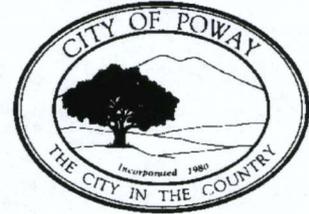


# OVERSIGHT BOARD AGENDA MEMORANDUM



**TO:** Members of the Oversight Board of the Successor Agency to the Poway Redevelopment Agency

**FROM:** Penny Riley, City Manager *PR*

**INITIATED BY:** Tina White, Assistant City Manager *TW*  
Robert Manis, Director of Development Services *RM*

**DATE:** September 25, 2013

**SUBJECT:** Approval of Long Range Property Management Plan Prepared by the Successor Agency Pursuant to Health and Safety Code Section 34191.5

### **Recommended Action:**

It is recommended that the Oversight Board approve the Long Range Property Management Plan of the Successor Agency to the Poway Redevelopment Agency and adopt a Resolution (Attachment A) approving the Plan.

### **Summary:**

The Successor Agency owns and controls 49 properties previously purchased by the Poway Redevelopment Agency. A Long Range Property Management Plan (LRPMP) prepared in compliance with AB 1484 is attached to this report as Attachment "B."

The California Health and Safety Code requires a Successor Agency to submit a LRPMP within six months of receiving a Finding of Completion from the State Department of Finance (DOF). A Finding of Completion was issued to Poway on May 24, 2013, thus requiring a LRPMP be submitted for approval to the Oversight Board and DOF before November 24, 2013. The LRPMP must address the disposition and use of the real properties of the former redevelopment agency. For each property, the LRPMP must identify the use or disposition of the property, which could include (1) the retention of the property for governmental use, (2) the retention of the property for future development, (3) the sale of the property, or (4) the use of the property to fulfill an enforceable obligation. Any sale proceeds will be submitted to the San Diego County Auditor-Controller's Office for distribution to the taxing entities.

An inventory or profile for each site has been prepared and consists of information mandated by AB 1484:

1. The date the property was acquired and the value/purchase price of the property at that time.
2. The purpose for which the property was acquired.
3. An estimate of the current value of the parcel including, if available, any appraisal information.
4. An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.
5. The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.
6. A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the Successor Agency.
7. A brief history of previous development proposals and activity, including the rental or lease of property.

#### **Properties Retained for Governmental Use**

AB 1484 contemplates that certain redevelopment properties were used for governmental purposes such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative buildings, and that these properties should be retained by the City. Accordingly, staff has identified the following Successor Agency properties that are to be retained by the City for municipal purposes:

- **Floodway parcels (map references 11-31)**

- **Parcels near Old Poway Park (map references 11-27)**

The Redevelopment Agency acquired a number of floodway parcels for future open space and/or recreational uses within the Project Area to provide enhanced recreational opportunities. Recreational opportunities contribute to the elimination of blighting conditions within the Project Area and provide benefit to local residents and the entire community. Further, property encumbered by the 100-Year Floodway or Floodplain of Rattlesnake Creek is blighted because it is flood-prone and investment and improvements are constrained or prohibited. The cost to construct and maintain drainage improvements necessary to eliminate or alleviate flooding in this area was also prohibitive and infeasible. It was more cost effective for the Agency to acquire properties with a history of flooding and remove structures from the floodway. This practice is also consistent with Federal regulations for floodway management (abating structures).

In compliance with the City's General Plan, the City has historically used flood control and drainage facilities to enhance Poway's rural image. The City's creek and channels provide prime examples of native vegetation such as oaks, sycamores and other wetland species. The creeks and channels are an

important natural element and have been preserved through flood hazard management policies other than concrete channels. Through maintenance of the major creeks and channels as flood control devices, the City has been able to preserve some of the original character of Poway while surrounded by development.

Finally, these parcels are zoned residential rural (RR-C) and pursuant to voter-approved Proposition FF, the residential density currently permitted by law cannot be increased without approval of the voters of the City at a special or general election.

**Parcels near Big Stone Lodge (map references 28-31)**

In addition to acquiring floodway properties for future open space and/or recreational uses within the Project Area, the Agency also acquired such parcels for habitat or mitigation purposes. The 100-Year Floodway or Floodplain of Beeler Creek encumbers these properties. These parcels are also adjacent to the historic Big Stone Lodge property and were purchased and restored as riparian mitigation land for the Scripps Poway Parkway. The Agency restored the riparian habitat in 2000 and there is a continuing obligation to wildlife agencies to maintain the habitat.

- **Emergency access road, 11907 Old Pomerado Road (map reference 32)**

The Redevelopment Agency acquired this property on Old Pomerado Road in 1990 to facilitate construction of Scripps Poway Parkway, serving the South Poway Business Park and connecting I-15 to Highway 67. The property was acquired for roadway and slope purposes. The 100-year Floodway and Floodplain of Beeler Creek also encumber this property. It is blighted because it is flood-prone, making investment and improvements constrained or prohibited. At the time of acquisition, the property contained three duplexes, which were subsequently demolished. The cost to construct and maintain drainage improvements necessary to eliminate or alleviate flooding in this area was prohibitive and infeasible. It was more cost effective to acquire properties with a history of flooding and remove structures from the floodway. This practice is also consistent with Federal regulations for floodway management (abating structures). The site is now improved with an emergency access road from Old Pomerado Road to Scripps Poway Parkway.
- **Vehicle storage lot, 13875 Kirkham Way (map reference 33)**

More than three-quarters of the City's commercial businesses are located along the Poway Road corridor. The Poway Road Specific Plan, last updated in 1996, governs this corridor. Poway Road lacks coordinated improvements and sensitivity to adjoining land uses, which has resulted in conflicts between commercial uses and residential land uses in some locations. A series of community workshops resulted in a recommendation that the auto dealers meet regularly with City staff and community residents to work through auto-related issues in Poway. Residents frequently raised concerns about the impact the

auto dealers had on neighborhoods because of employee parking and 24-hour auto delivery.

In 2001, the Redevelopment Agency identified a vacant five-acre property located in the South Poway Business Park at 13875 Kirkham Way, which could be developed to securely store more than 700 cars and provide an adequate driveway to allow safe delivery of new automobile inventory. On January 15, 2002, the Redevelopment Agency approved and authorized the purchase and development of a vehicle storage lot with an ancillary guardhouse building, 8' high screening wall along the perimeter of the site, and installation of on-site security lights. The vehicle storage lot was completed in 2005 and benefited the Project Area by providing enhanced traffic circulation. The 1993 Amended Redevelopment Plan and the Redevelopment and Housing Implementation Plan identify a number of goals and objectives, including eliminating traffic circulation deficiencies and providing future access to accommodate regional traffic demands and service currently undevelopable outlying areas. Another goal is to provide adequate roadways and traffic and circulation improvements to correct street alignment problems and substandard alleys, to eliminate road hazards and to provide adequate street and freeway access throughout and nearby the Project Area. This five-acre site is in the Planned Community zone with a Light Industrial land use designation. As such, this property cannot be rezoned to residential without voter approval pursuant to Proposition FF.

The Poway Auto Dealers Association LLC entered into a lease agreement with the Poway Redevelopment Agency in July 2005. Under the terms of the lease, the Auto Dealers must manage the lot in compliance with an approved Management Plan. The Auto Dealers must, at their sole cost and expense, maintain the premises (including driveways, landscaping and lighting, restriping and repainting). The Auto Dealers also pay possessory interest tax on the property. Operating expenses total approximately \$61,500 annually. The Auto Dealers must maintain an operating reserve equal to three months of operating expenses as well as a Capital Replacement Reserve of \$30,000.

- **Poway Sheriff's Station, 13100 Bowron Road (map reference 34)**

Since incorporation, the City of Poway has contracted for law enforcement services with the County of San Diego. A Sheriff's Station was identified as a critical need in the Amended Redevelopment Plan adopted on May 25, 1993. Certificates of Participation were issued in 1996 and proceeds were used to construct the Sheriff's Station and secure parking lot at the northwest corner of Bowron Road and Civic Center Drive. The Certificates of Participation were refunded in 2005 and are still secured by the Sheriff Station. A lease between the former Redevelopment Agency and the City, and a sublease between the City and the County of San Diego encumbers the property and improvements. Rent paid by the County is sufficient to pay the debt service on the Certificates. The County is responsible for routine maintenance while the City is responsible for major repairs.

- **Skate Park, Bowron Road (map reference 34)**

Like many communities, Poway experienced damage and vandalism to community facilities related to skateboarding on public property. The City Council adopted an ordinance on October 3, 2000, that gave shopping centers, the school district and the City the ability to preclude skateboarding in defined areas. The City also began the process to site, design and build a skate park that would give the community an appropriate place to skateboard. The one-half acre Skate Park is located in proximity to other public facilities (Library, Sheriff Station, Poway Community Park), is only supervised for scheduled events, and access to the Park is controlled via biometric scanner. The Skate Park includes an approximate 14,400 square foot concrete bowl, a 600 square foot restroom facility, a shade structure, four benches, a bus turn out, concrete walkways and landscaping. Skate Park construction funding came from redevelopment (tax allocation bonds), the City's General Fund, and the Sewer Fund. Additionally, the private community contributed nearly \$90,000 toward construction costs. The 2005 Refunding Certificates of Participation also encumber the Skate Park property and improvements.

- **Old Poway Park public parking lots, Midland Road (map references 35 - 44)**

Retired Army Colonel John Porter acquired and built the beginnings of a historic village in the Old Poway area. When Colonel Porter died in 1979, he had not completely fulfilled his dream of a fully operating historic village. In 1986, the City of Poway purchased the 4.75-acre Porter estate, a 1907 Baldwin Steam Engine, and its rail. The City undertook the completion of Colonel Porter's dream and built Old Poway Park.

Historic Poway buildings were brought to the site and restored, including Poway's first assembly hall, the International Order of Good Templars Hall, and the Nelson House. Two existing buildings, the Porter House and the Hamburger Factory, were refurbished. A train barn was built to house the steam engine, a 1938 Fairmont Speeder and ore cars, and an 1894 L.A. Yellow Trolley. The Overshiner's Blacksmith Shop and the Gazebo were built to enhance the ambiance of the "turn-of-the-twentieth-century" setting. A two-acre green park for picnics was styled after the Teddy Roosevelt National Park system.

Each year, more than 23,000 people participate in special events at Old Poway Park. Annually, nearly 55,000 riders enjoy the train and more than 11,000 visitors attend the museum. Park facilities are rented for more than 500 events. Finally, the City leads more than 1,500 schoolchildren through historical tours.

Besides high daily use, the park is a favorite spot for weddings and hosts special community events including Old Fashioned Fourth of July, Summer Concert Series, Once Upon a Hallowe'en, Tour de Poway, Rendezvous in Poway, Veterans Day, Christmas in the Park, Standard Flower Show, Train Song Festival, Community Band Festival, and the Sam Hinton Folk Festival.

The Poway Farmers Market is located on Midland Road every Saturday, creating a pedestrian-friendly shopping and entertainment experience in the Old Poway Park area. Free public parking is available in City lots on both sides (east and west) of Midland Road.

