



Sierra Club San Diego Chapter
8304 Clairemont Mesa Blvd., suite 101
San Diego, CA 92111-1315

Larchmont Street Subdivision project

August 1, 2022

Dear Mayor Vaus, Deputy Mayor Mullin, Council Members,

Via email

This letter is a request for information from **Preserve Wild Poway** and the **Sierra Club San Diego Chapter** regarding the **Larchmont Street Subdivision** project in the Twin Peaks Biological Core and Linkage Area (BCLA) in the City of Poway.

- 1) Since the current approval on the Larchmont project was only for lots intended for single family residential dwellings, will there be another full environmental review for approval of homes? Will this include a full environmental impact study?
- 2) Given the Larchmont Street Subdivision project is in a very high fire zone, is there an evacuation study available for the Larchmont Street Subdivision? If not, why not? If so, does it include both existing residence of Larchmont Street and the new residents of the Larchmont Street Subdivision?
- 3) Does Poway have an affordable housing ordinance? If so, is it applicable to this project?
- 4) The Environmental Initial Study (EIS) on the Larchmont Street Subdivision approval suggests the Green House Gas (GHG) increase is not significant because it is a small project. Nonetheless, GHG will be generated by construction, occupants and vehicle miles travelled, which according to the EIS will generate 100 daily car trips. How does Poway plan on mitigating the increased GHG?
- 5) Will there be provisions for the homes in the Larchmont Subdivision to meet current environmental standards including:
 - a) All electric (no natural gas)?
 - b) Electricity generating solar panels?
 - c) EV charging stations?
- 6) Since Poway does not have an approved Climate Action Plan (CAP) do they utilize the CAP for San Diego County?
- 7) Is there a plan to add additional mitigation land to compensate for the loss of habitat concerning the California gnatcatchers and other sensitive and threatened species?

- 8) Who is responsible for the “permanent protection” of the 59 acres of land that is being set aside and protected in the EIS? How is “permanent protection” enforced and guaranteed? (ref. Poway Subarea Habitat Conservation Plan/Natural Community Conservation Plan, Appendix A Implementing Agreement CSA MOU, Sect. 2.9; Sect. 6.1-A., para. 3.; Sect. 6.1-E.)
- 9) Was a traffic study conducted to ascertain the cumulative impact of the Larchmont Street Subdivision project, existing housing, and other proposed new housing on existing Poway traffic?
- 10) Has it been verified that the habitat conservation goals of the Poway Natural Community Conservation Plan (NCCP) will be met with the habitat loss associated with Larchmont Street Subdivision project? (ref. Poway Subarea Habitat Conservation Plan/Natural Community Conservation Plan, p. 3-12, BIOLOGICAL PRESERVE CRITERIA).

Sincerely,

Peter A. Andersen, Interim Chair
Conservation Committee
Sierra Club San Diego

Jeff Schmidt, Chairperson
Preserve Wild Poway

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