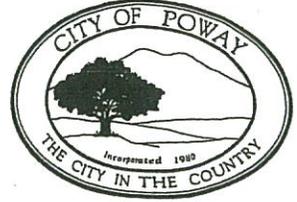


CITY OF POWAY

DON HIGGINSON, Mayor
DAVE GROSCH, Deputy Mayor
JIM CUNNINGHAM, Councilmember
JOHN MULLIN, Councilmember
STEVE VAUS, Councilmember



Housing Policy Department
Received on:

APR - 2 2014

TRANSMITTAL

TO: Dept of Housing & Community Development Division of Housing Policy Develop P O Box 952053 Sacramento, CA 94252-2053	FROM: RICHARD F. WHIPPLE III, AICP CITY PLANNER rwhipple@poway.org
COMPANY:	DATE: 3/26/2014
ADDRESS:	CITY OF POWAY DEVELOPMENT SERVICES DEPARTMENT 13325 CIVIC CENTER DRIVE POWAY, CA 92064 POWAY.ORG
PHONE NUMBER:	SENDER'S PHONE NUMBER: (858) 668-4604
FAX NUMBER:	SENDER'S FAX NUMBER: (858) 669-1211
RE: CITY OF POWAY 2013 ANNUAL PROGRESS REPORT – GENERAL PLAN	

ENCLOSED/ATTACHED:

PLANS STAFF COMMENTS PLEASE COMMENT PLEASE REPLY OTHER

COPIES	DESCRIPTION
1	CITY OF POWAY 2013 ANNUAL PROGRESS REPORT – GENERAL PLAN

NOTES/COMMENTS:

Thank You.

M
2013

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: CITY OF POWAY

Mailing Address: 13325 CIVIC CENTER DR.
POWAY, CA 92064

Contact Person: RICHARD WHIPPLE Title: CITY PLANNER

Phone: 858 668 4604 FAX: 858 668 1212 E-mail: RWHIPPLE@POWAY.ORG

Reporting Period by Calendar Year: from JAN 1, 2013 to DEC. 31, 2013

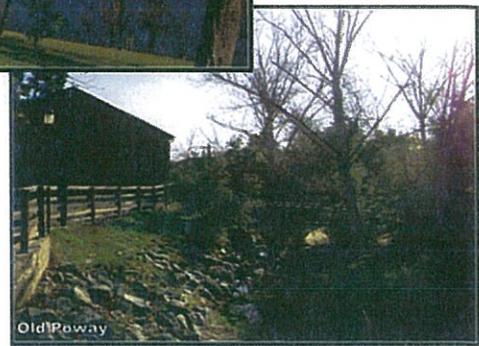
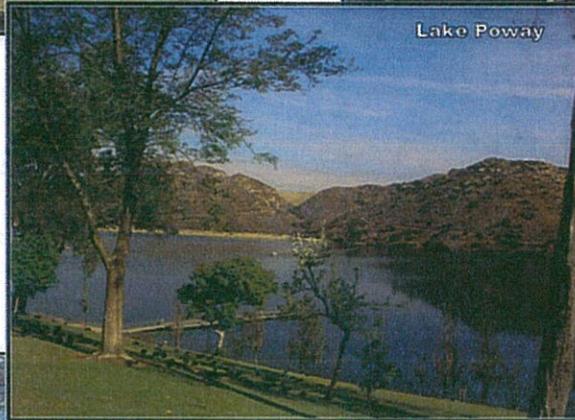
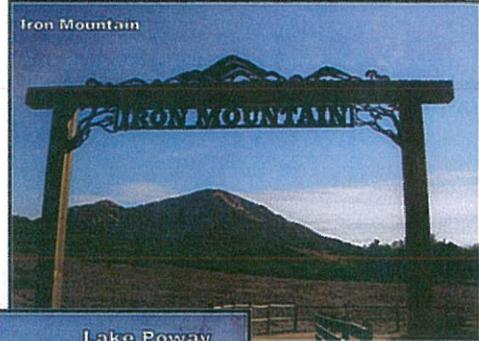
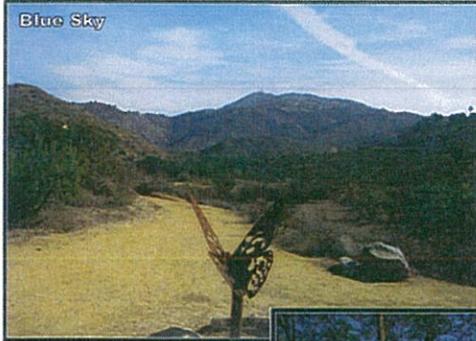
These forms and tables, (see sample – next page) must be submitted to HCD and the Governor’s Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

**CITY OF POWAY
2013 ANNUAL REPORT
IMPLEMENTATION STATUS OF THE
CITY OF POWAY GENERAL PLAN**



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

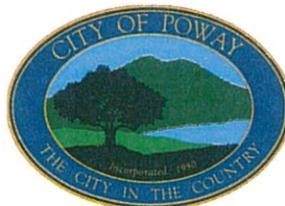


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INTRODUCTION

California Government Code Section 65400(a)2 requires the preparation of an annual report to advise City officials and residents of progress toward accomplishing the goals listed in the General Plan. This report covers Calendar Year 2013, and provides information on the following:

- A. The status of the General Plan and the City's progress in its implementation;
- B. 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 for special housing needs; and
- C. 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) before April 1st of each year.

IMPLEMENTATION OF THE GENERAL PLAN

The purpose of the General Plan is to provide for the long-term planning of Poway's physical development through the establishment of general guidelines for decision making with regard to land use, recreation, cultural, circulation, natural resource conservation/open-space, noise, safety, and housing goals and policies. While the General Plan is primarily a policy document, it also provides background information and analysis relative to the policies that it contains.

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, Poway's General Plan is consistent with, and in compliance with, the State General Plan Guidelines.

The City of Poway Comprehensive Plan was originally adopted 30 years ago in 1983, and included the General Plan, the Zoning Development Code and an Environmental Analysis Section. In 1991 and 1996, the General Plan underwent major review and updates. The Environmental Analysis section was replaced with a Master Environmental Assessment (MEA).

The Housing Element was updated and certified by HCD in 2013 to cover the 2013-2020 planning cycle. A comprehensive amendment to the Transportation Element was adopted by the City Council in 2010. City staff will continue to comprehensively review the elements of the General Plan and complete any necessary revisions in light of past amendments.

The Poway General Plan 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, Community Design and Energy Conservation; 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.

Over the past 30 years, some notable accomplishments have been achieved in the City through implementation of the goals and policies of the General Plan. Key accomplishments include the following:

- The appearance of Poway Road has improved through the adoption of the Poway Road Specific Plan and the Sign Ordinance, which have guided new development and redevelopment.
- The City's economic base and employment opportunities (over 400 businesses/17,000 jobs) have expanded through the planned development within the 700-acre South Poway Business Park.
- The equestrian/pedestrian trails system of Poway, the "City in the Country", has expanded from three miles to approximately 56 miles.
- Since 1983, the City (Poway's former Redevelopment Agency and the Poway Housing Authority) has developed or facilitated the rehabilitation of 742 affordable living units in the community.

