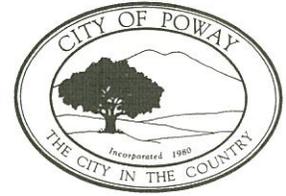


CITY OF POWAY



MICKEY CAFAGNA, Mayor
DON HIGGINSON, Deputy Mayor
MERRILEE BOYACK, Councilmember
JIM CUNNINGHAM, Councilmember
BETTY REXFORD, Councilmember

March 19, 2008

Cathy Creswell
Deputy Director, Housing Policy Development
Department of Housing and Community Development
P.O. Box 952053
Sacramento, CA 94252-2053

Dear Cathy:

A copy of the City of Poway's Annual Report - Implementation Status of the Poway General Plan for Calendar Year 2008 is enclosed for your records. The report has been prepared in compliance with Government Code Section 65400(b) and was reviewed by the Poway City Council at its March 17, 2009 meeting.

Should you have any questions regarding this report, please contact me via email at jlyon@ci.poway.ca.us or by phone at (858) 668-4657.

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT

Jim Lyon, AICP
Senior Planner

c: Cuauhtemoc Gonzales, Governor's Office of Planning and Research
Susan Baldwin, Senior Regional Planner, San Diego Association of Governments

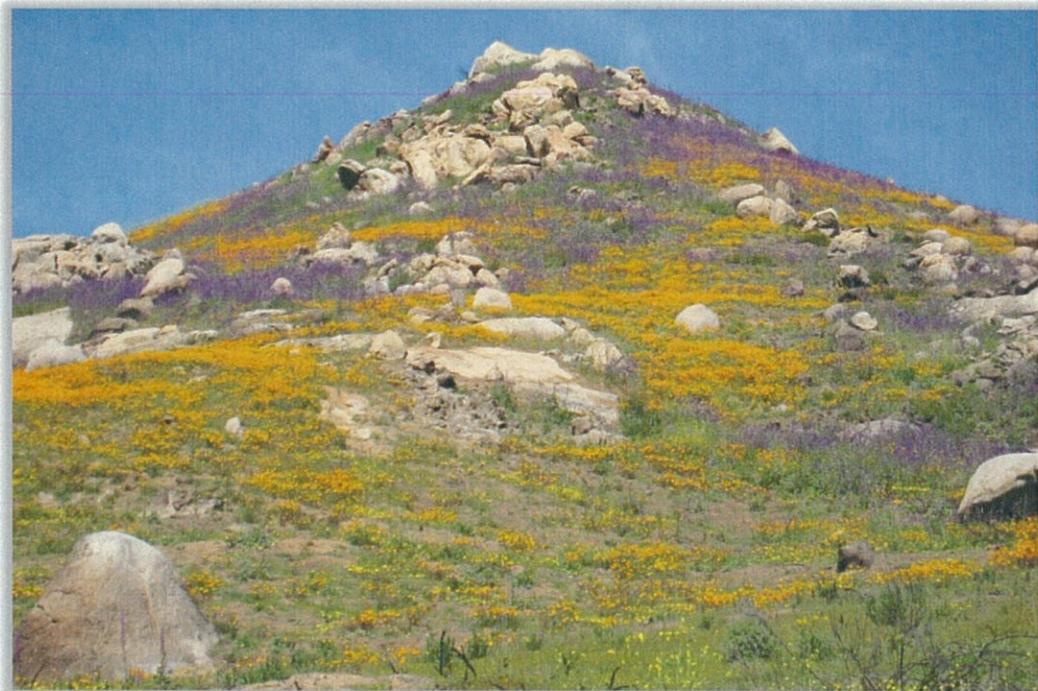
HOUSING POLICY
DEVELOPMENT, HCD

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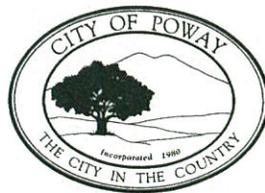
City Hall Located at 13325 Civic Center Drive
Mailing Address: P.O. Box 789, Poway, California 92074-0789 • (858) 668-4400

CITY OF POWAY 2008 ANNUAL REPORT

IMPLEMENTATION STATUS OF THE CITY OF POWAY GENERAL PLAN



Department of Development Services
13325 Civic Center Drive
Poway, CA 92064



INTRODUCTION

The purpose of this report is to help citizens and City officials gauge the progress towards achieving the goals listed in the General Plan, as required by Government Code Section 65400(b). The report covers Calendar Year 2008, and provides information on the following:

- The status of the General Plan and the City's progress in its implementation;
- The City's progress in meeting its share of regional housing needs, and the City's efforts to remove governmental constraints to the maintenance, improvement, and development of housing for all income levels, as well as disabled persons; and
- The degree to which the General Plan complies with the State General Plan Guidelines and the date of the last revision to the General Plan.