**Public parking on the west side of Midland Road (map references 35, 36, 37, 38, and 42)** – the Old Poway Park Master Plan resulted in a permanent paved public parking lot at this location. The lot is improved with grading, landscaping and irrigation, as well as chip seal paving. This lot accommodates both routine parking and parking for the weekly Farmers Market.

The Old Poway Park Master Plan speaks of the concept of closing Midland Road between Adrian and Edgemoor for large events at Old Poway Park or the Midland Road Street Fair. Pass-through traffic is accommodated by redirecting traffic around the event and accommodating parking on the lots on the east and west sides of Midland Road.

**Public parking on east side of Midland Road (map references 39, 40, 41, 43, and 44)** – this area was originally identified as the future site of the Poway Fine Arts Education Center in the Old Poway Park Master Plan approved by the City Council and Redevelopment Agency on February 24, 2004. However, the Old Poway Park Master Plan was updated on November 14, 2006, to reflect that the site was to be improved with grading, asphalt grindings, box trees, and minor drainage improvements so that it could be used as a free public parking lot for Old Poway Park.

- **Community Garden, 13112 Vista View Drive (map reference 45)**

The Poway Community Garden is located at 13112 Vista View Drive on a residential lot that is fully within the 100-Year Floodplain, with a tributary of Poway Creek traversing the site. The lot is approximately one acre in size and is located within the Redevelopment Project Area. The Redevelopment Plan authorized the construction of and improvements to parks and recreational facilities. The Garden project is a public program providing recreational facilities. The Garden gives people without backyards or land the opportunity to grow their own vegetables or flowers. The City Council and Redevelopment Agency approved the Poway Community Garden on October 11, 1994.

The Poway Valley Community Garden Club currently leases the Poway Community Garden. The Garden occupies a fenced portion within the one-acre lot. The land is divided into individual sections of land that are leased for planting. Individuals and families renting the plots are responsible for maintaining their own sections. Each participating gardener provides a signed liability waiver. The Garden Club is responsible for all water and utility costs.

- **Historic Big Stone Lodge, 12237 Old Pomerado Rd. (map reference 46, 47)**  
The Historic Big Stone Lodge is one of the City's most well known historic structures. The City designated the Big Stone Lodge site as locally historic in May 1991. In addition, pursuant to the California Environmental Quality Act, buildings over 50 years old are considered potentially historic. The Big Stone Lodge Complex consists of the Big Stone Lodge, a former restaurant known as Topsy's Roost, and a former gas station/residence. The site includes many mature oak and sycamore trees; some that date back to the construction of the Lodge. The Big Stone Lodge, Topsy's Roost and the gas station were part of Camp Big Stone that served as a rest stop and campground for the stagecoach and early automobiles traveling from Escondido, and points north, south to San Diego. Construction of the first building at the historic Big Stone Lodge complex was a gas station/dwelling in 1925. The historic Big Stone Lodge was also started in 1925 but not completed until 1929 due to funding problems. Construction of Topsy's Roost was started in 1930 and completed in 1933. It is believed that many of the big stones used in the construction of these buildings came from the City's Kumeyaay-Ipai site off Poway Road.

On October 24, 2003, in an effort to preserve the unique character of this historic building, the Poway Redevelopment Agency purchased the Big Stone Lodge. Once title was acquired, an historic evaluation of the building was completed to understand the history of the site and to provide appropriate recommendations regarding restoration and future use of the site.

In January 2007, the City Council and Redevelopment Agency approved a revised capital project to create a passive park on the historic Big Stone Lodge site with \$356,000 of redevelopment funding. A concept site plan was considered by the City Council and Redevelopment Agency at a public workshop on November 18, 2008. At that workshop, a representative of the Sea to Sea Trail Foundation asked for the opportunity to develop the site as a restaurant/bed and breakfast facility. Council removed the item from the agenda to give the developer time to explore and develop a design and business plan. The developer was not able to develop a viable plan and on May 19, 2009, Council directed staff to finalize the park design and process a conditional use permit and associated environmental review for consideration at a future public hearing.

In an effort to preserve and enhance the historic character of the area, and provide an additional recreational amenity through which to portray the site's history, the City has identified it as a passive historic park. To retain the historic character of the Big Stone Lodge site, the future improvements would incorporate components of each of the existing three buildings, and most of the mature oak and sycamore trees located throughout the property. The historic Big Stone Lodge is also located along the Trans County Trail that extends from Torrey Pines to the Salton Sea. The Trans County Trail is part of the larger Sea to Sea Trail, which has a goal of creating a network of interconnected trails crisscrossing the continental United States. As part of the trail connection, the Big Stone site,

as it has done in the past, will serve as a rest stop along the trail or a staging area to begin the journey.

The easterly portion of this site is steep bank and Beeler Creek traverses the southerly portion, with a large portion lying in a designated 100-Year Floodway and Floodplain.

- **Fire Station #3, 14322 Pomerado Road (map reference 48)**

Fire Station #3 was identified as a critical need in the Amended Redevelopment Plan adopted by the Redevelopment Agency Board on May 25, 1993. A 1999 study further identified the need for a new fire station in the northwestern portion of Poway. After evaluating 10 potential sites, the City selected this site at 14322 Pomerado Road based on the availability of the land, development potential, cost, and location.

The site contains several large knolls bisected by a creek. A slope analysis indicated that on-site slopes were all in excess of 10 percent. The provisions of Proposition FF apply to this property because of its underlying zoning. Therefore, voter approval was necessary to permit a fire station to be located on slopes in excess of 10 percent. Voter approval was secured on March 5, 2002.

This site has a number of unique environmental constraints. It is known to have vernal pools and other sensitive species. Jurisdictional wetlands are present on the property. The area is also known to contain California gnatcatchers, confirmed by recent biological surveys in the vicinity. Friars Formation, which is highly susceptible to landsliding, underlies the entire site. Landslide areas exist on the property, notably in the southeast corner and along the western boundary.

Fire Station #3 is 13,524 square feet in size. The central bay accommodates up to six emergency vehicles. It also includes 12 single-occupancy dormitory rooms, 6 bathrooms, an exercise room, day room, laundry, kitchen, and dining rooms. There is a small outdoor patio area between the kitchen and a 6-foot-high wall located along the top of slope that parallels the property to the south. The property also contains an aboveground fuel storage tank and fueling facility on the north side of the property.

- **Veterans Park, Midland Road (map reference 49)**

The Old Poway Park Master Plan, adopted in 2004 and updated in 2006, proposed six potential locations for a Veterans monument. The Plan recommended that the final location be determined based on the type of monument selected and further recommended that a Veterans Committee be formed to help select the type and location. The Poway Redevelopment Agency identified a need for a Veterans Park to increase the availability of passive park space in the community and adopted a benefit resolution to that effect on January 19, 2010. The Park is located within the Redevelopment Project Area and the project met the goals listed in the Amended Redevelopment Plan and in

the Redevelopment and Housing Implementation Plan, which include the acquisition and development of new parks and recreation facilities to meet General Plan requirements and provide for open space.

On January 19, 2010, the Poway City Council approved the concept design for Veterans Park. The Park includes a 40-foot-diameter raised, colored concrete platform, lighted flagpoles for each of the armed and unarmed services, an 1800's era cannon, wrought iron fence and shrubbery to enclose the concrete platform, benches, lighting, and landscaping. A lighted eight-space parking lot is located to the rear of the Park.

More than \$60,000 in private donations helped fund the Park and its improvements. Additionally, the Park contains a Wall of Honor. The Wall consists of tiles purchased by community members to honor veterans. A portion of proceeds from tile sales pays for the cost of inscribing and installing the tile and the remainder is retained in the Veterans Park Trust Fund for future improvements to the Park. The Poway Veterans Committee, with representatives from the VFW, American Legion, Navy Fleet Reserve, and the Elks Club, continues its fundraising campaign to complete the Wall of Honor

#### **Retain for Future Development**

- **Future restaurant site at 14082 Stowe Drive (map reference 8)**

The Poway Redevelopment Agency acquired title to a larger 4.11-acre parcel in November 2001. In March 2002, the City approved development entitlements for a hotel and restaurant on the site. Ultimately, the City Council approved a two-lot subdivision that created separate lots for the hotel and a restaurant. The Redevelopment Agency sold the hotel site to Ocean Park Hotels in September 2007 and a 108-room Hampton Inn opened in October 2008. The Redevelopment Agency retained ownership of the 1.23-acre adjacent parcel with the intent of attracting a full-service restaurant that will serve hotel guests, local businesses and nearby residents.

The site can accommodate up to a 6,000 square foot restaurant facility, with 53 dedicated and 24 shared parking spaces. The property is entitled and all site improvements (utilities, parking and landscaping) are complete. A Reciprocal Easement Agreement with the adjacent hotel property encumbers the site. This Agreement requires the restaurant property owner to contribute forty percent of maintenance and utility costs associated with areas common to the hotel and restaurant.

The Agency hired a commercial real estate broker in 2009 to market the site. When the agreement for broker services expired, Agency/City staff then undertook efforts to market the site. Since 2010, staff has met with two different restaurant owners, exploring a full-service Mexican food restaurant and a brewery/pub restaurant. Neither concept has resulted in a proposal to date. Staff continues to seek an established restaurateur for this property. This

property was appraised in 2011, after site improvements were completed, with a market value range of \$1.3-\$1.6 million.

### **Retain to Fulfill Enforceable Obligations**

- **Poway Toyota site, 13655 Poway Road (map references 9 and 10)**

A major Poway Redevelopment Agency objective is to improve the integrity of the Poway Road corridor and Poway Road of Cars by facilitating the reuse or redevelopment of vacant automotive dealership properties. On July 6, 2010, the Agency authorized staff to purchase the vacant Chrysler Jeep property located at 13655 Poway Road. This purchase assisted in the repositioning and renovation of the Poway Road Auto District and allowed the Agency to collaborate with Poway Toyota to keep them in Poway on a new site where they can expand their business and increase auto sales.

Staff negotiated a Disposition and Development Agreement (DDA) with Pinnacle Realty of California (Poway Toyota) that was approved by the City Council and the Redevelopment Agency in August 2010. The DDA required Toyota to move to a newly assembled site that totals 5.6 acres. The new site includes two properties Toyota purchased located at 13611 and 13631 Poway Road and the vacant property at 13655 Poway Road that the Agency bought from Chrysler and subsequently leased to Poway Toyota. Once the entire site was assembled, Poway Toyota invested more than \$13 million to renovate the site and move its sales and service to the new location. Under the terms of the DDA and Lease, Toyota will have the option to purchase the site at the end of the lease, subject to certain conditions. The Poway Toyota relocation improved and created business activity at a formerly underutilized, key commercial corner located at Midland and Poway Roads.

The Poway Toyota relocation also created an opportunity for Lowe's Home Improvement Warehouse to use the newly vacated Toyota site, combined with another underutilized vacant auto site (Poway Chevrolet). Lowe's did not receive Agency assistance. The relocation of Poway Toyota provided a more suitable site for Poway Toyota's operations and created a quality site for private investment. The Agency's investment in acquiring this site furthered the Agency's goals of revitalizing Poway Road, increasing sales and property tax revenues, creating jobs, and eliminating visual and economic blight conditions.