State-wide and Regional Issues

The Poway Redevelopment Agency (Agency) was established in 1983, and provided critical funding for the creation of new parks and community facilities, commercial and industrial revitalization, enhancement of school facilities, community infrastructure, and new affordable housing. This work benefitted the community and was done consistent with the goals and strategies of the Poway General Plan and the Redevelopment Plan.

On December 29, 2011, the California Supreme Court upheld ABX1 26 with certain modifications, which meant that all redevelopment agencies in California would be dissolved effective February 1, 2012. In accordance with ABX1 26, the Oversight Board to the Successor Agency of the Poway Redevelopment Agency was created in 2012 to oversee the dissolution of the Agency. Pursuant to the dissolution, approximately \$46 million in residual distribution payments have been made to all affected taxing entities. Additionally, the Oversight Board has approved a Long Range Property Management Plan (LRPMP) which identifies all non-housing property owned by the former Agency and provides recommendations as to which properties should be sold or retained. The LRPMP has been submitted for review to the State Department of Finance, and is still under consideration.

Previously, the Agency received approximately \$40 million dollars per year in tax increment. With the Agency dissolution, the Successor Agency now receives funds to pay approved enforceable obligations of the former Agency. The County makes payments pursuant to the former Agency's pass-through agreements with other taxing agencies. Any residual funds are then allocated to other taxing entities within the former redevelopment project area. This includes approximately \$2.5 million annually in residual funds to the City of Poway. The \$2.5 million received by the City is expected to increase slowly over time as property values increase and enforceable obligations of the former Agency decline.

While Poway's policies, plans and programs seek to maintain a high quality of life for its residents and businesses, the City does not exist unto itself. Poway actively participates in regional policies and plans established for the benefit of the San Diego County region. The San Diego Association of Governments (SANDAG) is the regional public agency that serves as the forum for regional decision making, building consensus, making strategic plans, obtaining and allocating resources, and providing information on a broad range of topics relevant to the region's quality of life. Poway participates in the following SANDAG planning processes and programs:



City staff coordinated with SANDAG on the following:

- Assisted in the development of the 2050 Regional Growth Forecast;
- Participated as a voting member on the Environmental Mitigation Program Committee for the TransNet funding program;
- Participated as a voting member on the Regional Planning Technical Working Group, including active involvement with Smart Growth site mapping and descriptions, as well as continuing the development of the scoping for the update to the San Diego Forward Regional Plan (Regional Comprehensive Plan and Regional Transportation Plan);
- Participated as a voting member on the Cities/County Transportation Advisory Committee; and
- Participated as a voting member on the San Diego Transportation Engineers Council (SANTEC) 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.



The City has a representative on the Marine Corps Air Station Miramar Community Leaders Forum Committee that works with the military to address base-related noise and operational impacts on surrounding communities.



The City meets monthly with all utility agencies to discuss projects and resolve issues.

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 Amendments

In 2013, the City approved a General Plan Amendment (GPA) to the Housing Element and an amendment to the Land Use Element.

Type	Location	Description
Land Use Element - Approved GPA 13-001	13956 Poway Road & 13917 Courier Way	Re-designated two adjacent parcels from Residential Single-Family 7 to Automotive/General Commercial
Housing Element - Approved GPA 13-002	City-Wide	Adopted the Housing Element Update (2013 – 2020)
Land Use Element - Approved GPA 13-003	City-Wide	Minor Text Amendment related To Housing Element Update

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.

In 2013, the City completed an update to its Housing Element in compliance with State law. The City of Poway Housing Element Update (2013-2020) was adopted by the Poway City Council on May 21, 2013. The update included new programs that were added to comply with recent State mandates. The update for Poway is similar to the previous Housing Element except that a new Residential Sites Inventory that identifies all housing sites, including the above moderate category, is included. Housing policies and programs were also modified to be in compliance with new State mandates. A fundamental change from the previous Housing Element is the elimination of the RDA, which had provided a major funding source for affordable housing developments in the City. Based on past success of affordable housing developments in the City, many of the goals and strategies identified in the previous Housing Element are also included in the new Housing Element Update. A critical factor to the actual production of affordable housing units will be the identification of a funding mechanism post-RDA.

A major component of the Housing Element is the Regional Housing Needs Assessment (RHNA). The RHNA, prepared by HCD and allocated by SANDAG, is the total number of housing units needed to meet the regional demand. Each jurisdiction is required to accommodate its fair share of units. To accommodate means that zoning is in place and sites are identified where the units could be located. It does not require that the units be produced. The housing unit share is identified by income categories -

very low (including extremely low), low, moderate, and above moderate. The current RHNA is an eight-year cycle (January 1, 2013 - December 31, 2020). Poway's Housing Element cycle will now be aligned with other jurisdictions in the region, as all are required to update their Housing Elements at the same time. Poway's fair share of the RHNA housing unit allocation, as adopted by SANDAG, is 1,253 units.

The City was diligent in the public outreach process for the Housing Element Update, and conducted public meetings and workshops with interested parties and the community at large during the process. The City notified various community and special interest groups serving affordable housing and special needs populations about the public workshops. Staff held meetings with the former Redevelopment and Housing Advisory Committee (RDHAC), owners of properties identified in the new affordable housing Residential Sites Inventory, affordable housing advocates, and community residents. Two public community meetings were conducted and a workshop was held with the City Council on November 13, 2012. The City also maintained a Housing Element Update webpage on the City's website, which allowed the public to keep informed on the process and progress of the Housing Element Update.

The approval also included a related text amendment to the Community Development (Land Use) Element of the General Plan. On June 19, 2013, the HCD certified the City of Poway's Housing Element Update (2013-2020), finding it to be in full compliance with State housing element law.

Some of the revisions in the update include:

- Clarifying Extremely Low Income as part of the Very Low Income category. A new program in Chapter 6 (Program #29) was added to comply with the provision of Extremely Low Income Households.
- Amend the Housing Element and Zoning Ordinance to comply with SB 2 that requires local governments to identify one or more zoning districts that allow year-round homeless shelters, by right, without discretionary review. The City has identified the Residential Apartment (RA) zone to allow homeless shelters by right. Program 16 and 17 in Chapter 6 will require the City to amend its Zoning Code within one year of adoption of the Housing Element to explicitly address compliance with SB 2.
- Modifying the discussion on the Employee Housing Act. Language was added to address State requirements for Agricultural Worker Housing. The City will amend the Zoning Ordinance to add a definition for Agricultural Worker Housing, as well as clarify the provision for agricultural worker housing in the City's residential zones pursuant to State law. Language was added in Chapter 2, Chapter 3, and Programs 16 and Program 17 to clarify the discussion on the Employee Housing Act.
- Identifying Above Moderate housing sites pursuant to Government Code Section 65583.2(A) and (B). The City has included Table 1 in Appendix A,

which lists all properties that have been identified to accommodate 618 above moderate units for the current RHNA housing cycle.