State law also requires that a copy of the Annual Report be provided to the State Department of Housing and Community Development (HCD), and the Governor's Office of Planning and Research (OPR).

STATUS AND IMPLEMENTATION OF THE GENERAL PLAN

The purpose of the General Plan is to provide for the long-range physical planning of the City through the establishment of general guidelines for decision making with regard to land use, circulation, environmental, economic, and social goals and policies. While the General Plan is primarily a policy document, it too is an information base. It provides background and analysis relative to the policies that it contains.

The City of Poway Comprehensive Plan, originally adopted in 1983, included the General Plan, the Zoning Development Code and an Environmental Analysis Section. In 1991, the General Plan underwent a major review and update, and the Environmental Analysis section was replaced with a Master Environmental Assessment (MEA).

On August 19, 2008, the City Council approved General Plan Amendment 08-01 adopting the 2005-2010 Housing Element update and General Plan Amendment 08-02 approving related amendments to the Land Use Element of the General Plan. The Housing Element was subsequently certified by the State Department of Housing and Community Development (HCD). In addition, the City is in the process of completing a comprehensive amendment to the Transportation Element that is due to be completed in 2009. Upon completion of the update to the Housing Element and the Transportation Element, staff will comprehensively review the remaining elements of the General Plan and complete any necessary updates in light of the changes made.

Volume One of the Comprehensive Plan is the General Plan. It is divided into six master elements: Community Development, Public Facilities, Transportation, Resources, Public Safety, and Housing. Some of these master elements are further divided into elements: Community Development includes Land Use and Community Design; Transportation includes Roadways, Public Transit, Bikeways and Pedestrian

Facilities; Resources includes Natural Resources, and Prehistoric and Historic Resources; and Public Safety includes Emergency Services and Hazard Management.

The Poway General Plan was prepared as a comprehensive, internally consistent document that promotes sustainable development and maintains the flexibility to provide the long-term perspective and direction to guide the community into the future. As such, the Poway General Plan is consistent with, and in compliance with, the State General Plan Guidelines.

As the California General Plan Guidelines 2003 states, “the success of a General Plan, and in particular the land use element, rests in part upon the effectiveness of a consistent zoning ordinance in translating the long-term objectives and policies contained in the plan into everyday decisions.” The City’s adopted land use plan and zoning map have remained identical since their adoption. This consistency provides clear direction and certainty to developers and property owners alike as to the development potential of their land and adjoining parcels. Additionally, this consistency facilitates the implementation of the General Plan through the use of a consistent set of goals and polices that cumulatively set the long-term direction for the City.

Regional Issues

■ City staff coordinated with the San Diego Association of Governments (SANDAG) on the following:

- Facilitated implementation of and the ongoing outreach of the 2010 Census,
- Assisted in the Series 12 Regional Growth Forecast,
- Participated as a voting member on the Environmental Mitigation Program Committee for the TransNet,
- Participated as a voting member on the Regional Planning Technical Working Group,
- Participated as a voting member on the Cities/County Transportation Advisory Committee.

■ The City participated in the implementation of the San Dieguito Watershed Master Plan and has a representative on the San Dieguito Watershed Council.

Amendments to the General Plan

1. Community Development Element

It is the goal of the City of Poway to provide for an orderly balance of both public and private land uses in convenient and compatible locations throughout the City, and to ensure that all such uses serve to protect and enhance the environment, character and image of the City.

General Plan Amendment

In 2008, the City approved two amendments to the Land Use Element of the General Plan:

Type	Location	Description
<ul style="list-style-type: none"> ▪ Land Use Element GPA 08-01 	Citywide	2005-2010 Housing Element Update
<ul style="list-style-type: none"> ▪ Land Use Element GPA 08-02 	Designated affordable housing sites	To allow three story buildings within the City's 35-foot height limit

2. Housing Element

It is the goal of the City of Poway to provide adequate and appropriate housing opportunities to meet the needs of current and future residents.

On August 19, 2008, the City Council approved General Plan Amendment 08-01 adopting the 2005-2010 Housing Element update. The Housing Element was certified by the State Department of Housing and Community Development (HCD) on September 18, 2008.