The recently developed Poway Toyota site contains two parcels that are subject to the DDA, an operating covenant and a 15-year ground lease. The DDA, operating covenant, and lease are enforceable obligations and this property is necessary to fulfill the enforceable obligations.

### **Sale of Properties**

It is recommended that the following properties be sold and that proceeds from the sale be distributed as property tax to the taxing entities.

- Six Town Center properties (**map references 1, 2, 3, 4, 5 and 6**), and
- Undeveloped landscaped area in front of Ramada Inn property (**map reference 7**).

### **Fiscal Impact:**

This report designates the disposition classification of Successor Agency parcels, including the recommended sale of seven properties. The proceeds from the sale of former Redevelopment Agency parcels will be distributed as property tax to the taxing entities. The current market value of these assets is undetermined.

### **Environmental Review:**

Pursuant to the State CEQA Guidelines (14 Cal Code Regs 15000 *et seq.*)(the "Guidelines"), it has been determined that the approval of the LRPMP is exempt from CEQA because it is an administrative activity of government and it can be said with certainty that there is no possibility that approval of the LRPMP may have a significant effect on the environment (Guidelines Section 15061(b)(3)).

### **Public Notification:**

None.

- Attachments:
- A. A Resolution of the Oversight Board of the Successor Agency to the Poway Redevelopment Agency Approving the Long Range Property Management Plan Prepared by the Successor Agency Pursuant to Health and Safety Code Section 34191.5, Determining that Approval of the Long Range Property Management Plan is Exempt from the California Environmental Quality Act, and Taking Certain Actions in Connection Therewith
  - B. Property Management Plan Area Maps (North Poway, Poway Road, and South Poway)
  - C. Property Profiles - Long Range Property Management Plan of the City of Poway as Successor Agency to the Poway Redevelopment Agency
  - D. Floodway/Floodplain Maps (Old Poway Park area, Big Stone Lodge area, Sheriff's Station/Skate Park, and Community Garden)
  - E. Excerpts of the Poway General Plan
  - F. Portions of 1993 Amended Redevelopment Plan and Redevelopment and Housing Implementation Plan
  - G. Excerpts of Old Poway Specific Plan (SP 88-01)
  - H. Old Poway Park Master Plan

RESOLUTION NO. OSB-13-

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE POWAY REDEVELOPMENT AGENCY APPROVING THE LONG RANGE PROPERTY MANAGEMENT PLAN PREPARED BY THE SUCCESSOR AGENCY PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191.5 DETERMINING THAT APPROVAL OF THE LONG RANGE PROPERTY MANAGEMENT PLAN IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, pursuant to Health and Safety Code Section 34175(b) and the California Supreme Court's decision in *California Redevelopment Association, et al. v. Ana Matosantos, et al.* (53 Cal.4<sup>th</sup> 231 (2011)), on February 1, 2012, all assets, properties, contracts, leases, books and records, buildings, and equipment of the former Poway Redevelopment Agency (the "Agency") transferred to the control of the Successor Agency to the Poway Redevelopment Agency (the "Successor Agency") by operation of law.

WHEREAS, pursuant to Health and Safety Code Section 34191.5(b), the Successor Agency must prepare a long range property management plan which addresses the disposition and use of the real properties of the former Agency, and which must be submitted to the Oversight Board of the Successor Agency (the "Oversight Board") and the Department of Finance (the "DOF") for approval no later than six months following the issuance by DOF to the Successor Agency of a finding of completion pursuant to Health and Safety Code Section 34179.7.

WHEREAS, pursuant to Health and Safety Code Section 34179.7, DOF issued a finding of completion to the Successor Agency on May 24, 2013.

WHEREAS, the Successor Agency has prepared and submitted to the Oversight Board the long range property management plan attached hereto as Exhibit A (the "LRPMP"), which LRPMP addresses the disposition and use of the real properties of the former Agency and includes the information required pursuant to Health and Safety Code Section 34191.5(c).

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE POWAY REDEVELOPMENT AGENCY HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. The above recitals are true and correct and are a substantive part of this Resolution.

Section 2. This Resolution is adopted pursuant to Health and Safety Code Section 34191.5.

Section 3. The Oversight Board hereby approves the LRPMP as presented by the Successor Agency and attached hereto as Exhibit A. The proceeds from the sale of each property in the LRPMP will be submitted to the San Diego County Auditor Controller's office for distribution to the taxing entities.

Section 4. The staff of the Successor Agency is hereby directed to transmit to DOF this Resolution together with written notice and information regarding the action taken by this Resolution. Such notice to DOF shall be provided by electronic means and in a manner of DOF's choosing.

Section 5. The staff and the Board of the Successor Agency are hereby authorized and directed, jointly and severally, to do any and all things that they may deem necessary or advisable to effectuate this Resolution and any such actions previously taken are hereby ratified.

Section 6. This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*)("CEQA"). Pursuant to the State CEQA Guidelines (14 Cal Code Regs 15000 *et seq.*)(the "Guidelines"), the Oversight Board has determined that the approval of the LRPMP is exempt from CEQA because it is an administrative activity of government and it can be said with certainty that there is no possibility that approval of the LRPMP may have a significant effect on the environment (Guidelines Section 15061(b)(3)). Staff of the Successor Agency is hereby directed to prepare and post a notice of exemption pursuant to Guidelines Section 15062.

Section 7. This Resolution shall take effect immediately upon its adoption.

PASSED, ADOPTED and APPROVED by the Oversight Board of the Successor Agency to the Poway Redevelopment Agency at a special meeting this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

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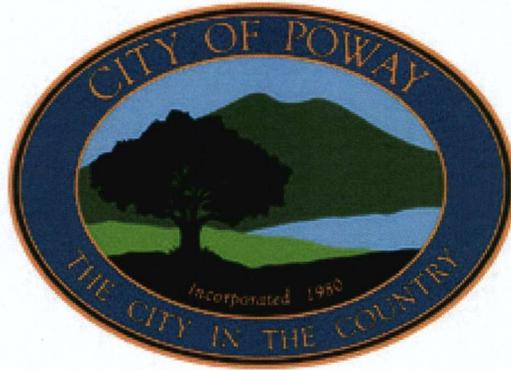
Bruce Tarzy  
Chair

ATTEST:

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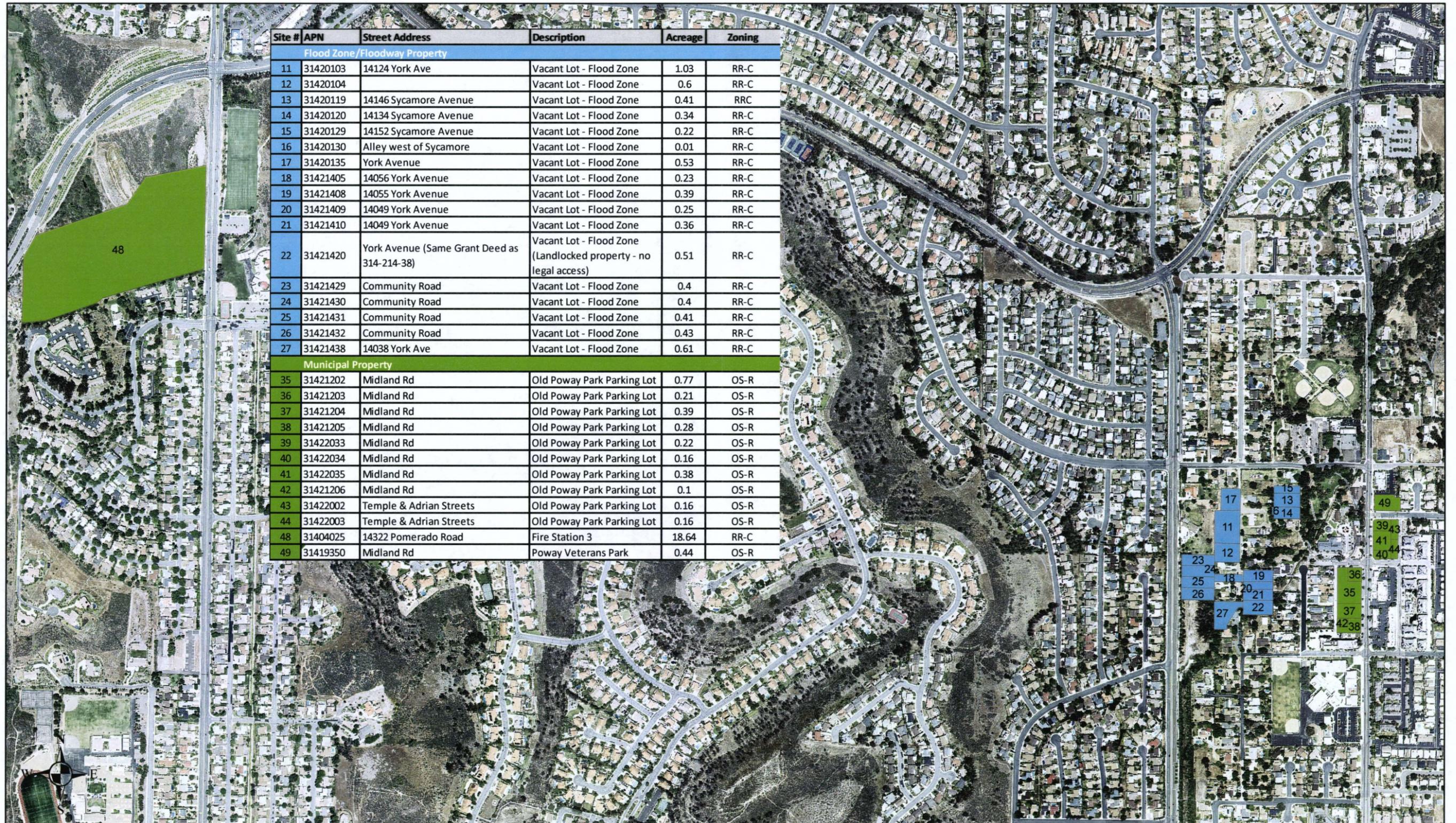
Sheila R. Cobian, CMC, Secretary  
Successor Agency to the Poway Redevelopment Agency