- Adding language to Program 12 to ensure compliance with State law pertaining to the application of the Affordable Housing Overlay Zone (AHOZ). State law imposes requirements, such as minimum densities per site, minimum number of units per site, allowing owner-occupied and rental multifamily residential uses, and approval of developments by right, without discretionary review. The City will continue to be able to address design and other development standards pursuant to the Poway Municipal Code. The City's General Plan and Municipal Code will be amended in the future to ensure that properties with an AHOZ will comply with State law.

As part of the General Plan Annual Report, HCD requires an update on the City's efforts to implement its housing programs. Implementation programs from the recently adopted 2013-2020 Housing Element are now in effect. The City's completed Annual Element Progress Report for Housing Element Implementation is included as Attachment 1 of this report.

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

- The City has prepared a Request For Proposal (RFP) for the Poway Road Corridor Study. The study area would cover both sides of Poway Road from Oak Knoll Road to Garden Road. The project would require the preparation of a Complete Streets study that will analyze existing vehicle, bicycle and pedestrian movement along the Poway Road corridor, and recommend strategies to coordinate and improve traffic and pedestrian flow. The Project also requires the preparation of an economic analysis of the Poway Road Commercial corridor. Recommendations from this analysis will be used to determine the adequacy of the amount of available commercial, the right types of commercial uses, and the amount of residential land uses within the Corridor. Finally, the Project will include an update of the Poway Road Specific Plan. The update will incorporate suggested amendments to land use, architectural criteria and roadway standards generated from the Complete Streets study. Staff is anticipating the RFP will be distributed for bid in Spring 2014.
- The City Council approved funding for the Traffic Signal Synchronization Project in 2011. The project re-timed 32 signals along Poway Road, Twin Peaks Road, Community Road, and Espola Road. Traffic volume data

was collected during 2012. The new coordination timing plans are based on recent traffic volumes during peak periods at these signalized intersections. The synchronized signal timing was implemented in March 2013, with ongoing field adjustments throughout the year based upon observed post-synchronization traffic conditions.

- In 2013, the City finalized the Espola Road Improvement Project Environmental Impact Report (EIR). The EIR was based on a project scope that included improving Espola Road between Twin Peaks Road and Titan Way to a three-lane roadway with curb, gutter and sidewalks, and signalizing the intersection of Espola Road and Durhullen Street/Golden Sunset Road. The EIR was certified by the City Council in June 2013; however, the City Council indicated that they did not support the construction of the full project scope as identified in the EIR. In October 2013, the City Council directed staff to pursue a pedestrian safety project consisting of a multi-purpose decomposed granite sidewalk on the west side of Espola Road from Mountain Road to Willow Ranch Road, the undergrounding of utilities, and other improvements such as lighting and fencing.
- The expansion of the Wal-Mart store on Community Road was a major project approved by the City Council in 2011 that had the potential to affect traffic along the Poway Road corridor. The required road improvements, that included the expansion of the left turn pocket at the intersection of Poway and Community Roads, were completed in 2013.
- Council approved the proposed development of a Lowe's Home Improvement Warehouse on Poway Road in 2011. In 2013, the Council approved revised plans for the project that reduced the building size, modified the site design, and added the potential for a third commercial building on a separate lot.
- As part of the roads and maintenance program in 2013, 19 miles of roadway were slurry sealed and almost one mile of roadway received full asphalt overlay.

Pedestrian and Equestrian Trail Systems

- There were no new significant trail extensions constructed in 2013. However, small segments of new trail improvements were completed with the Chinmaya Spiritual Center and Goldstein Subdivision projects. The City continues to monitor and maintain approximately 56 miles of existing trails.
- Most of the City's existing trails have been incorporated into the Poway's Geographic Information System (GIS) in 2013.

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.

Facilities

- The City of Poway operates cultural, historical and outdoor recreation facilities enjoyed by residents and visitors from all over the region. Poway is home to 18 community and neighborhood parks, and 10 recreation centers (joint use school facilities, ballparks and a skate park) and sports complexes, as well as the Poway Center for the Performing Arts and the Poway branch of the San Diego County Library.
- The City Council approved a Cost Sharing Proposal and Funding for the Poway Library Remodel Project. The \$1,527,000 project would include interior and exterior improvements to make the Library more attractive and efficient.
- In 2013, the Community Services Department planned, promoted and executed 22 community events, including the Old-Fashioned Fourth of July, WinterFest, and both a Summer Concerts in the Park and Movies in the Park series. Additionally, the department facilitated more than 100 leisure opportunities, such as campouts, fishing derbies, supervised bike and skate sessions, and park-centered art activities.
- The Community Services Department staff accommodated 1,400 facility rental reservations in 2013, and coordinated 7,339 registrations for participants who enrolled in 918 classes, programs and camps offered throughout the year.
- The number of contract camp offerings increased from 48 camps in 2012 to 104 camps in 2013. The wide range of themes captured the interest of 1,028 children and teens, which was an 87% increase in participation in 2013 compared with 2012.
- The Community Services, Development Services and Public Works Departments successfully coordinated the completion of many construction and repair projects at park facilities with minimal or no impact to activities and services. Old Poway Park improvements included American's with Disabilities Act (ADA) upgrades, a pedestrian safety sidewalk project, and replacement of deteriorated barbeque structures. Community Park improvements included the construction of a new rentable gazebo, bocce court repair, renovation of the baseball fields, senior center roof repairs, sports court resurfacing, swim center locker room repairs, and baseball dugout repairs. Other park improvements included sports court resurfacing at Hilleary Park, and concession building ADA upgrades, bathroom repairs and ball field dugout repairs at Lake

Poway Park. A number of improvements made at Community Park in 2013 were funded, in part, by a grant from the HCD.

- With the help of volunteers, who donated more than 4,000 hours to the community in FY13, over 3,000 students and individuals participated in educational tours of the Kumeyaay-Ipai Interpretive Center and the Blue Sky Ecological Reserve. More than 17,000 people visited the Heritage Museum and Nelson House, and rode the Poway Midland Railroad at Old Poway Park. Ten thousand fishing permits were issued and 3,600 boats were rented at the Lake Poway Recreation Area. An estimated 20,000 visitors hiked Poway's 56-mile trail system throughout the year.
- The new amphitheater and observation area at the Blue Sky Ecological Reserve opened in February 2013. The City and Friends of Blue Sky Canyon co-sponsored two new events at the amphitheater, and planned nature education programming with grant support from San Diego Gas & Electric.
- The popular Poway Farmers Market was moved to Midland Road in September 2013. The market has been extended by 1.5 hours each Saturday, and operates from 8:00 a.m. to 1:00 p.m. The relocation provides additional parking and increased capacity from 65 to 91 booths. The street location creates a pedestrian-friendly area where patrons can easily access local businesses, Old Poway Park and Veterans Park.
- The City entered into an agreement with a new concession operator at Lake Poway. The operator made a significant first-year investment to remodel the interior of the concession building, and purchase equipment and supplies. The City also completed the renovation of restrooms in the building. The concessionaire now operates a full-service convenience store that caters to a variety of visitors at the Lake Poway Recreation Area. It is stocked with bait, tackle, beverages, snacks, easy-to-serve food products, and recreation items to meet the needs and interests of fishermen, hikers, campers, sports enthusiasts, and picnickers.