As part of the General Plan Annual Report, the State Department of Housing and Community Development requires an update on the City's efforts to implement its housing programs, with specific regard to the following:

- The City's progress in meeting its share of regional housing needs. In 2008, a non-profit housing developer utilized State Tax Credits and a City Redevelopment Agency loan to purchase the 52-unit Oak Knoll Villa apartment complex. The developer converted the market rate rent structure to create 26-very-low and 26-low income units consistent with Program 1 contained in the City's Housing Element. New qualifying tenants have occupied the complex and non-income qualifying tenants were relocated.
- Local efforts to remove governmental constraints to the maintenance, improvement and development of housing for all income levels, as well as disabled persons.

The City's complete Annual Element Progress Report for Housing Element Implementation is included as Attachment 1 at the end of this report.

3. TRANSPORTATION ELEMENT

It is the goal of the City of Poway to provide a safe, realistic, efficient, and integrated transportation system to serve the present and future mobility needs of all the residents of Poway.

Roadways and Circulation

- In 2008, the City and Wilson and Company, a Transportation Engineering consultant, worked with SANDAG to generate a sub-regional Traffic Model, known as the combined North County Traffic Model, which includes the Cities of Poway, Escondido, San Marcos, Vista, Oceanside, and Carlsbad. Approval of

the General Plan Amendment that will update the Transportation Element is projected for November 2009.

- As part of the signal timing operation, the City of Poway secured a grant from State Proposition 1B to implement a Responsive Traffic Signal system along Pomerado Road. This program will continuously coordinate the timing of all signals on Pomerado Road, as opposed to the current two hours during peak commuter periods.
- As part of the traffic mitigation measures for the Pomerado Hospital expansion, the hospital has completed improvements at the Pomerado Road and Twin Peaks Road intersection. These improvements include a free southbound right-turn lane, a second eastbound left-turn lane, and a longer westbound right-turn lane for higher traffic capacity. Pomerado Hospital also installed a new traffic signal at the intersection of Pomerado Road and Monte Vista Road.
- As part of the roads and maintenance program, in 2008, the City seal coated an additional 29 miles of roadway and overlaid 2.5 miles of roadway.
- As part of the Capital Improvement Program (CIP), the City completed a project that added a left-turn lane on Poway Road at Mina De Oro Road.

Pedestrian and Equestrian Trail Systems

- There were no significant trail extension and improvements conducted in 2008. However, the City still monitors and maintains over 83 miles of trails.

4. PUBLIC FACILITIES ELEMENT

It is the goal of the City of Poway to enhance the well being of Poway residents by providing opportunities for relaxation, rest, activity and education through a well-balanced system of private and public facilities distributed to serve the entire community.

Parks

- In 2008, the City's Community Services Department planned, organized, staffed, promoted and implemented 24 events, 36 unique leisure opportunities were completed, plus 75 additional skate park freestyle sessions. Additionally, the City hosted the Great Outdoor Movie Night at Lake Poway, a regional cooperation of the San Diego Movies in the Park program, funded by Cox Communications and Marrokal Construction.
- The Community Services Department also coordinated the registration of 5,985 program, class and camp participants in 829 classes and programs, and accommodated the registration of 2,936 facility rentals.
- The City of Poway continues to offer the PLAY (Poway Leisure Assistance for Youth) Scholarship program that provides financial assistance to qualifying families so that their children can participate in City-sponsored recreation

programs. A total of 259 scholarships were awarded in 2008, totaling \$10,227. The program is available to children 17 years or younger (or who are developmentally disabled - any age) whose families meet established income guidelines.