# **City of Poway Successor Agency Long Range Property Management Plan**

# Long-Range Property Management Plan - North Poway Properties



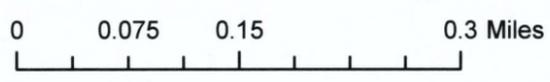
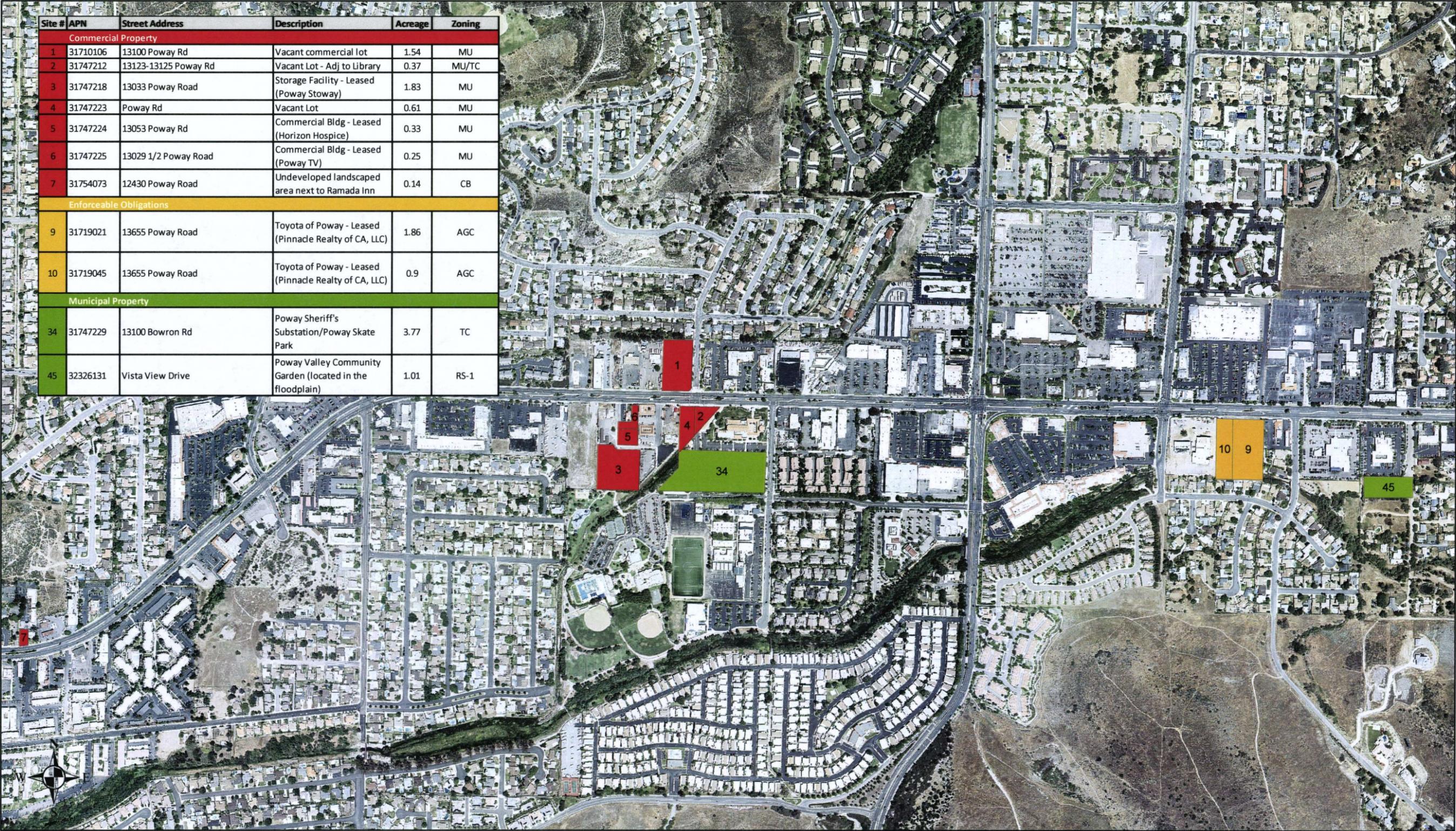
Site #	APN	Street Address	Description	Acreage	Zoning
<b>Flood Zone/Floodway Property</b>					
11	31420103	14124 York Ave	Vacant Lot - Flood Zone	1.03	RR-C
12	31420104		Vacant Lot - Flood Zone	0.6	RR-C
13	31420119	14146 Sycamore Avenue	Vacant Lot - Flood Zone	0.41	RRC
14	31420120	14134 Sycamore Avenue	Vacant Lot - Flood Zone	0.34	RR-C
15	31420129	14152 Sycamore Avenue	Vacant Lot - Flood Zone	0.22	RR-C
16	31420130	Alley west of Sycamore	Vacant Lot - Flood Zone	0.01	RR-C
17	31420135	York Avenue	Vacant Lot - Flood Zone	0.53	RR-C
18	31421405	14056 York Avenue	Vacant Lot - Flood Zone	0.23	RR-C
19	31421408	14055 York Avenue	Vacant Lot - Flood Zone	0.39	RR-C
20	31421409	14049 York Avenue	Vacant Lot - Flood Zone	0.25	RR-C
21	31421410	14049 York Avenue	Vacant Lot - Flood Zone	0.36	RR-C
22	31421420	York Avenue (Same Grant Deed as 314-214-38)	Vacant Lot - Flood Zone (Landlocked property - no legal access)	0.51	RR-C
23	31421429	Community Road	Vacant Lot - Flood Zone	0.4	RR-C
24	31421430	Community Road	Vacant Lot - Flood Zone	0.4	RR-C
25	31421431	Community Road	Vacant Lot - Flood Zone	0.41	RR-C
26	31421432	Community Road	Vacant Lot - Flood Zone	0.43	RR-C
27	31421438	14038 York Ave	Vacant Lot - Flood Zone	0.61	RR-C
<b>Municipal Property</b>					
35	31421202	Midland Rd	Old Poway Park Parking Lot	0.77	OS-R
36	31421203	Midland Rd	Old Poway Park Parking Lot	0.21	OS-R
37	31421204	Midland Rd	Old Poway Park Parking Lot	0.39	OS-R
38	31421205	Midland Rd	Old Poway Park Parking Lot	0.28	OS-R
39	31422033	Midland Rd	Old Poway Park Parking Lot	0.22	OS-R
40	31422034	Midland Rd	Old Poway Park Parking Lot	0.16	OS-R
41	31422035	Midland Rd	Old Poway Park Parking Lot	0.38	OS-R
42	31421206	Midland Rd	Old Poway Park Parking Lot	0.1	OS-R
43	31422002	Temple & Adrian Streets	Old Poway Park Parking Lot	0.16	OS-R
44	31422003	Temple & Adrian Streets	Old Poway Park Parking Lot	0.16	OS-R
48	31404025	14322 Pomerado Road	Fire Station 3	18.64	RR-C
49	31419350	Midland Rd	Poway Veterans Park	0.44	OS-R

## Legend

Municipal Property
  Floodzone/Floodway Property

# Long-Range Property Management Plan - Poway Road Properties

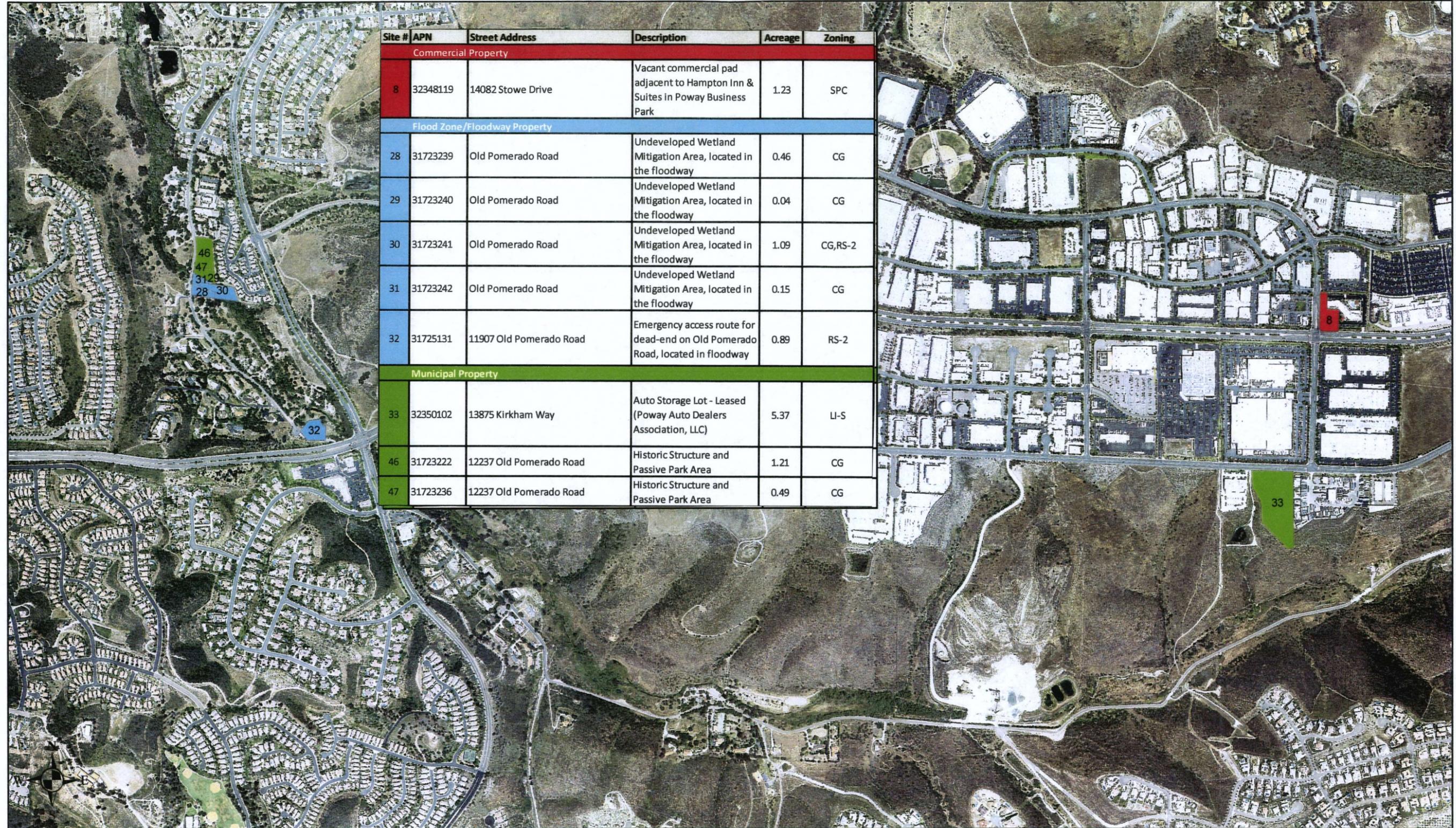
Site #	APN	Street Address	Description	Acreage	Zoning
<b>Commercial Property</b>					
1	31710106	13100 Poway Rd	Vacant commercial lot	1.54	MU
2	31747212	13123-13125 Poway Rd	Vacant Lot - Adj to Library	0.37	MU/TC
3	31747218	13033 Poway Road	Storage Facility - Leased (Poway Stoway)	1.83	MU
4	31747223	Poway Rd	Vacant Lot	0.61	MU
5	31747224	13053 Poway Rd	Commercial Bldg - Leased (Horizon Hospice)	0.33	MU
6	31747225	13029 1/2 Poway Road	Commercial Bldg - Leased (Poway TV)	0.25	MU
7	31754073	12430 Poway Road	Undeveloped landscaped area next to Ramada Inn	0.14	CB
<b>Enforceable Obligations</b>					
9	31719021	13655 Poway Road	Toyota of Poway - Leased (Pinnacle Realty of CA, LLC)	1.86	AGC
10	31719045	13655 Poway Road	Toyota of Poway - Leased (Pinnacle Realty of CA, LLC)	0.9	AGC
<b>Municipal Property</b>					
34	31747229	13100 Bowron Rd	Poway Sheriff's Substation/Poway Skate Park	3.77	TC
45	32326131	Vista View Drive	Poway Valley Community Garden (located in the floodplain)	1.01	RS-1



**Legend**

- Commercial Property
- Enforceable Obligations
- Municipal Property

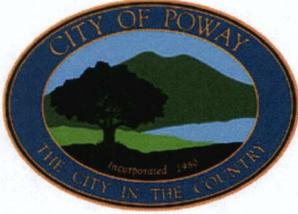
# Long Range Property Management Plan - South Poway Properties



0 0.2 0.4 0.8 Miles

## Legend

Municipal Property
  Floodzone/Floodway Property
  Commercial Property



# City of Poway Successor Agency Long Range Property Management Plan



## Background Information

• Map Reference	1
• Recommended Action	Sale of property
• Address	13100 Poway Road
• Assessor Parcel Number(s)	317-101-06
• Current Zoning	MU (Mixed Use); AHOZ (Affordable Housing Overlay Zone) pending
• Current Use	The property is vacant with deteriorated asphalt and limited landscaping
• Purchase Price	\$1,158,018
• Funding Source	Tax Increment
• <u>Property History</u>	The property is located at the northwest corner of Poway Road and Tarascan Drive. The site is the former location of a fitness center, and previous location of the Bank of California. After the property was purchased by the Agency in 2001, a 5,223 sq. ft. structure was removed from the property. The site is currently vacant.