Community Outreach

- The Community Services Department utilizes over 650 volunteers who serve in a wide variety of capacities and donate over 134,000 hours annually. Expanded involvement of volunteers at events has produced significant cost efficiencies, and enabled Community Services to enhance the scope and caliber of programming available. Staff continues to offer numerous training and educational opportunities to support the department's volunteer programs.
- Community Services staff placed high priority on involving teens in positive programming and volunteer opportunities in 2013. Staff partnered with the Poway Unified School District during holiday and summer breaks to offer

teen-focused camps and programs. The Lifeguard Training Program offers both job training and employment opportunities. Teens are also offered the opportunity to volunteer at community events, programs and activities.

- The City of Poway continues to offer the PLAY (Poway Leisure Assistance for Youth) Scholarship program, providing financial assistance to children who would not otherwise be able to participate in City-sponsored recreation programs. The scholarship is available to Poway children 17 years or younger whose families meet established income guidelines. Developmentally disabled individuals of any age who live in Poway are also eligible. The program is supported by City funding, as well as private donations. In 2013, 447 scholarships were utilized.
- The City launched social media in early November 2013 via Twitter and Facebook to announce community events, job openings, City hours, and other news. To date, there have been more than 200 “likes” on Facebook, and more than 100 followers on Twitter.
- The department utilizes the Constant Contact email newsletter to disseminate information about City programs and classes, which has over 500 contacts.
- In 2013, the City continued its partnership with faith-based organizations to plan, prepare and train for care and shelter operations at their sites in the event of an emergency.

Water

- Design of fall protection devices on the top of all City-owned water reservoirs was completed. Construction began in January 2014.
- In 2013, the City completed construction of two new water mains, with fire hydrants, to enhance the fire protection of City customers on Vian Road and Green Terrace Drive.
- The City installed a new motor control center at the Camelback water pumping station and replaced the main electrical panel. This increases the station’s reliability and ensures the continued delivery of potable water during emergencies such as power outages and wild land fires.
- In March 2013, the City completed the installation of corrosion repair measures at the City’s water treatment plant. The two concrete settling basins were coated with a protective surface to extend the life of the concrete.
- In December 2013, staff posted Request for Proposals for the Treatment Plant Maintenance/Rehab Study and the Water Distribution System Maintenance/Rehab Study. The results of these studies will be used by

staff to update and prioritize the long-range Capital Improvement Program (CIP) water project list.

Wastewater

- The City completed an update of the 2001 Sewer Master Plan to evaluate overall system capacity and provide recommendations for improvements to the wastewater conveyance system. Council received the Sewer Master Plan on April 2, 2013. Fourteen CIP projects were identified, with seven programmed into the five year CIP program.
- The design of the Oak Knoll Sewer Siphon Air Jumper project is complete and the project will go out to bid for anticipated construction in spring 2014. This project installs an air jumper across the existing sewer siphons to help eliminate odors associated with the siphons.
- On-going pipe lining projects and lateral repairs provide protection against ground water infiltration, with the ultimate goal of eliminating enough infiltration to save the City over \$100,000 in unnecessary annual treatment costs.

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 2013, the Safety Services Department continued to respond from three fire stations strategically located within the City of Poway. Emergency and non-emergency response is provided 24 hours a day, seven days a week.
- In 2013, the Safety Services Department maintained staffing levels to provide efficient and effective response. Seventeen first responders staff three paramedic engines, two paramedic ambulances, one paramedic ladder truck, and one incident command vehicle.
- In 2013, the Safety Services Department continued to deliver manipulative skill learning and training activities that promote the professional development of its personnel resources and improve team response capabilities.
- In 2013, the Safety Services Department continued its management of the City's Emergency Operations Plan (EOP) and Emergency Operations Center (EOC). The Department continues to foster regional partnerships to ensure an effective response to large-scale emergencies and disasters.
- In 2013, the Safety Services Department continued to collaborate with the Development Services Department to implement defensible space

strategies for protection from wildfires. These strategies include use of landscape design on new developments and two brush management programs - the Wildfire Defensible Space Program (WDSP) and the Vegetation Management Program. The total number of properties served through the WDSP in 2013 was 610.

- In 2013, the Safety Services Department continued its review and approval of new construction following adopted California fire codes with local amendments that address the City's specific needs based upon unique climate, topography and geologic features.

Law Enforcement Services

- In 2013, the Poway Sheriff's Department conducted multiple traffic enforcement details. The goals of these operations are to reduce traffic collisions and the number of persons driving under the influence, and to improve teen driver safety.
- In 2013, the Poway Sheriff's Department continued to reduce youth access to drugs and alcohol through education, prevention and enforcement.
- In 2013, the Poway Sheriff's Department continued to employ a strategy that uses information-led policies, practices and philosophies to prevent, reduce and disrupt crime within the community.
- In 2013, the Poway Sheriff's Department continued its efforts to control gang-related crimes and disrupt the recruiting efforts of known gang members.
- In 2013, the Poway Abatement Team (PAT), consisting of members of the Sheriff, Fire, Building Departments and Code Enforcement staff, investigated seven properties. The PAT seeks to resolve serious code violations in both residential and commercial properties in order to protect public health and safety and to eradicate criminal activities. Illegal activities, substandard living, and/or lack of building permits are the most common sources of violation.

Hazardous Waste Management

- The City has a regional, permanent Household Hazardous Waste (HHW) 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 Collection Facility collects over 270,000 pounds of HHW each calendar year from over 4,700 visits to the site from Poway residents. The City spent \$142,022 for HHW disposal for its residents in 2013. There are also eight Used Oil Recycling Program collection centers in the City, and they

collected an additional 14,368 gallons of used motor oil and 2,872 oil filters during the 2012-13 reporting year.

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 encompasses an area that has many natural resources, including creeks, canyons, grassland areas, and mountains. Historically, the City has protected its biological and natural resources. The Poway Subarea Habitat Conservation Plan (HCP) was approved in 1996. A key objective was to create sustainable, interconnected habitat preserves for the purpose of maintaining viable populations of biological resources. Implementation of the HCP ensures compatibility between development and conservation in the City, while meeting the mitigation requirements for building private and public development projects.

The City has acquired property over the years to meet the preservation goals of the HCP through the dedication and purchase of biologically sensitive land. Table 1, below, provides an annual summary of habitat dedications and Habitat Mitigation In-Lieu fees paid by property owners to the City as mitigation for project-related impacts to habitat. It should be noted that several hundred acres were purchased in the early 2000's with Sensitive Land funds that preserved portions of important City landmarks such as Twin Peaks Mountain and Van Dam Peak. These parcels contain native vegetation that will be preserved by the City in their natural state, and count toward meeting the City's HCP habitat preservation goals.