- Community Services web pages continue to be in the top five viewed pages every month on the City's website. More specific web addresses were initiated (i.e., www.poway.org/lakepoway), which have been combined with marketing efforts to assist in directing the public to web content. Staff participated in two website marketing trainings this past year, which resulted in more consistent layout and content. Part-time staff members have been trained to perform routine content management, freeing up full-time staff for higher priority tasks.
- The City dedicated the Kumeyaay-Ipai Interpretive Center (KIIC) on October 9, 2008. The nearly \$800,000 investment at this five-acre site allows the Friends of the KIIC to preserve and interpret the history of Poway and the culture of Kumeyaay people, who named the valley Pauwai. Other upgrades include parking for the handicapped, an ADA accessible walkway to the Kumeyaay House ('ewaa), and a low-water irrigation system for a demonstration garden of drought-tolerant plants often used by the Kumeyaay. A trail takes visitors around the site, past ramadas, interpretive signage, native gardens, irrigation systems and 'ewaa. Docents offer interpretive tours to educate the public in the heritage practices of the ancient Kumeyaay.
- Staff continues to update and refine an emergency response packet for management staff that report to the Care & Shelter Unit, or the Logistics Section of the City's E.O.C. The packet includes information such as contact numbers, procedures and responsibilities, facility information, and site plans. In October, Community Services staff also participated in in-house care and shelter preparation training, in advance of the state-wide Golden Guardian earthquake drill. This training provided staff with a hands-on experience of setting up cots, becoming familiar with the various care and shelter assignments, seeing where emergency supplies are stored, and knowing how to set up the auditorium in the event of an emergency. This training proved to be very beneficial when staff participated in the Golden Guardian earthquake drill the following month. Community Services staff that oversaw shelter operations received high praise from local American Red Cross representatives that were in attendance.
- The Community Services Department performed staffing, programming, and procedural analyses of various facilities, such as the gymnasiums, Community Park, and PCPA, to improve public service, staff utilization and concession transaction functions. Utilizing information collected during the fee analysis study and attendance statistics for events, operations were realigned to provide increased supervision for the Poway Skate Park and to achieve staffing level reductions with minimal impact on the community. Included in the transition was the start of the very popular Youth Freestyle Skate, which gives kids an opportunity to skate in a youth-only environment. Community Park will be staffed later on Sundays to best meet peak public demand. Staff continues to assess events and operations Citywide for efficiencies and streamlining.

The cost/sales price analysis of concession items at the Poway Center for the Performing Arts was completed and new fees were implemented. The analysis included product and supply cost analysis, and a survey of other theatre concessions. Services have been streamlined through adjustment to pricing in whole dollar amounts, and cash handling accuracy was improved through the use of cash registers. Overall, fees were adjusted upwards by approximately 6%.

- In September 2008, a review of the historical collection located at the Heritage Museum was completed and a needs assessment, which provided recommendations for preservation of the historical documents for the City, occurred. The needs assessment identified 61 collections, which are threatened by a lack of conservation treatment for long-term preservation, inaccurate and incomplete cataloging, a fluctuation in the temperature and humidity in the building, and no formal emergency response plan in the case of fire. Staff is developing a proposal to address these threats at minimum cost, through the use of volunteers at the Poway Historical Society and consultant training.
- Staff continues to serve as part of the Community Park Master Plan project team headed by Development Services, including participating in a workshop to explore joint use opportunities that may be possible to maximize park land, defining the pros and cons, and recommending options to present to possible joint use partners. Community Park staff developed multiple presentations on possible land massing alternatives for consideration at the Executive Level. Presentations were also provided to the Boys and Girls Club of Greater San Diego County for possible joint use scenarios.
- The Historical Marker Project, designed to safeguard the City's historical heritage, and to foster civic pride in the character and accomplishments of Poway's past, was launched on July 4, 2008. In cooperation with the Poway Historical Society, eight historical sites were identified and researched. A brochure, which includes information and a map, is now available at several City facilities.

Water

- The City installed a new pressure reducing station in the South Poway Business Park, and replaced water mains in Budwin Lane and the Green Valley area to improve fire protection.

Waste Water

- The City continued the Inflow and Infiltration (I & I) Program for the wastewater collection system. The goal of the program is to identify and repair sections of the wastewater pipe infiltrated by fresh water runoff. It is estimated that wastewater flows increased by 207,432 gallons per day in FY 07/08, which increased our overall costs by \$173,079 in wastewater treatment charges that fiscal year.

5. PUBLIC SAFETY ELEMENT

It is the goal of the City of Poway to provide a safe and healthy environment for the residents of Poway.

Fire Safety

- In 2008, the Safety Services Department continued to operate from three fire stations strategically located within the City of Poway. Service delivery is provided 24 hours a day, seven days a week. The Department responds to emergency and non-emergency service requests.
- In 2008, the City recruited and placed five personnel to maintain daily staffing levels and expanded the CERT members to City residents to assist City staff and emergency service personnel during declared emergencies.
- The City successfully implemented the new Wildland Urban Interface building codes, in conjunction with the newly adopted Fire and Building Codes, designed to reduce fire and life safety risk community wide.
- The Safety Services Department collaborated with the City Council, staff and the community to adopt and fund the Wildfire Defensible Space Program, which included the thinning and reduction of fuel on City-owned parcels adjacent to and within 100 feet of structures through a cost-effective contract with the California Conservation Corps.
- The City conducted fire safety improvements to the High Valley area, which resulted in the addition of eight fire hydrants and two turnouts this year.
- The City successfully conducted training sessions for staff, reviewing and actively practicing their roles and responsibilities in a Citywide declared emergency.
- The City of Poway's Emergency Operation Plan is current and is designed to be updated every five years, in concurrence with the regional operational area plan five-year update schedule.