## Parcel Information

• Land Description	
Lot Size	1.54 acres
Topography	<15%
Floodplain/Floodway Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	n/a
Construction Type	n/a
Year Built	n/a
Improvement Date	n/a

**Agency Revenue**

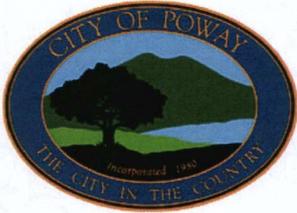
Is Agency receiving lease or rental income for the private use of the property?	Yes ____ No <u>X</u>
If Yes, indicate amount of Agency's annual rent/lease income.	\$
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	

**Environmental**

<ul style="list-style-type: none"> <li>Have any environmental tests or assessments been performed on the property?</li> </ul>	Yes <u>X</u> No ____
<ul style="list-style-type: none"> <li>If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).</li> </ul>	Lead Paint Investigation and Asbestos Survey completed in 2001, and Phase 1 Environmental Assessment on file.
<ul style="list-style-type: none"> <li>If Yes, describe the current environmental condition of the site</li> </ul>	Acceptable
<ul style="list-style-type: none"> <li>Has the property been designated as a "Brownfield" site?</li> </ul>	Yes ____ No <u>X</u>
<ul style="list-style-type: none"> <li>If No, would the property qualify for such a Brownfield designation?</li> </ul>	Yes ____ No <u>X</u> Unknown ____
<ul style="list-style-type: none"> <li>Describe any remediation work performed on the property.</li> </ul>	None

**Reuse Assessment and Recommended Action**

<ul style="list-style-type: none"> <li>Describe the property's potential for transit-oriented development.</li> </ul>	Good
<ul style="list-style-type: none"> <li>Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.</li> </ul>	<p>The property is zoned MU (mixed use), which permits a mix of commercial and residential land uses. Pending AHOZ (Affordable Housing Overlay Zone) will allow residential densities of up to 30 dwelling units per acre.</p> <p>According to the goals and objectives of the 1993 Amended Redevelopment Plan and the Redevelopment and Housing Implementation Plan, the following goals were addressed with the purchase of the property:</p> <ul style="list-style-type: none"> <li>The elimination of environmental deficiencies and visual blight, especially along Poway Road.</li> <li>Provision for the enhancement and renovation of businesses within the project area to promote their economic vitality.</li> <li>Stimulation of investment of the private sector to full development of the project area.</li> <li>Expansion of the resources of developable land by making underutilized land available for development.</li> </ul>



# City of Poway Successor Agency Long Range Property Management Plan



### Background Information

• Map Reference	2, 4
• Recommended Action	Sale of property
• Address	13123-13125 Poway Road (2)
• Assessor Parcel Number(s)	317-472-12 (2) ; 314-472-23 (4)
• Current Zoning	TC (Town Center) /MU (Mixed Use)
• Current Use	Vacant property
• Purchase Price	\$375,000 (2) and \$315,000 (4)
• Funding Source	Tax Increment
• <u>Property History</u>	These two properties are located on the south side of Poway Road at Civic Center Drive. The site on the southeast corner of Civic Center was formerly an auto repair business. After the auto repair use was vacated, environmental assessment, remediation, and monitoring activities were performed on the site from 2001-2010. After being acquired by the former Redevelopment Agency, Civic Center Drive was constructed on a portion of the site.

### Parcel Information

• Land Description	
Lot Size	.96 acres
Topography	<15%
Floodplain/Floodway Issues	Partially located within 500-Year Floodplain (2)(4)/ Partially located within the 100-Year Floodway (4)
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	n/a
Construction Type	n/a
Year Built	n/a
Improvement Date	n/a

**Agency Revenue**

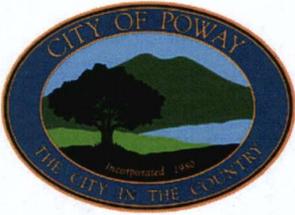
Is Agency receiving lease or rental income for the private use of the property?	Yes ____ No <u>X</u>
If Yes, indicate amount of Agency's annual rent/lease income.	\$
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	

**Environmental**

<ul style="list-style-type: none"> <li>Have any environmental tests or assessments been performed on the property?</li> </ul>	Yes <u>X</u> No ____
<ul style="list-style-type: none"> <li>If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).</li> </ul>	Phase I and Phase II subsurface investigations completed by the former Redevelopment Agency in 2001.
<ul style="list-style-type: none"> <li>If Yes, describe the current environmental condition of the site</li> </ul>	Acceptable for commercial development.
<ul style="list-style-type: none"> <li>Has the property been designated as a "Brownfield" site?</li> </ul>	Yes <u>X</u> No ____
<ul style="list-style-type: none"> <li>If No, would the property qualify for such a Brownfield designation?</li> </ul>	Yes ____ No ____ Unknown ____
<ul style="list-style-type: none"> <li>Describe any remediation work performed on the property.</li> </ul>	Assessment, remediation, and monitoring activities were active on the site from 2001 through 2010. Closure letters dated 2011 and 2012 from County of San Diego on file.

**Reuse Assessment and Recommended Action**

<ul style="list-style-type: none"> <li>Describe the property's potential for transit-oriented development.</li> </ul>	Good
<ul style="list-style-type: none"> <li>Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.</li> </ul>	<p>The properties are zoned MU (mixed use) and TC (Town Center), which permit a mix of commercial and residential land uses. However, County remediation case closure is based on the site being used for commercial development only.</p> <p>According to the goals and objectives of the 1993 Amended Redevelopment Plan and the Redevelopment and Housing Implementation Plan, the following goals were addressed with the purchase of the property:</p> <ul style="list-style-type: none"> <li>The elimination of environmental deficiencies and visual blight, especially along Poway Road.</li> <li>Provision for the enhancement and renovation of businesses within the project area to promote their economic vitality.</li> <li>Stimulation of investment of the private sector to full development of the project area.</li> <li>Expansion of the resources of developable land by making underutilized land available for development.</li> </ul>



## City of Poway Successor Agency Long Range Property Management Plan



### Background Information

• Map Reference	3
• Recommended Action	Sale of property
• Address	13033 Poway Road
• Assessor Parcel Number(s)	317-472-18
• Current Zoning	MU (Mixed Use); AHOZ (Affordable Housing Overlay Zone) pending
• Current Use	340 Unit Storage Facility (leased)
• Purchase Price	\$4,601,382
• Funding Source	Tax Increment
• <u>Property History</u>	The property is located on the south side of Poway Road, just west of Quate Court. The property is generally rectangular in shape, and is developed as a self-storage facility. Although the property is located off Poway Road, it has no frontage on a public street. Primary ingress and egress from the site is provided by a 60' wide access easement. The terms of the purchase agreement provided a lease back provision, which allowed the seller to remain on site and continue to operate the existing facility.

### Parcel Information

• Land Description	
Lot Size	1.83 acres
Topography	<15%
Floodplain/Floodway Issues	The southeastern corner of the property is within the 100-year floodway.
Known Ground Stability Issues	none
• Building Description	
No. of Buildings	4 (one-story metal); 1 (two story wood frame)
Building Area	38,006 gross sq. /ft. (340 units)
Construction Type	Metal and wood frame
Year Built	1976

**Agency Revenue**

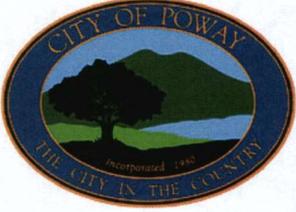
Is Agency receiving lease or rental income for the private use of the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income.	\$144,000 annually (\$12,000 per month)
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	This is a triple net lease, in which the tenant is responsible for all costs associated with the property including repair and maintenance. The term of the lease expires on 5/1/14. Lease requires a \$10,000 security deposit.

**Environmental**

<ul style="list-style-type: none"> <li>Have any environmental tests or assessments been performed on the property?</li> </ul>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<ul style="list-style-type: none"> <li>If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).</li> </ul>	Phase I Environmental Assessment completed in 2004.
<ul style="list-style-type: none"> <li>If Yes, describe the current environmental condition of the site</li> </ul>	Acceptable
<ul style="list-style-type: none"> <li>Has the property been designated as a "Brownfield" site?</li> </ul>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>If No, would the property qualify for such a Brownfield designation?</li> </ul>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
<ul style="list-style-type: none"> <li>Describe any remediation work performed on the property.</li> </ul>	None

**Reuse Assessment and Recommended Action**

<ul style="list-style-type: none"> <li>Describe the property's potential for transit-oriented development.</li> </ul>	Good
<ul style="list-style-type: none"> <li>Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.</li> </ul>	<p>The property is zoned MU (mixed use) which permits a mix of commercial and residential land uses. Pending AHOZ (Affordable Housing Overlay Zone) will allow residential densities of up to 30 dwelling units per acre.</p> <p>According to the goals and objectives of the 1993 Amended Redevelopment Plan and the Redevelopment and Housing Implementation Plan, the following goals were addressed with the purchase of the property:</p> <ul style="list-style-type: none"> <li>The elimination of environmental deficiencies and visual blight, especially along Poway Road.</li> <li>Provision for the enhancement and renovation of businesses within the project area to promote their economic vitality.</li> <li>Stimulation of investment of the private sector to full development of the project area.</li> <li>Expansion of the resources of developable land by making underutilized land available for development.</li> </ul>



# City of Poway Successor Agency Long Range Property Management Plan



### Background Information

• Map Reference	5
• Recommended Action	Sale of property
• Address	13053 Poway Road
• Assessor Parcel Number(s)	317-472-24
• Current Zoning	MU (Mixed Use); AHOZ (Affordable Housing Overlay Zone) pending
• Current Use	Multi-tenant Building
• Purchase Price	\$865,895
• Funding Source	Tax Increment
• <u>Property History</u>	The property is developed with a 6,700 sq.ft. multi-tenant office building. The property includes three office suites and a rustic indoor storage space. Approximately 4,750 sq. ft. are currently leased by Horizon Hospice, which was recently acquired by Scripps Health. The site is encumbered by a 30-foot road access easement granted to surrounding properties. The condition of the building reflects age and years of deferred maintenance by the previous owner. The roof and HVAC system are in need of replacement.