Since the approval of the HCP in 1996, the City has collected over \$1.8 million in Habitat Mitigation In-Lieu fees and has spent approximately \$581,000 for the purchase of land containing native habitat. \$60,500 of the collected Habitat In-Lieu fees has been refunded after land was dedicated to replace the paid In-Lieu fees. The current balance in the Habitat Mitigation In-Lieu fee account is approximately \$1.2 million. The City is formulating a program strategy for review and consideration of available lands for purchase for habitat preservation. This program is expected to be completed by Summer 2014.

TABLE 1

YEAR	HABITAT DEDICATIONS (Acres)	IN LIEU FEE COLLECTED
1996	41.14	\$ 7,000
1997	9.91	\$ 23,700
1998	36.57	\$119,063
1999	126.60	\$ 7,600
2000	306.21	\$ 54,501
2001	292.50	\$ 51,066
2002	95.62	\$ 59,015
2003	21.59	\$ 166,157
2004	55.67	\$ 22,036
2005	8.65	\$215,889
2006	31.60	\$ 69,319
2007	158.20	\$289,289
2008	10.23	\$ 65,500
2009	68.59	\$117,180
2010	95.09	\$180,122
2011	4.75	\$360,128
2012	5.27	\$ 391
2013	9.54	\$ 35,990
Total	1,377.73	\$1,843,946

Table 2 is a list of the City's annual habitat purchases in the past:

TABLE 2

CITY OF POWAY HABITAT PURCHASES	
Year	Acreage
1996	0
1997	18.0
1998	109.0
1999	0.0
2000	76.0
2001	82.0
2002	102.4
2003	121.6
2004	0.0
2005	0.0
2006	0.0
2007	0.0
2008	0.0
2009	6.0
2010	0.0
2011	0.0
2012	0.0
2013	0.0
Total	515.0

DEVELOPMENT ACTIVITY

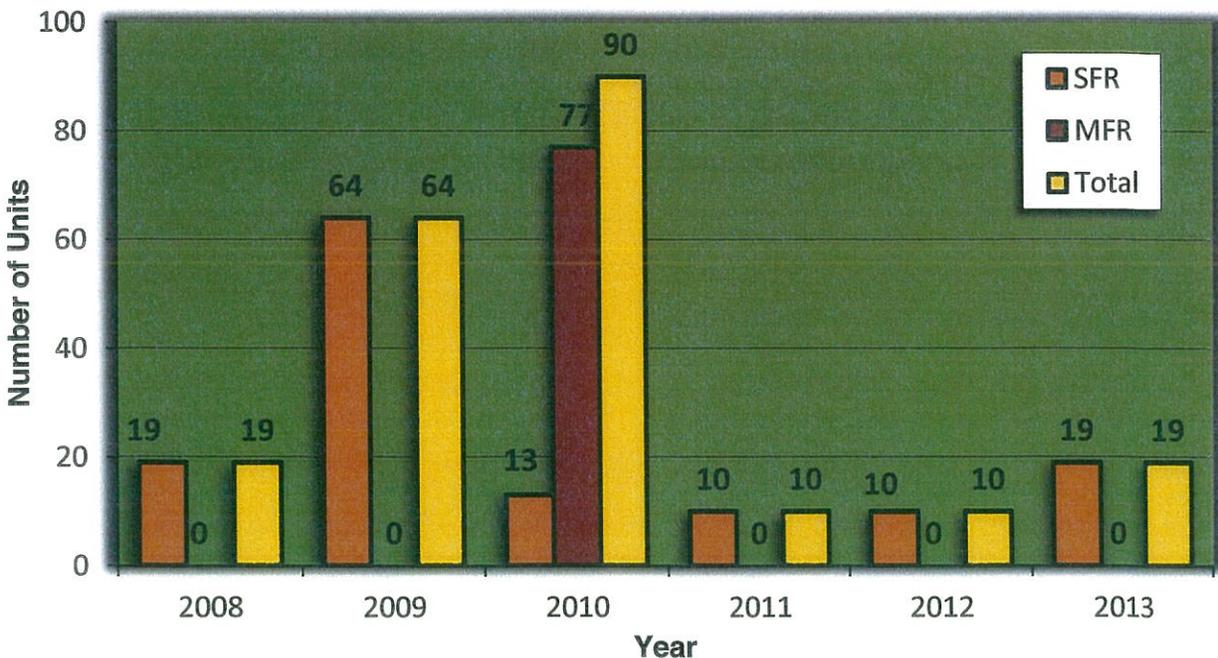
Development Applications

The following tables summarize the City’s development activity over the past six years. Each of the noted applications and new construction projects result in implementation of the General Plan, as all projects were built in conformance with the goals and policies of the General Plan.

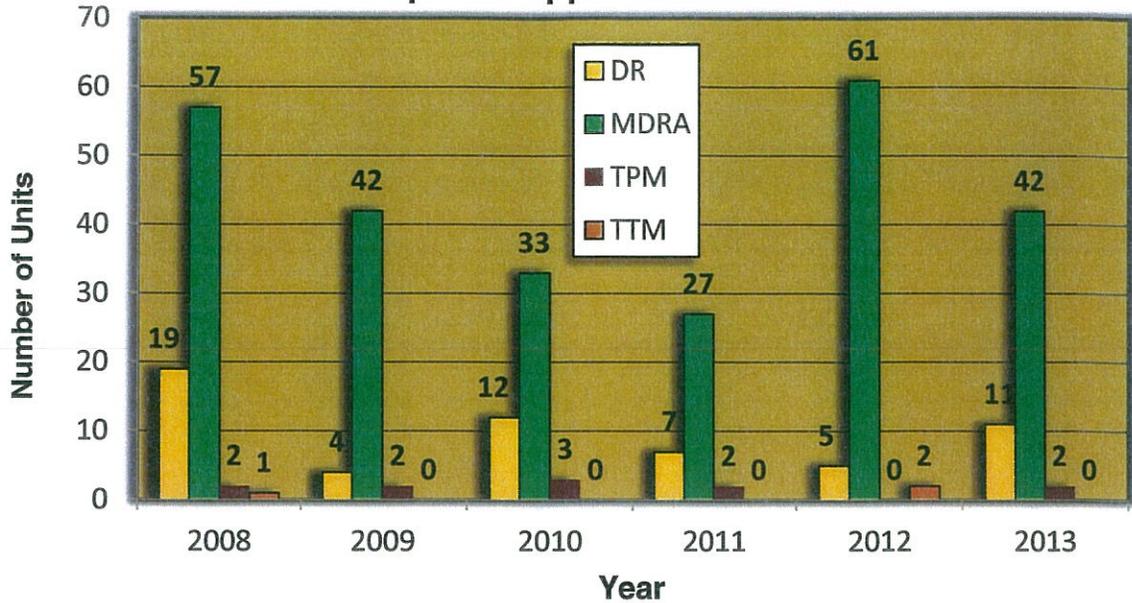
A total of 19 Building Permits were issued in 2013 (Table 3) for new residential development. All of the permits issued were for single-family units. No permits were issued for new multi-family development. The 19 permits issued in 2013 is almost double the number of new residential Building Permits (10) issued in 2012. In comparing the number of permits each year, it should be noted that the higher total reported numbers for new housing units in 2009 and 2010 included the permits issued for the City’s affordable housing projects, the Meadows (33-unit for sale single-family residential housing) and Brighton Place (77-unit multi-family development).