Law Enforcement Services

- The Poway Sheriff's office conducted multiple community education events, including: How to protect yourself from being a victim of residential, commercial or vehicle burglary, and identity theft.
- Poway Sheriff Crime Prevention Specialists worked to re-establish stagnant neighborhood watch programs and established new programs. There are currently 15 active organized neighborhood watch programs.
- The Poway Sheriff's office implemented a bicycle patrol program allowing the officers to conduct directed enforcement in and around parks and residential neighborhoods.

Hazardous Waste Management

- The City has a regional, permanent Household Hazardous Waste Collection Facility where residents can recycle used oil, and dispose of HHW and electronic waste. It is open every Saturday, 9 a.m. to 3 p.m., except holiday weekends. The City's Household Hazardous Waste Facility collected 267,746 pounds in FY 07/08. Ninety-eight percent or 4,341, of the users were Poway residents, delivering 262,391 pounds of HHW. The City spent \$238,682 for HHW disposal for its residents in FY 2007/2008.

6. RESOURCES ELEMENT

It is the goal of the City of Poway to preserve its natural, scenic, and cultural resources for the future benefit and enjoyment of its residents, and to protect biological and ecological diversity.

- The City of Poway Development Services Department reviewed five biological reports and four archaeological reports in 2008, as supplements to Minor Development Review Applications, Development Reviews, and subdivision projects.

The following is a list of habitat dedications and in-lieu fees paid by developers to the City:

YEAR	HABITAT GAIN (in acres)	IN LIEU FEE COLLECTED
First Year	41.14	\$ 7,000
Second Year	9.91	\$ 23,700
Third Year	36.57	\$ 1,300
Fourth and Fifth Year	432.81	\$ 42,925
Sixth and Seventh Year	388.12	\$135,980
Calendar Year 2003	21.59	\$ 47,750
Expenditure 2003		\$232,000
Calendar Year 2004	55.67	\$ 80,150
Calendar Year 2005	8.65	\$ 6,100
Calendar Year 2006	31.60	\$ 61,321
Calendar Year 2007	158.20	\$ 31,700
Calendar Year 2008	10.23	\$ 81,780
Total	1194.49	\$669,926

The following is a list of the City's past habitat purchases:

CITY OF POWAY HABITAT PURCHASES	
Year	Acreage
1997	18.0
1998	109.0
2000	76.0
2001	82.0
2002	102.4
2003	121.6
2004	0
2005	0
2006	0
2007	0
2008	0
Total	509.0