### Parcel Information

• Land Description	
Lot Size	.33 acres
Topography	<15%
Floodplain/Floodway Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	1
Building Area	6,700 sq.ft
Construction Type	Wood frame
Year Built	1973

**Agency Revenue**

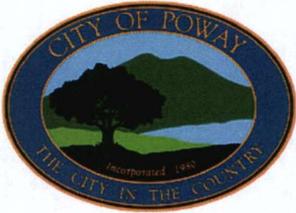
Is Agency receiving lease or rental income for the private use of the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income.	\$50,160 annually (\$4,180 a month)
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	Term of original lease expired on 10/31/12; currently month-to-month. Temporary letter agreement for expanded use of property executed on April 16, 2013. New lease agreement to begin October 1, 2013, pending Oversight Board approval.

**Environmental**

<ul style="list-style-type: none"> <li>Have any environmental tests or assessments been performed on the property?</li> </ul>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<ul style="list-style-type: none"> <li>If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).</li> </ul>	Phase I Environmental Assessment, Lead & Asbestos Survey, and Subsurface Assessment completed in 2008.
<ul style="list-style-type: none"> <li>If Yes, describe the current environmental condition of the site</li> </ul>	Acceptable
<ul style="list-style-type: none"> <li>Has the property been designated as a "Brownfield" site?</li> </ul>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>If No, would the property qualify for such a Brownfield designation?</li> </ul>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
<ul style="list-style-type: none"> <li>Describe any remediation work performed on the property.</li> </ul>	None

**Reuse Assessment and Recommended Action**

<ul style="list-style-type: none"> <li>Describe the property's potential for transit-oriented development.</li> </ul>	Good
<ul style="list-style-type: none"> <li>Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.</li> </ul>	<p>The property is zoned MU (mixed use), which permits a mix of commercial and residential land uses. Pending AHOZ (Affordable Housing Overlay Zone) will allow residential densities of up to 30 dwelling units per acre.</p> <p>According to the goals and objectives of the 1993 Amended Redevelopment Plan and the Redevelopment and Housing Implementation Plan, the following goals were addressed with the purchase of the property:</p> <ul style="list-style-type: none"> <li>The elimination of environmental deficiencies and visual blight, especially along Poway Road.</li> <li>Provision for the enhancement and renovation of businesses within the project area to promote their economic vitality.</li> <li>Stimulation of investment of the private sector to full development of the project area.</li> <li>Expansion of the resources of developable land by making underutilized land available for development.</li> </ul>



## City of Poway Successor Agency Long Range Property Management Plan



### Background Information

• Map Reference	6
• Recommended Action	Sale of property
• Address	13029 ½ Poway Road
• Assessor Parcel Number(s)	317-472-25
• Current Zoning	MU (Mixed Use); AHOZ (Affordable Housing Overlay Zone) pending
• Current Use	Commercial Building - Leased (Poway TV)
• Purchase Price	\$1,497,966
• Funding Source	Tax Increment
• <b>Property History:</b>	The property has a 5,186 sq.ft building which includes ground level commercial space and two apartment units above. The apartments are currently unoccupied. The commercial space is currently occupied by a TV repair business. This property is encumbered by a 30-foot road access easement granted to surrounding properties. The condition of this building reflects years of deferred maintenance by the previous owner. Some improvements to the apartment units and exterior of the building were completed in 2009 by the former Redevelopment Agency shortly after acquisition of the property.

### Parcel Information

• Land Description	
Lot Size	.25 acres
Topography	<15%
Floodplain/Floodway Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	1 (two-story) mixed-use building with ground floor commercial and two residential units on the second floor.
Building Area	5,186 s.f.
Construction Type	Wood construction
Year Built	1980

**Agency Revenue**

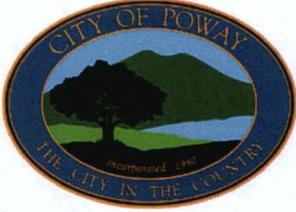
Is Agency receiving lease or rental income for the private use of the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income.	\$27,840 per year (\$2,320 per month)
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	Term of the lease expired on 12/31/11; currently month-to-month. Lease can be terminated by either party with 30-day notice.

**Environmental**

<ul style="list-style-type: none"> <li>Have any environmental tests or assessments been performed on the property?</li> </ul>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<ul style="list-style-type: none"> <li>If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).</li> </ul>	Phase I Environmental Assessment, Lead & Asbestos Survey, & Subsurface Assessment completed in 2008.
<ul style="list-style-type: none"> <li>If Yes, describe the current environmental condition of the site</li> </ul>	Acceptable
<ul style="list-style-type: none"> <li>Has the property been designated as a "Brownfield" site?</li> </ul>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>If No, would the property qualify for such a Brownfield designation?</li> </ul>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Describe any remediation work performed on the property.</li> </ul>	none

**Reuse Assessment and Recommended Action**

<ul style="list-style-type: none"> <li>Describe the property's potential for transit-oriented development.</li> </ul>	Good
<ul style="list-style-type: none"> <li>Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.</li> </ul>	<p>The property is zoned MU (Mixed Use), which permits a mix of commercial and residential land uses. Pending AHOZ (Affordable Housing Overlay Zone) will allow residential densities of up to 30 dwelling units per acre.</p> <p>According to the goals and objectives of the 1993 Amended Redevelopment Plan and the Redevelopment and Housing Implementation Plan, the following goals were addressed with the purchase of the property:</p> <ul style="list-style-type: none"> <li>The elimination of environmental deficiencies and visual blight, especially along Poway Road.</li> <li>Provision for the enhancement and renovation of businesses within the project area to promote their economic vitality.</li> <li>Stimulation of investment of the private sector to full development of the project area.</li> <li>Expansion of the resources of developable land by making underutilized land available for development.</li> </ul>



# City of Poway Successor Agency Long Range Property Management Plan



### Background Information

• Map Reference	7
• Recommended Action	Sale of property
• Address	12430 Poway Road
• Assessor Parcel Number(s)	317-540-73
• Current Zoning	CB (Community Business)
• Current Use	Undeveloped landscape/parking area next to Ramada Inn
• Purchase Price	\$248,950
• Funding Source	Tax Increment
• <u>Property History</u>	Through the terms of a Settlement Agreement, the former Redevelopment Agency acquired this site in 2004, demolished the vacant building, and worked with the former property owners to remediate the property. The property was contaminated with hazardous materials which resulted from its former use as a mini lube and auto repair business. The property is encumbered by a 20' access easement, which is the entrance to the Ramada Inn hotel. The property is currently used by the Ramada Inn for customer/employee parking through a Temporary Use and Hold Harmless Agreement.

### Parcel Information

• Land Description	
Lot Size	.14 acres (7,000 square feet)
Topography	<15%
Floodplain/Floodway Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	n/a
Construction Type	n/a
Year Built	n/a

**Agency Revenue**

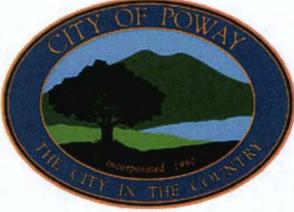
Is Agency receiving lease or rental income for the private use of the property?	Yes ____ No <u>X</u>
If Yes, indicate amount of Agency's annual rent/lease income.	None
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	The property is currently used by the Ramada Inn for employee/customer parking through a Temporary Use and Hold Harmless Agreement. Original term of the agreement expired on 6/30/2009; currently month-to-month. Ramada Inn is responsible for on-going landscape and parking area maintenance for the life of the agreement.

**Environmental**

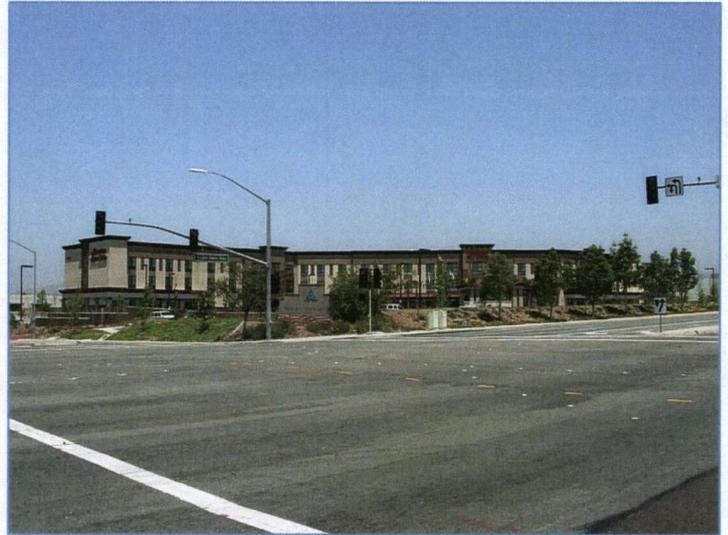
<ul style="list-style-type: none"> <li>Have any environmental tests or assessments been performed on the property?</li> </ul>	Yes <u>X</u> No ____
<ul style="list-style-type: none"> <li>If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).</li> </ul>	Phase I and limited Phase II Environmental Assessments completed in August 2002.
<ul style="list-style-type: none"> <li>If Yes, describe the current environmental condition of the site</li> </ul>	Acceptable
<ul style="list-style-type: none"> <li>Has the property been designated as a "Brownfield" site?</li> </ul>	Yes ____ No <u>X</u>
<ul style="list-style-type: none"> <li>If No, would the property qualify for such a Brownfield designation?</li> </ul>	Yes ____ No ____ Unknown <u>X</u>
<ul style="list-style-type: none"> <li>Describe any remediation work performed on the property.</li> </ul>	Environmental assessment, remediation, and monitoring activities active on site from 2004-2006. Case closure letter dated 5/24/06 on file from County of San Diego.

**Reuse Assessment and Recommended Action**

<ul style="list-style-type: none"> <li>Describe the property's potential for transit-oriented development.</li> </ul>	Poor
<ul style="list-style-type: none"> <li>Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.</li> </ul>	<p>This property is zoned CB (Community Business), which is intended to accommodate local and community wide business centers that typically serve large areas of the City.</p> <p>According to the goals and objectives of the 1993 Amended Redevelopment Plan and the Redevelopment and Housing Implementation Plan, the following goals were addressed with the purchase of the property:</p> <ul style="list-style-type: none"> <li>The elimination of environmental deficiencies and visual blight, especially along Poway Road.</li> <li>Provision for the enhancement and renovation of businesses within the project area to promote their economic vitality.</li> <li>Encouragement of cooperation and participation of residents, business-persons, public agencies, and community organizations in the revitalization of their properties.</li> </ul>



# City of Poway Successor Agency Long Range Property Management Plan



## Background Information

• Map Reference	8
• Recommended Action	Retain for future development
• Address	14082 Stowe Drive
• Assessor Parcel Number(s)	323-481-19
• Current Zoning	SPC (South Poway Commercial)
• Current Use	Vacant
• Purchase Price	\$1,053,552
• Funding Source	Tax Increment
• <u>Property History</u>	In conjunction with the development of the Hampton Inn & Suites on the northeast corner of Scripps Poway Parkway and Stowe Drive, the former Redevelopment Agency retained and entitled the subject property for development of a freestanding full-service restaurant. The property is currently being marketed by the City. The site has been partially improved with landscaping and surface parking, and is intended to accommodate a 3,500-6,000 sq. ft. restaurant.

