority easement runs generally through the middle of the property. This easement would be preserved by utilizing access roadways and this corridor as part of this trail system. The 16-foot-wide access roads would be surfaced with decomposed granite and would be expanded in some location to include an additional 5-foot-wide decomposed granite trail. A small segment of the trail system would also occur along Espola Road and consist of a 9-foot-wide public, paved, meandering multi-use trail.

Infrastructure

The proposed new land uses are either replacing existing facilities with existing infrastructure or are surrounded by existing development with existing infrastructure. No extensions or expansion of infrastructure systems will need to be made, only connections to existing infrastructure systems.

Existing infrastructure consists of vehicular access and partial circulation, water, sewer, drainage and dry utilities that include gas, electricity, and telecommunications. Primary access to the project site would occur from Espola Road, at the existing intersection of Martincoit Road and Espola Drive. Secondary access to the site would be provided via existing residential public roadways including St. Andrews Drive, Cloudcroft Court, Tam O'Shanter Drive, and Boca Raton Lane. Together, Tam O'Shanter Drive, Boca Raton Lane, and St. Andrews Drive form a large loop that provides access to the single-family homes that surround the former golf course. Secondary access points have been limited to minimize increased traffic on adjacent existing residential public

roadways and located to discourage cut-through traffic. An internal roadway system would also be developed consisting of private streets.

A new system of City of Poway water pipes and infrastructure would be installed within private streets and would connect to the City's existing system of pipes located in Espola Road and adjacent public residential streets. Sanitary sewer service would be provided by the City of Poway and would consist of a new gravity system of pipes located within private streets. This system would also connect to the City's existing sewer system via existing pipes located in Espola Road and adjacent residential streets.

The project site currently accepts stormwater drainage from a number of adjoining properties. To maintain these existing drainage patterns and minimize drainage impacts to existing neighborhoods, a series of public bypass storm drains would be provided to collect this stormwater at the project site boundary and convey it through the site to the City's existing storm drain system downstream.

Project Entitlements/Approvals

The proposed project consists of the following entitlements and agency approvals, which would be processed concurrently unless noted:

- General Plan Amendment
- Zoning Amendment
- Specific Plan
- Development Plan
- Tentative Map
- EIR Certification

Issues to be Addressed in the EIR

An Initial Study was prepared for the project in accordance with CEQA Guidelines Section 15063 (attached). Based on the results of the Initial Study, an EIR will be prepared to address potential direct and cumulative impacts associated with aesthetics, air quality, biological resources, cultural resources/tribal resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology/water quality, land use and planning, noise, population and housing, public services, recreation, transportation/traffic, utilities and services, and wildfire.

To review the Initial Study, please visit the City's website at the link below:
<https://poway.org/329/Recent-Projects-Environmental-Documents>.

SITE LEGEND

OS REC LOTS	TM LOT #	AC
1 THE BARN	OSR 1	0.87 AC
MULTI-PURPOSE ROOM		
MUSIC VENUE		
WEDDING VENUE		
THE SOCIAL	OSR 6	1.78 AC
CAFE / COFFEE / WINE & BEER GARDEN		
2 THE BUTTERFLY FARM		2.03 AC
VIVARIUM	OSR 2	0.70 AC
GREENHOUSE	OSR 3	0.71 AC
OFFICE / MAINTENANCE	OSR 4	0.20 AC
CLASSROOM	OSR 5	0.41 AC
PICNIC AREA		
GARDEN		
3 THE CLUB	OSR 7	6.85 AC
FAMILY POOL		
YOGA PAVILION		
MEN'S & WOMEN'S LOCKER ROOM		
3 TENNIS COURTS		
16 PICKLE BALL COURTS		
4 THE MEADOW OPEN SPACE	OSR 8	3.13 AC
TOTAL		14.65 AC
OS REC LOTS	TM LOT #	AC
5 TOT LOT		
6 POLLINATOR GARDEN	OSC 6	7.81 AC
	OSC 24	7.61 AC
	OSC 10	0.20 AC
7 EDIBLE LANDSCAPE	OSC 10	0.79 AC
8 SUCCULENT GARDEN	OSC 14	1.20 AC
9 COMMUNITY GARDENS		5.73 AC
	OSC 3	2.13 AC
	OSC 7	0.24 AC
	OSC 19	1.46 AC
	OSC 21	1.90 AC
10 TRAILS	3.56 MILES	4.45 AC
11 DOG PARK		
12 OPEN SPACE		17.51 AC
	OSC 1	2.88 AC
	OSC 5	1.52 AC
	OSC 11	2.47 AC
	OSC 12	4.55 AC
	OSC 13	2.02 AC
	OSC 15	2.68 AC
	OSC 18	1.40 AC
13 SLOPE		2.92 AC
	OSC 8	2.64 AC
	OSC 22	0.27 AC
14 AGRI-FIELDS		15.79 AC
	OSC 16	6.88 AC
	OSC 17	1.24 AC
	OSC 26	2.38 AC
	OSC 27	5.29 AC
15 BASIN		3.97 AC
	OSC 2	0.84 AC
	OSC 4	0.88 AC
	OSC 9	0.96 AC
	OSC 20	0.47 AC
	OSC 23	0.32 AC
	OSC 25	0.50 AC
TOTAL		60.17 AC
RESIDENTIAL*	TM LOT #	AC
A 20 110' X 100' HOMESTEAD LOTS	LOT 125-144	8.00 AC
B 13 70' X 100' GARDEN HOME LOTS	LOT 116-124, 145-148	2.78 AC
C 11 32' X 100' TWIN HOMES LOTS SF		
11 38' X 100' TWIN HOMES LOTS SF	LOT 106-115, 149-160	2.05 AC
D 15 90' X 100' MEADOW LOTS	LOT 91-105	4.31 AC
E 90 90' X 90' COTTAGE LOTS	LOT 1-90	16.71 AC
TOTAL 160 HOMES	TOTAL	33.86 AC
SITE TOTAL		117.19 AC

NOTES
 * PERIMETER BUFFER ZONES 50FT TO 100FT
 * ACREAGE IS APPROXIMATE