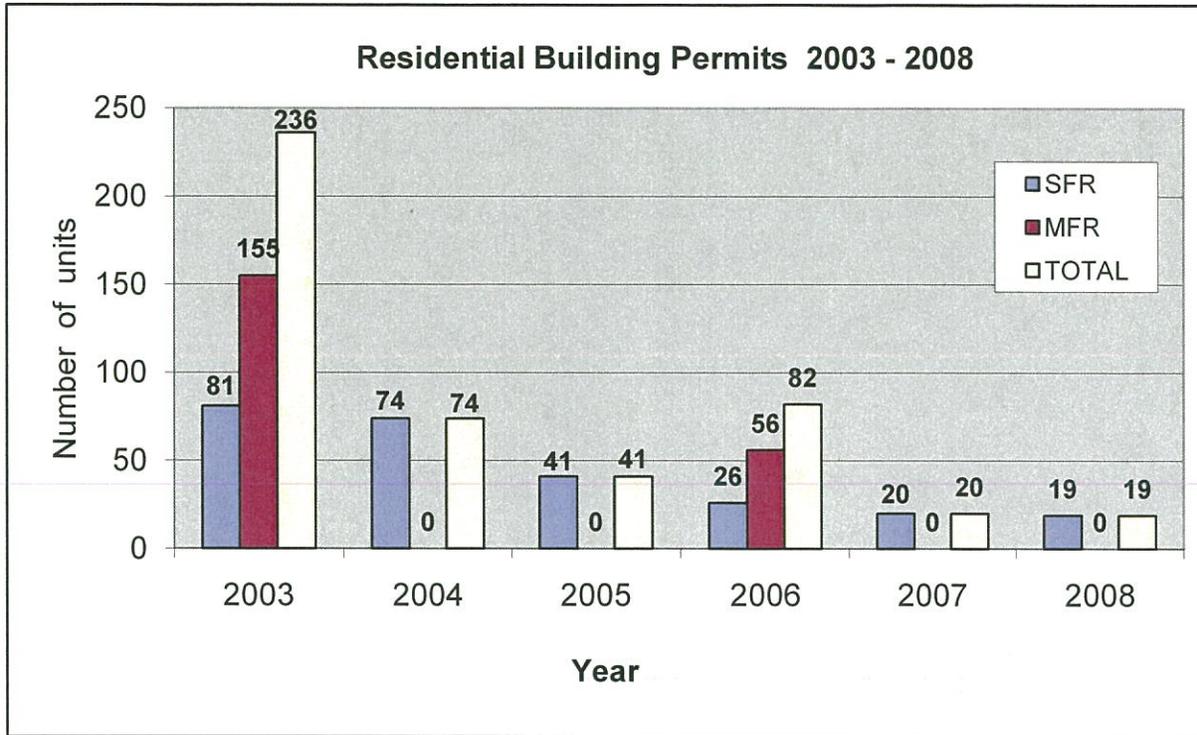
DEVELOPMENT ACTIVITY

■ Development Applications

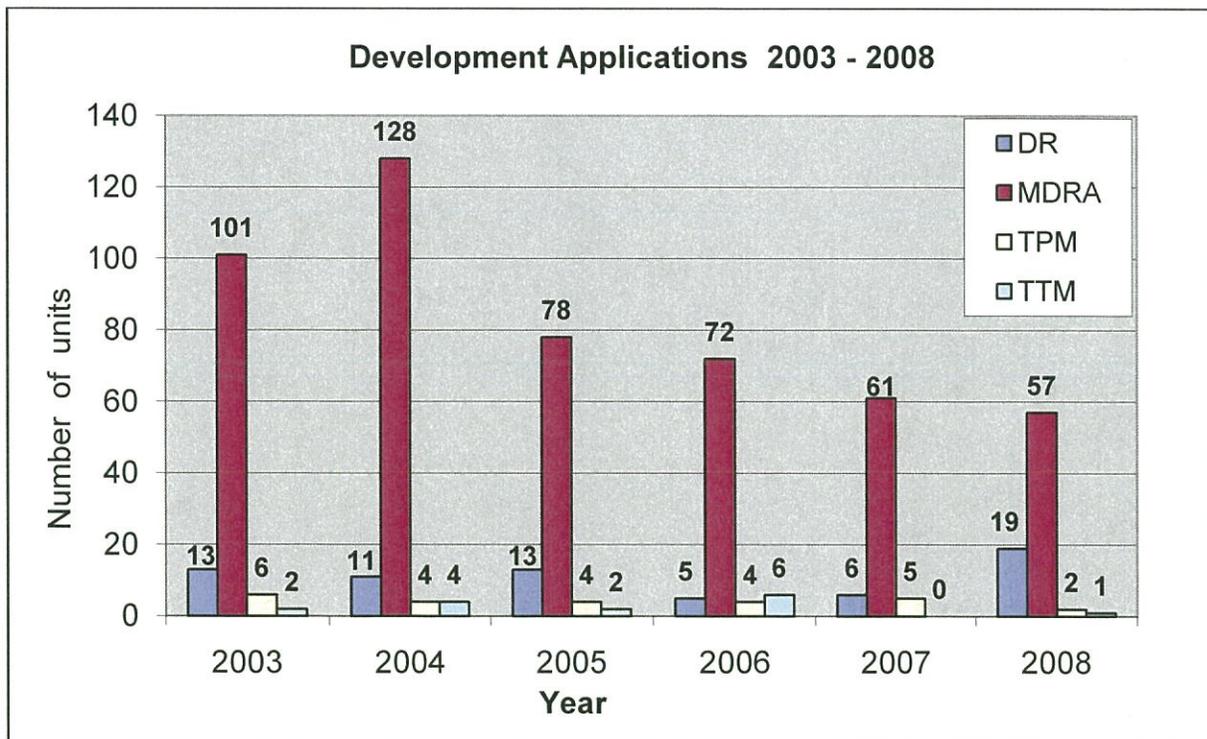
Noted below are a series of tables that summarize the City's development activity over the past seven years. The tables will be expanded upon each subsequent year to provide an overall view of the City's development direction. Each of the noted applications and new construction projects furthers implementation of the General Plan as all these projects were built in conformance with the goals and policies of the General Plan.

In 2008, there were 3 new subdivision maps and 19 Development Review applications. This total number of applications is comparable to the number of applications submitted in 2007. There was also a similar number of building permit applications for new single-family homes in 2008 compared to 2007. In 2008, building permits were issued for 19 new single-family homes. In addition, 11 single-family homes were rebuilt after being destroyed in the Witch Creek Fire.