In 2013, new development applications submitted (Table 4) included one new Tentative Parcel Map (TPM) and one revision to a previously submitted TPM; 11 new Development Review (DR) applications, which included revisions to two previously approved DR applications and time extensions of two previously approved DR applications. Forty-two Minor Development Review Applications were also submitted. The total number of development applications received in 2013 was 55.

**TABLE 3
New Residential Building Permits Issued
2008-2013**



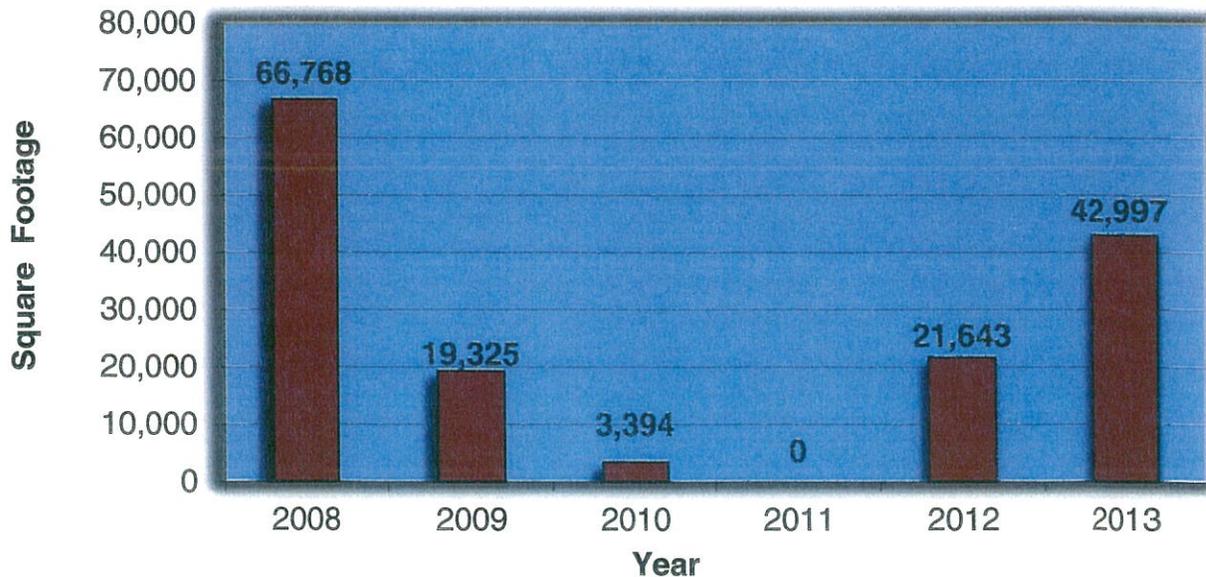
**TABLE 4
New Development Applications 2008-2013**



New Commercial Development

Building Permits were issued in 2013 for three significant commercial projects. Permits were issued for a new 2,064-square-foot classroom building for Poway Preschool and for a new 3,937-square-foot building at County Montessori School on Monte Vista Road. Building Permits were also issued for the new 36,996-square-foot expansion of Wal-Mart. Several permits for major tenant improvement (TI) projects for existing commercial spaces were issued in 2013. Some of the larger TI projects included the Big 5 Sporting Goods store at the Poway Crossings commercial center and both Grocery Outlet and Michael’s Crafts moved into the former Dixieline building in Poway Plaza.

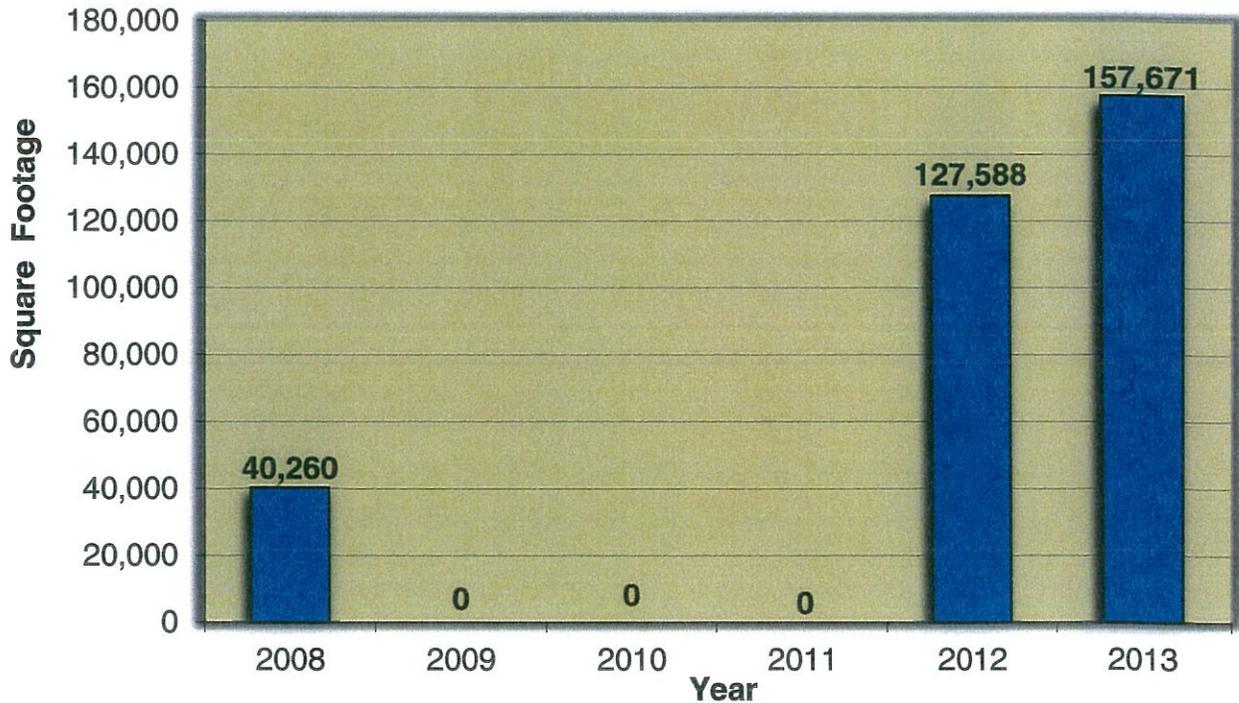
**TABLE 5
New Commercial Square Footage 2008 - 2013**



Industrial Development

In 2013, there were two Building Permits issued for new industrial square footage in the South Poway Business Park. Permits were issued for a new 42,370-square-foot building for Poway Weapons & Gear. In addition, permits were issued for a new 115,301-square-foot concrete tilt-up spec building at Ridgeview, on the south side of Kirkham Way, west of General Atomics Way.