## Parcel Information

• Land Description	
Lot Size	1.23 acres
Topography	<15%
Floodplain/Floodway	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	n/a
Construction Type	n/a
Year Built	n/a

**Agency Revenue**

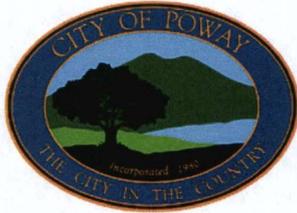
Is Agency receiving lease or rental income for the private use of the property?	Yes ____ No <u>X</u>
If Yes, indicate amount of Agency's annual rent/lease income.	N/A
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	N/A

**Environmental**

<ul style="list-style-type: none"> <li>Have any environmental tests or assessments been performed on the property?</li> </ul>	Yes <u>X</u> No ____
<ul style="list-style-type: none"> <li>If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).</li> </ul>	Phase I Environmental Assessment completed in 1997 by prior owner on file.
<ul style="list-style-type: none"> <li>If Yes, describe the current environmental condition of the site</li> </ul>	Acceptable
<ul style="list-style-type: none"> <li>Has the property been designated as a "Brownfield" site?</li> </ul>	Yes ____ No <u>X</u>
<ul style="list-style-type: none"> <li>If No, would the property qualify for such a Brownfield designation?</li> </ul>	Yes ____ No <u>X</u> Unknown ____
<ul style="list-style-type: none"> <li>Describe any remediation work performed on the property.</li> </ul>	None

**Reuse Assessment and Recommended Action**

<ul style="list-style-type: none"> <li>Describe the property's potential for transit-oriented development.</li> </ul>	Good
<ul style="list-style-type: none"> <li>Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.</li> </ul>	<p>The former Redevelopment Agency subdivided the 4.11-acre parcel into a two-lot subdivision after the City approved development entitlements for a hotel and restaurant on the site. The former Agency sold the hotel site to Ocean Park Hotels in September 2007. The hotel opened for business in October 2008. The Agency retained ownership of the restaurant parcel with the intent of attracting a full-service restaurant to serve hotel guests, local businesses, and residents.</p> <p>According to the goals and objectives of the 1993 Amended Redevelopment Plan and the Redevelopment and Housing Implementation Plan, the following goals were addressed with the purchase of the property:</p> <ul style="list-style-type: none"> <li>Provision for the enhancement and renovation of businesses to promote their economic vitality.</li> <li>Encouragement of cooperation and participation of residents, business-persons, public agencies, and community organizations in the revitalization of their properties.</li> <li>Replanning, redesign, and development of undeveloped areas, which are stagnant or improperly utilized.</li> <li>Strengthening of the economic base of the Project Area and the community by the installation or provision of needed site improvements and public facilities to stimulate new commercial/light industrial expansion, employment, and economic growth.</li> </ul>



# City of Poway Successor Agency Long Range Property Management Plan



## Background Information

• Map Reference	9, 10
• Recommended action	Retain to fulfill Enforceable Obligation
• Address	13655 Poway Road
• Assessor Parcel Number(s)	317-190-21, 317-190-45
• Current Zoning	AGC (Automotive General Commercial)
• Current Use	Automotive Dealership
• Purchase Price	\$2,864,759
• Funding Source	Tax Increment

### • Property History

The former Poway Redevelopment Agency entered into a Disposition and Development Agreement (DDA) with Poway Toyota in August 2010 that required Toyota to acquire properties adjoining this redevelopment-owned property, lease the Agency-owned site, complete significant renovations to the combined properties, and relocate Poway Toyota operations to the site. Redevelopment of this site was a high priority to the Agency because of the prominent location and because it serves as a catalyst to eliminate blighting conditions, spur economic activity, and attract private investment into the Project Area.

## Parcel Information

• Land Description	
Lot Size	2.76 acres
Topography	<15% (relatively flat)
Floodplain/Floodway Issues	500-Year Floodplain
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	Multiple structures
Building Area	45,000 sq.ft
Construction Type	Wood frame
Year Built	2013

**Agency Revenue**

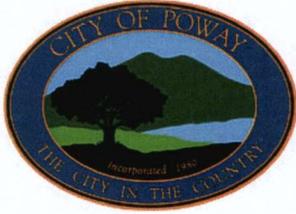
Is Agency receiving lease or rental income for the private use of the property?	Yes ____ No <u>X</u>
If Yes, indicate amount of Agency's annual rent/lease income.	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	

**Environmental**

• Have any environmental tests or assessments been performed on the property?	Yes <u>X</u> No ____
• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).	Phase I and limited Phase II environmental assessments completed in 2010.
• If Yes, describe the current environmental condition of the site	Acceptable
• Has the property been designated as a "Brownfield" site?	Yes ____ No <u>X</u>
• If No, would the property qualify for such a Brownfield designation?	Yes ____ No <u>X</u> Unknown ____
• Describe any remediation work performed on the property.	None

**Reuse Assessment and Recommended Action**

• Describe the property's potential for transit-oriented development.	Poor
• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.	<p>Completion of the new Toyota site in 2013, which included the redevelopment of the Successor Agency parcels, serves the goals and objectives of the Amended 1993 Redevelopment Plan and the Redevelopment and Housing Implementation Plan by:</p> <ul style="list-style-type: none"> <li>• Acquisition and resubdivision of properties that have been laid out in disregard of the contours and other topography or physical characteristics of the ground and surrounding conditions.</li> <li>• Elimination of environmental deficiencies and visual blight, particularly along Poway Road.</li> <li>• Elimination and prevention of the reoccurrence of conditions of blight and deterioration and the conservation, rehabilitation, and redevelopment of the Project Area in accordance with the Redevelopment Plan and future annual work programs.</li> <li>• Provision for the enhancement and renovation of businesses to promote their economic vitality.</li> <li>• Encouragement of cooperation and participation of residents, business-persons, public agencies, and community organizations in the revitalization of their properties.</li> <li>• Expansion of the resource of developable land by making underutilized land available for development.</li> <li>• Upgrade of existing commercial and industrial uses in the Project Area.</li> <li>• Assembly and disposition of land into parcels suitable for modern integrated development with improved pedestrian and vehicular circulation.</li> <li>• Strengthening of the economic base of the Project Area and the community by the installation or provision of needed site improvements and public facilities to stimulate new commercial/light industrial expansion, employment and economic growth.</li> </ul>



## City of Poway Successor Agency Long Range Property Management Plan



### Background Information

• Map Reference	11, 12, 17
• Recommended Action	Retain for municipal purposes
• Address	14124 York Avenue (11)
• Assessor Parcel Number(s)	314-201-03 (11), 314-201-04 (12), 314-201-35 (17)
• Current Zoning	RR-C (Rural Residential C)
• Current Use	Vacant Lots - Flood Zone
• Purchase Price	\$209,838
• Funding Source	Tax Increment
• <u>Property History</u>	Acquisition of these properties was consistent with the Council's direction to acquire flood-prone properties for expanded open space and/or recreational uses. These properties lie within the mapped Rattlesnake Creek floodway. All structures and fences have been removed from these properties.

### Parcel Information

• Land Description	
Lot Size	2.16 acres collectively
Topography	<15%
Floodway/Floodplain Issues	Mapped 100-Year Floodway; 100-year Floodplain
Known Ground Stability Issues	Unknown
• Building Description	
No. of Buildings	None
Building Area	n/a
Construction Type	n/a
Year Built	n/a
Improvement Date	n/a

**Agency Revenue**

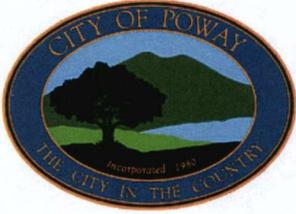
Is Agency receiving lease or rental income for the private use of the property?	Yes ____ No <u>X</u>
If Yes, indicate amount of Agency's annual rent/lease income.	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	

**Environmental**

<ul style="list-style-type: none"> <li>Have any environmental tests or assessments been performed on the property?</li> </ul>	Yes <u>X</u> No ____
<ul style="list-style-type: none"> <li>If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).</li> </ul>	Phase I Environmental Assessments completed and on file for #12 and #17.
<ul style="list-style-type: none"> <li>If Yes, describe the current environmental condition of the site</li> </ul>	Acceptable
<ul style="list-style-type: none"> <li>Has the property been designated as a "Brownfield" site?</li> </ul>	Yes ____ No <u>X</u>
<ul style="list-style-type: none"> <li>If No, would the property qualify for such a Brownfield designation?</li> </ul>	Yes ____ No <u>X</u> Unknown ____
<ul style="list-style-type: none"> <li>Describe any remediation work performed on the property.</li> </ul>	None

**Reuse Assessment and Recommended Action**

<ul style="list-style-type: none"> <li>Describe the property's potential for transit-oriented development.</li> </ul>	Poor
<ul style="list-style-type: none"> <li>Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.</li> </ul>	<p>These properties were acquired to advance the former Redevelopment Agency's goals by providing land for future open space and/or recreational uses within the project area.</p> <p>Property encumbered by the 100-year floodway of Rattlesnake Creek is blighted because it is flood prone and cannot be improved. Additionally, creeks and channels that cross the valley floor should be preserved for aesthetic, biological, and public safety reasons. Creeks and wetlands provide significant riparian environment. Poway's flood control depends primarily on natural channels rather than improved concrete channels. The City must keep creeks and channels unencumbered to reduce the chance of loss to life and property.</p> <p>Recreational opportunities contribute to the elimination of blighted conditions within the project area and provide benefit to local residents and the entire community.</p>



# City of Poway Successor Agency Long Range Property Management Plan



### Background Information

• Map Reference	13, 14, 15, 16
• Recommended Action	Retain for municipal purposes
• Address	Sycamore Avenue
• Assessor Parcel Number(s)	314-201-19 (13), 20 (14), 29 (15), 30 (16)
• Current Zoning	RR-C (Rural Residential C)
• Current Use	Vacant Lots - Flood Zone
• Purchase Price	\$1,108,941
• Funding Source	Tax Increment
• <u>Property History</u>	Acquisition of these properties was consistent with the Council's direction to acquire flood-prone properties for expanded open space and/or recreational uses. These properties lie within the mapped Rattlesnake Creek floodway. All structures and fences have been removed from these properties.