Residential Units – Building Permits Issued

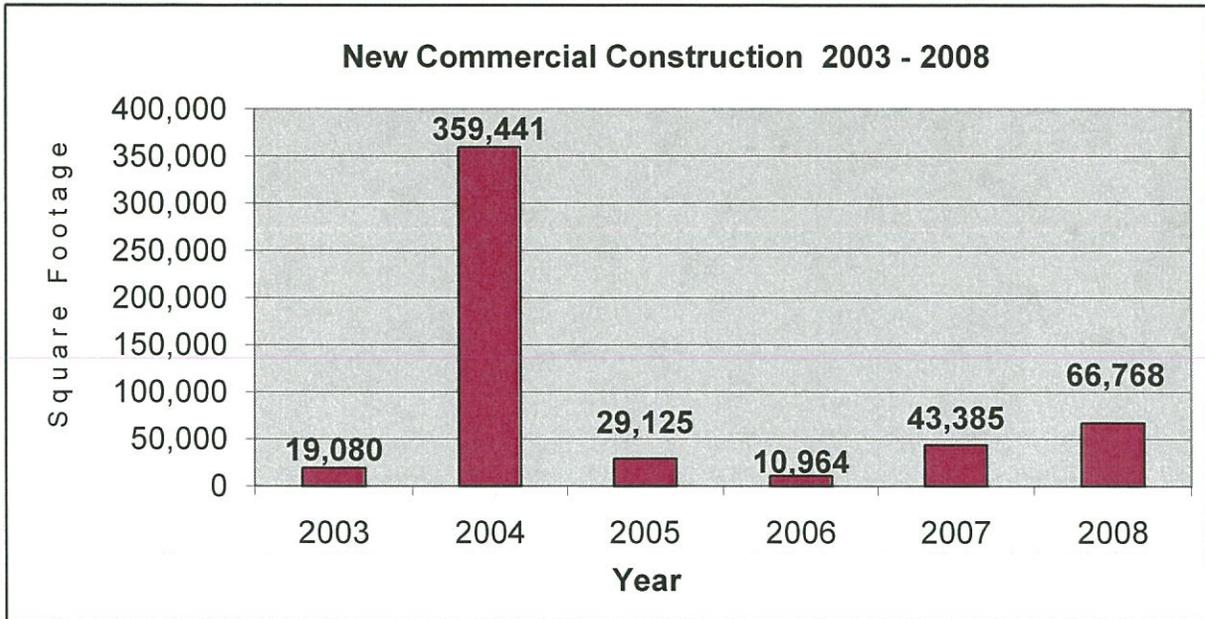


Residential Land Use Applications



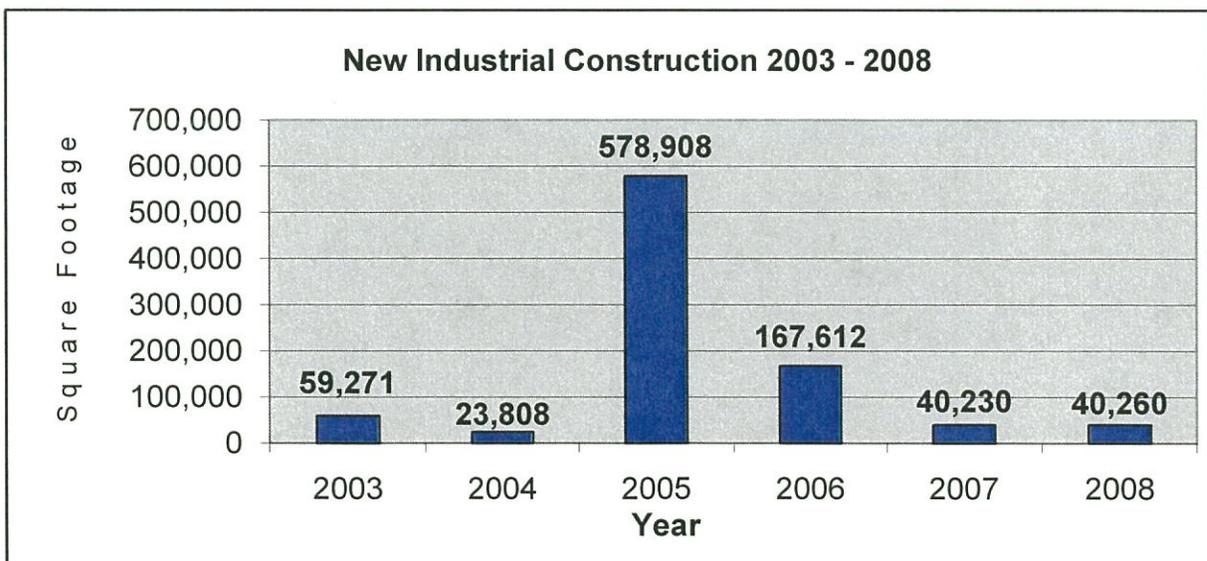
New Commercial Construction

The amount of new commercial square footage constructed in Poway increased in 2008. This was primarily attributable to the opening of the new 66,000-square-foot Hampton Inn, built in a commercial zone within the Business Park.