TABLE 6
New Industrial Square Footage 2008 - 2013



Notable New Development Projects Approved in 2013

- The subdivision of a 4.52-acre property into two separate 2-acre lots in the High Valley Area.
- The approval of the subdivision of a 12-acre site into a 12 lot residential subdivision located on Tierra Bonita Road opposite the Poway Valley Riders Association property.
- The remodel and 36,966-square-foot expansion of Wal-Mart.
- The approval of Ridgeview, a multi-building, 420,000-square-foot office/industrial complex on the south side of Kirkham Way and General Atomics Way.
- The approval of revisions to Lowe's Home Improvement Center, that now proposes a new 121,000-square-foot building with a 31,500-square-foot attached garden center.

- ❑ The approval of a building permit for a new spec 115,301-square-foot tilt-up industrial building at the Ridgeview industrial complex in the South Poway Business Park.
- ❑ The approval of the 20-acre General Atomics recreation center consisting of baseball and soccer fields, tennis courts, a swimming pool, running/walking trails, picnic areas, gym/locker room buildings and a 200-space parking lot.
- ❑ The approval of a building permit for new 42,370-square-foot building for Poway Weapons & Gear; a proposed shooting range that will be located at 13550 Danielson Street.
- ❑ The approval for Smart and Final to remodel, renovate and eventually occupy the former Michael's Craft Store tenant space at 12339 Poway Road.
- ❑ The approval for the remodel and renovation of the former K-Five commercial space for a new Big 5 Sporting Goods store located 12630 Poway Road, in the Poway Crossings commercial center.

CAPITAL IMPROVEMENT PROGRAM

Capital improvements, such as roads, drainage facilities, sewer and water lines, treatment plants, infrastructure, and public facility improvements, 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 sheriff and fire stations, libraries and parks, are important to residents' safety and quality of life. Equally important are the improvements 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 2013.

TRAFFIC/ROADS	* Completed
*2013/2014 Street Maintenance Project	
*2013/2014 Street Overlay Project	
*Espola Road EIR	
*Corrugated Metal Pipe Repair/Replace - Poway Grade	
*Traffic Signal Synchronization	
2013/2014 Annual Street Striping Project	
Espola Road Safety Improvements	

FACILITIES (MAINTENANCE/REPAIR)	* Completed
*2012/2013 ADA Barrier Removal Old Poway Park	
Rattlesnake Creek Streambank Stabilization	
*Weingart Senior Center Roofing Project	
*Old Poway Park Pedestrian Improvements	
Senior Center Partition Replacement	
2013/2014 ADA Barrier Removal Old Poway Park	
Fire Station 2 Kitchen Remodel	
Bowron Road Sidewalk	
*Lake Poway Concession Building ADA Upgrades	
*Citywide Fall Protection	
*Play Court Resurfacing Project	
*2012/2013 General Construction and Repair Project	

WATER SYSTEM	* Completed
*Water Treatment Plant Corrosion Repair	
Reservoir Safety Modifications	
Maintenance/Rehab Study Water Distribution System	
Maintenance/Rehab Study Water Treatment Plant	
Clearwell Redundant Hi-Line Project	

SEWER SYSTEM	* Completed
*Sewer Master Plan Update	
2012/2013 Sewer Pipeline Repair/Replace Project	
Oak Knoll Sewer Siphon Air Jumper	
2014/2015 Sewer Pipeline Repair/Replace Project	

PUBLIC SAFETY	* Completed
*Fire Protection Upgrades	
Sheriff Station Emergency Generator Project	

Attachment:

1. Annual Element Progress Report

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Poway
Reporting Period 1/1/2013 - 12/31/2013

**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	Low-Income		
(1) Rehabilitation Activity					0	
(2) Preservation of Units At-Risk					0	
(3) Acquisition of Units		0	0	0	0	With the dissolution of the City Redevelopment Agency funding sources are very limited. As such, there were no acquisitions or rehabilitation activities in 2013
(5) Total Units by Income	0	0	0	0	0	

* Note: This field is voluntary

**Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Home	6. Total	7. Number of infill units*
	No. of Units Permitted for Moderate						0
No. of Units Permitted for Above Moderate	19					19	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Poway
Reporting Period 1/1/2013 - 12/31/2013

Table B
Regional Housing Needs Allocation Progress
RHNA Cycle 2013-2020
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	RHNA Allocation by Income Level	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11			
Very Low	Deed	31	0	26	0								57	144	
	Restricted Non-deed restricted														
	Total	31	0	26	0								57		144
Low	Deed	46	0	26	0								72	80	
	Restricted Non-deed restricted														
	Total	46	0	26	0								72		80
Moderate	Deed	0	0	0	0									282	
	Restricted Non-deed restricted														
	Total	0	0	0	0										282
Above Moderate													52	566	
Total RHNA by COG. Enter allocation number:		618	13	10	10	19							52	566	
Total Units		90	10	62	19								181	1,072	
Remaining Need for RHNA Period															

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Poway
Reporting Period 1/1/2013 - 12/31/2013

**Table C
Program Implementation Status**

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1. Rehabilitation Loans for Low Income Households (Rehabilitation Loan Program)		Provide rehabilitation loans to low-income homeowners.	2013-2020	Resume program if funding becomes available
2. Condominium Conversion Regulations		Preserve current rental housing stock.	2013-2020	Ongoing
3. Mobile Home Park Zoning		Preserve all existing mobile home spaces	2013-2020	Ongoing
4. Construction Codes		Ensure a safe, durable housing stock for Poway and prevent the occupancy of substandard dwelling units	2013-2020	Ongoing - Includes adoption of the 2013 California Building Code including Energy Code and Green Building Code
5. Neighborhood Revitalization		Investigate opportunities to link infrastructure improvements to maximize the revitalization results of such efforts.	2013-2020	Resume program if funding becomes available
6. Maintain and Enhance Resident Services		Help local students excel academically, help youth stay connected with positive leaders, help adults plan for their future and achieve financial goals, and help seniors make new friends and stay connected	2013-2020	On-going
7. Capacity Building for Nonprofit Housing Development Corporations		Enhance the ability of local nonprofit housing development corporations to provide affordable housing and related services to Poway residents	2013-2020	Grants from Housing Special Program Fund will be used to evaluate and fund programs
8. Monitoring Affordable Housing Projects		Assure affordability for the longest feasible time, not less than required by law.	2013-2020	On-going

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Poway
Reporting Period 1/1/2013 - 12/31/2013

	Objective	Timeframe in H.E.	Status of Program Implementation
9	Development of Comprehensive Maintenance Agreements for Affordable Housing Developments	2013-2020	On-going
10	Development of New Rental Housings	2013-2020	With the current Housing Cycle starting in 2010 129 new rental units have been created. To date, 709 affordable housing rental units have been built. Due to elimination of redevelopment agencies, available funding is not known at this time, therefore this program may be delayed until alternative funding sources are found.
11	New Ownership Housing	2013-2020	Seeking funding assistance from CalHFA, HOME, County of San Diego Downpayment and Closing Cost Assistance (DCCA) Program, Mortgage Credit Certificates (MCC's)
12	Amend the General Plan Land Use Designation and Zoning on the Properties Identified in the new Residential Sites Inventory to include an Affordable Housing Overlay Zone (AHOZ) for Lower Income Households and Moderate Income Households	2013-2020	On-going
13	Mixed Use Development Standards	2013-2015	On-going
14	Inclusionary Housing Ordinance	2013-2020	On-going
15	(Former) Redevelopment Agency Implementation Plan	2013-2020	On-going. Continue working with the City's Oversight Board to the Successor Agency of the Poway Redevelopment Agency

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Poway
Reporting Period 1/1/2013 - 12/31/2013

	Objective	Timeframe in H.E.	Status of Program Implementation
16 Zoning Amendments for Special Needs Housing	Amend Zoning Code to provide for regulations that comply with State Law regarding special housing needs	2013-2020	The City will amend the Zoning Ordinance to add definitions for Transitional and Supportive Housing pursuant to the Health and Safety Code Section 50675.14(a)(B)(2). It will also amend its Code to add a definition for agricultural housing as well as clarify the provision for agricultural worker housing. The City will amend its Codes to permit homeless shelters by right within the Residential Apartment (RA) Zone by Summer 2014.
17 Provision of Special Needs Housing		2013-2020	See above
18 First Time Homebuyer Assistance Program (SHOP)	Assist existing Program participants with loan servicing and resale processing.	2013-2020	The future of potential new loans is uncertain as funding will be limited. Existing loans will be reissued as participating households are sold to new income-qualified homebuyers.
19 Home Enhancement Loan Program (HELP)	Assist with rehabilitation of existing homes acquired with City assistance	2013-2020	The future of potential new loans is uncertain as funding will be limited.
20 Maintain Zoning Categories in the General Plan	Encourage diversity of development to serve as many types of residents as possible while minimizing land-use related conflict	2013-2020	On-going
21 Evaluate Community Land Trusts	Evaluate options for use of community land trust model.	2013-2020	Ongoing
22. Provide Priority for Provision of Services to Lower Income Households	Coordinate with Poway's Public Works Department to ensure service priority to potential affordable housing developments	2013-2020	Ongoing. City will include potential AH sites into future water, sewer and drainage studies
23. Enforce City Codes, General Plan Policies, and Zoning Regulations	Ensure high quality design and construction and design compatibility with surroundings for new affordable housing developments	2013-2020	On-going
24. Assemble Available Land in the Mixed Use District	Evaluate acquisition of infill sites in the Mixed Use Zone and Town Center	2013-2020	City will work with the City's Oversight Board to the Successor Agency of the Poway Redevelopment Agency to help retain or purchase sites, as funding and sites become available

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Poway
Reporting Period 1/1/2013 - 12/31/2013

	Objective	Timeframe In H.E.	Status of Program Implementation
25. Monitor Ordinances, User Charges, and Fees	Ensure unnecessary and/or inappropriate financial and/or regulatory constraints do not hamper the development of housing, especially affordable housing, in Poway. Ensure that funds collected through charges and fees are appropriate and sufficient to fund City activities supported by these charges and fees	2013-2020	On-going
26. Ensure Density Bonus Ordinance Complies with New State Law	Ensure that State law is being followed in housing development in Poway	2013-2020	On-going
27. Public Outreach and Education	Raise public awareness of and public support for affordable housing	2013-2020	As funding is available, the City will continue to work with its non-profit partners to conduct a public outreach and education program that engages local housing developers and the business community
28. Transit Priority Projects	Evaluate the provision of incentives for projects that comply with a sustainable communities strategy, create jobs, reduce vehicle miles travelled, and meet regional housing needs	2013-2015	City will evaluate options to implement this provision within two years of Housing Element Update adoption
29. Provision of Housing for Extremely-Low Income Households	Encourage the development of housing units for households earning 30 percent or less of the region's Area Median Income	2013-2020	Outreach to developers on at least an annual basis; As funding becomes available, apply for or support applications for funding on an ongoing basis; Review and prioritize local funding at least twice in the planning period
30. Provision of No Net Loss	To ensure adequate sites are available throughout the planning period to meet the City's RH-NA.	2013-2020	Monitor and evaluate No Net Loss requirements per State law. Develop evaluation procedure to implement Government Code Section 65863 by December 2014.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Poway
Reporting Period 1/1/2013 - 12/31/2013

	Objective	Timeframe In H.E.	Status of Program Implementation
31	Preserve Potential At-Risk Housing Units Monitor and evaluate potential At-Risk housing units, coordinate with existing property owners, seek assistance from non-profit entities capable of assisting with preserving At-Risk affordable housing units and identify funding as it becomes available	2013-2020	On-going. The City does not currently have any At-Risk Housing units, however, the City will continue to monitor and coordinate with property owners of affordable housing.
32	Monitor and Evaluate AHOZ Ordinance Development Standards Monitor development of AHOZ properties; monitor AHOZ development standards and DR procedures for consistency. If necessary, amend AHOZ General Plan guidelines and Municipal Code regulations	2013-2020	On-going. City will provide analysis and evaluation of program to HCD in General Plan Annual Report
33	Provide Information on Fair Housing in Quarterly Newsletter Make Poway residents aware of these issues, laws, and available services for fair housing	2013-2020	The City will continue to include an article in at least one of its quarterly newsletters per year providing information concerning housing discrimination, Fair Housing law and available assistance
34	Obtain and Distribute Flyers on Fair Housing from San Diego County Promote the awareness of the housing services provided by the County	2013-2020	The City will obtain flyers from the San Diego County Department of Housing and Community Development and make these available at appropriate locations in the City
35	Obtain and Display Posters on Fair Housing from the State of California Promote the awareness of the services and laws discussed by the posters	2013-2020	The City will request posters from the California Fair Housing and Employment Department and display them in appropriate locations in public buildings
36	Include Anti-Discrimination Clauses in Deed Restrictions for Affordable Housing Ensure a legal City mechanism for complaints against housing discrimination in deed transactions	2013-2020	In all deed restrictions required of affordable housing developments, the City will require inclusion of an anti-discrimination clause
37	Continue to Assist in Addressing Fair Housing Questions Promote knowledge of Fair Housing law and services and ensure Poway residents have access to appropriate Fair Housing services	2013-2020	On-going. The City will continue to assist with Fair Housing questions when possible and to refer questions to other agencies as appropriate. The City will also provide this information on its website to gain additional public outreach