New Industrial Construction

In 2008, the amount of new industrial square footage constructed in the Business Park was comparable to 2007 levels, again reflective of a slower economy, and a sign that the Business Park is also nearing buildout. An increase in new industrial square footage is anticipated in 2009/2010 as General Atomics continues its relocation to the Business Park. Over the coming year they will continue to move into and expand upon existing buildings, and eventually develop several of the vacant parcels in the Business Park.



Notable New Development Projects

- Breathe Fitness converted the former Hyundai and Mitsubishi facility into a health club. This project consisted of a rehabilitation of the existing sales and repair buildings joined together by a new 2,325-square-foot, two-story addition. As part of this conversion, the contemporary architecture of the auto dealership was brought into compliance with the Poway Road Specific Plan by implementing a California ranch-style of architecture. The new facility now provides classrooms for group exercise, general workout areas, a juice bar, tanning salon, offices, and dressing rooms.
- General Atomics continued its relocation to the Business Park in 2008. They currently occupy over 467,000 square feet within three buildings, and are constructing tenant improvements in another two buildings which contain a combined area of 219,000 square feet. Over the coming year they will continue to move into the existing buildings and develop several of the vacant parcels in the Business Park.
- The Midland Animal Clinic was completed in 2008. The two-story, 6,872-square-foot clinic was built with a pioneer farmhouse design that is consistent with the architecture design criteria dictated by the Old Poway Specific Plan. The project replaces the old 2,100-square-foot office located on the northwest corner of Midland Road and Aubrey Street from which the veterinary clinic operated for over 30 years.
- The Meadows, a new affordable housing community, which began development in 2007, continued to progress in 2008. Grading was completed and construction has begun. This development will include attached and detached single-family homes for 25 moderate income families and five low-income families that will be sold under the guidelines of Poway's first-time homebuyer program, SHOP (Supporting Home Ownership in Poway).

Capital Improvement Program

Capital improvements, such as roads, drainage facilities, sewer and water lines, treatment plants, and transit lines, are the framework that supports development. Their availability plays an important part in determining the pattern of land uses within the community, as well as the direction and intensity of growth. Public facilities, such as police and fire stations, libraries, and parks, are important to residents' safety and quality of life. Equally important are the improvement to roads, water lines and reservoirs, sewer lines and drainage systems, and other infrastructure systems that implement the goals and policies of the General Plan. The ability to provide these facilities is important to the well being of the community. Below is a list of the City's Capital Improvement Projects staff worked on and/or completed in 2008.

Development Services		* Completed
1	Slurry Seal *	
2	Overlay	
3	Pavement Management Program	
4	Midland Road Improvements*	
5	Oak Knoll Roadway Improvements	
6	Old Poway Train Depot	
7	Old Poway Train Tie Replacement	
8	Big Stone Lodge	
9	Poway Center for Performing Arts Speaker & Digital Sound System	
10	Iron Mtn. Trail Parking Lot & Route 67 Right-Turn Lane	
11	Poway Directional Signage*	
12	Poway Road Administration Building (formerly Jeffries Building) Remodel	
13	Titan and Espola Left Turn Lanes	
14	Valley Elementary School Floodwall*	

Public Works – Water	
1	Espola Road Waterline Improvements
2	High Valley Pump Station
3	Reservoir Upgrades Boca Raton and Skyridge
4	Replace/Upgrade Water Pipelines-Green Valley and Via Molinero
5	Fire Protection Upgrades-Budwin Lane
6	Water Treatment Plant Security Upgrade – Phase 2

Public Works – Sewer	
1	Oak Knoll Trunk Sewer
2	St. Andrews Sewer Pump Station
3	Highlands Ranch Sewer Pump and MCC Replacement

Safety Services	
1	Fire Station 2 Sewer Connection*
2	Fire Station 1 Dormitory Improvements

Attachment 1: Annual Element Progress Report – Housing Element Implementation