### Parcel Information

• Land Description	
Lot Size	.41 acres (13) , .34 acres (14) , .22 acres (15), .01 acres (16)
Topography	<15%
Floodplain/Floodway Issues	100-Year Floodway
Known Ground Stability Issues	unknown
• Building Description	
No. of Buildings	0
Building Area	n/a
Construction Type	n/a
Year Built	n/a

**Agency Revenue**

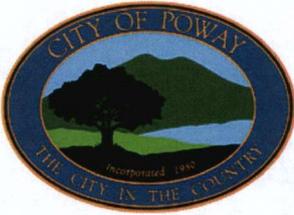
Is Agency receiving lease or rental income for the private use of the property?	Yes ____ No <u>X</u>
If Yes, indicate amount of Agency's annual rent/lease income.	\$
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	

**Environmental**

<ul style="list-style-type: none"> <li>Have any environmental tests or assessments been performed on the property?</li> </ul>	Yes <u>X</u> No ____
<ul style="list-style-type: none"> <li>If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).</li> </ul>	Phase 1 Environmental Assessments completed and on file for each property.
<ul style="list-style-type: none"> <li>If Yes, describe the current environmental condition of the site</li> </ul>	Acceptable
<ul style="list-style-type: none"> <li>Has the property been designated as a "Brownfield" site?</li> </ul>	Yes ____ No <u>X</u>
<ul style="list-style-type: none"> <li>If No, would the property qualify for such a Brownfield designation?</li> </ul>	Yes ____ No <u>X</u> Unknown ____
<ul style="list-style-type: none"> <li>Describe any remediation work performed on the property.</li> </ul>	None

**Reuse Assessment and Recommended Action**

<ul style="list-style-type: none"> <li>Describe the property's potential for transit-oriented development.</li> </ul>	Poor
<ul style="list-style-type: none"> <li>Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.</li> </ul>	<p>These properties were acquired to advance the former Redevelopment Agency's goals by providing land for future open space and/or recreational uses within the project area.</p> <p>Property encumbered by the 100-year floodway of Rattlesnake Creek is blighted because it is flood prone and cannot be improved. Additionally, creeks and channels that cross the valley floor should be preserved for aesthetic, biological, and public safety reasons. Creeks and wetlands provide significant riparian environment. Poway's flood control depends primarily on natural channels rather than improved concrete channels. The City must keep creeks and channels unencumbered to reduce the chance of loss to life and property.</p> <p>Recreational opportunities contribute to the elimination of blighted conditions within the project area and provide benefit to local residents and the entire community.</p>



## City of Poway Successor Agency Long Range Property Management Plan



### Background Information

• Map Reference	18, 19, 20, 21, 22, 27
• Recommended Action	Retain for municipal purposes
• Address	14056 (18), 14055 (19), 14049 (20 & 21), and 14038 York Avenue (27)
• Assessor Parcel Number(s)	314-214-05, 08, 09, 10, 20, 38
• Current Zoning	RR-C (Rural Residential C)
• Current Use	Vacant
• Purchase Price	\$1,631,772
• Funding Source	Tax increment
• <u>Property History</u>	Acquisition of these properties was consistent with the Council's direction to acquire flood-prone properties for expanded open space and/or recreational uses. These properties lie within the mapped Rattlesnake Creek floodway and floodplain. All structures and fences have been removed from these properties.

### Parcel Information

• Land Description	
Lot Size	2.35 acres collectively
Topography	<15%
Floodplain/Floodway Issues	100-year Floodway; 100-Year Floodplain; 500-Year Floodplain
Known Ground Stability Issues	unknown
• Building Description	
No. of Buildings	None
Building Area	n/a
Construction Type	n/a
Year Built	n/a

**Agency Revenue**

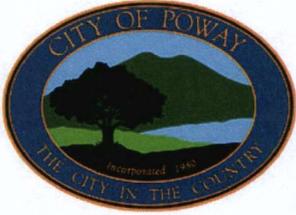
Is Agency receiving lease or rental income for the private use of the property?	Yes ____ No <u>X</u>
If Yes, indicate amount of Agency's annual rent/lease income.	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	

**Environmental**

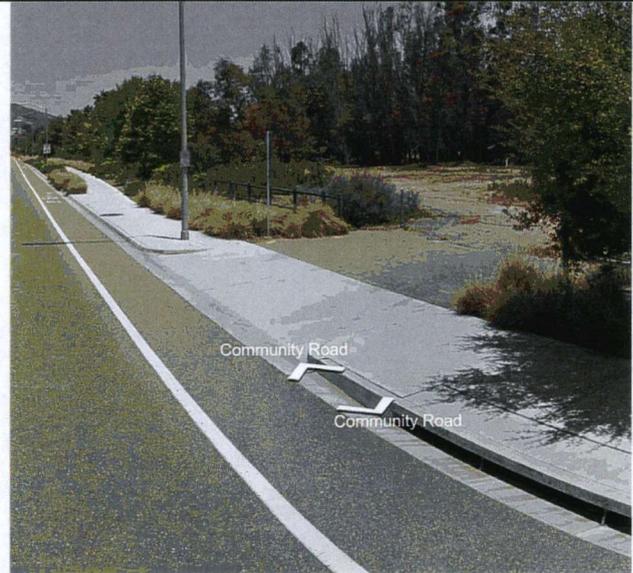
<ul style="list-style-type: none"> <li>Have any environmental tests or assessments been performed on the property?</li> </ul>	Yes <u>X</u> No ____
<ul style="list-style-type: none"> <li>If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).</li> </ul>	Phase 1 Environmental Assessment and Lead and Asbestos Surveys on file.
<ul style="list-style-type: none"> <li>If Yes, describe the current environmental condition of the site</li> </ul>	Acceptable
<ul style="list-style-type: none"> <li>Has the property been designated as a "Brownfield" site?</li> </ul>	Yes ____ No <u>X</u>
<ul style="list-style-type: none"> <li>If No, would the property qualify for such a Brownfield designation?</li> </ul>	Yes ____ No <u>X</u> Unknown ____
<ul style="list-style-type: none"> <li>Describe any remediation work performed on the property.</li> </ul>	

**Reuse Assessment and Recommended Action**

<ul style="list-style-type: none"> <li>Describe the property's potential for transit-oriented development.</li> </ul>	Poor
<ul style="list-style-type: none"> <li>Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.</li> </ul>	<p>These properties were acquired to advance the former Redevelopment Agency's goals by providing land for future open space and/or recreational uses within the project area.</p> <p>Property encumbered by the 100-year floodway of Rattlesnake Creek is blighted because it is flood prone and cannot be improved. Additionally, creeks and channels that cross the valley floor should be preserved for aesthetic, biological, and public safety reasons. Creeks and wetlands provide significant riparian environment. Poway's flood control depends primarily on natural channels rather than improved concrete channels. The City must keep creeks and channels unencumbered to reduce the chance of loss to life and property.</p> <p>Recreational opportunities contribute to the elimination of blighted conditions within the project area and provide benefit to local residents and the entire community.</p>



# City of Poway Successor Agency Long Range Property Management Plan



## Background Information

• Map Reference	23, 24, 25, 26
• Recommended Action	Retain for municipal purposes
• Address	Community Road
• Assessor Parcel Number(s)	314-214-29 (23), 30 (24), 31 (25), & 32 (26)
• Current Zoning	RR-C (Rural Residential C)
• Current Use	Vacant
• Purchase Price	\$65,000
• Funding Source	Tax increment
• <u>Property History</u>	Acquisition of these properties was consistent with the Council's direction to acquire flood-prone properties for expanded open space and/or recreational uses. These properties lie within the mapped Rattlesnake Creek floodway. All structures and fences have been removed from these properties.

## Parcel Information

• Land Description	
Lot Size	1.55 acres collectively
Topography	<15%
Floodplain/Floodway Issues	100-Year Floodway; 100-year Floodplain
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	n/a
Construction Type	n/a
Year Built	n/a
Improvement Date	n/a

**Agency Revenue**

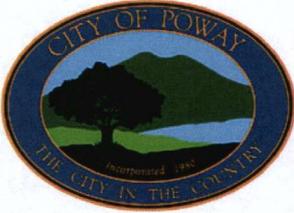
Is Agency receiving lease or rental income for the private use of the property?	Yes ____ No <u>X</u>
If Yes, indicate amount of Agency's annual rent/lease income.	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	

**Environmental**

<ul style="list-style-type: none"> <li>Have any environmental tests or assessments been performed on the property?</li> </ul>	Yes ____ No <u>X</u>
<ul style="list-style-type: none"> <li>If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).</li> </ul>	
<ul style="list-style-type: none"> <li>If Yes, describe the current environmental condition of the site</li> </ul>	
<ul style="list-style-type: none"> <li>Has the property been designated as a "Brownfield" site?</li> </ul>	Yes ____ No <u>X</u>
<ul style="list-style-type: none"> <li>If No, would the property qualify for such a Brownfield designation?</li> </ul>	Yes ____ No ____ Unknown <u>X</u>
<ul style="list-style-type: none"> <li>Describe any remediation work performed on the property.</li> </ul>	None

**Reuse Assessment and Recommended Action**

<ul style="list-style-type: none"> <li>Describe the property's potential for transit-oriented development.</li> </ul>	Poor
<ul style="list-style-type: none"> <li>Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.</li> </ul>	<p>These properties were acquired to advance the former Redevelopment Agency's goals by providing land for future open space and/or recreational uses within the project area.</p> <p>Property encumbered by the 100-year floodway of Rattlesnake Creek is blighted because it is flood prone and cannot be improved. Additionally, creeks and channels that cross the valley floor should be preserved for aesthetic, biological, and public safety reasons. Creeks and wetlands provide significant riparian environment. Poway's flood control depends primarily on natural channels rather than improved concrete channels. The City must keep creeks and channels unencumbered to reduce the chance of loss to life and property.</p> <p>Recreational opportunities contribute to the elimination of blighted conditions within the project area and provide benefit to local residents and the entire community.</p>



# City of Poway Successor Agency Long Range Property Management Plan



### Background Information

• Map Reference	28, 29, 30, 31
• Recommended action	Retain for municipal purposes
• Address	Old Pomerado Road
• Assessor Parcel Number(s)	317-232-39 (28), 40 (29), 41 (30), & 42 (31)
• Current Zoning	CG (Commercial General) , RS-2 (Residential Single-Family 2)
• Current Use	Wetland mitigation area located in the floodway
• Purchase Price	\$71,000 (30 & 31); Properties 28 & 29 purchased with Big Stone Lodge property.
• Funding Source	Tax Increment
• <u>Property History</u>	These properties are located adjacent to the historic Big Stone Lodge. They were purchased by the former Agency for Wetland Mitigation purposes, biologically restored and enhanced; they must be retained for mitigation. In addition to providing high biological value to the community and its Habitat Conservation Planning objectives, the properties lie within a mapped floodway.

### Parcel Information

• Land Description	
Lot Size	1.74 acres collectively
Topography	<15%
Floodway/Floodplain Issues	100-Year Floodway; 100-year floodplain
Known Ground Stability Issues	Unknown
• Building Description	
No. of Buildings	None
Building Area	n/a
Construction Type	n/a
Year Built	n/a

**Agency Revenue**

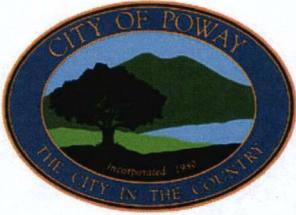
Is Agency receiving lease or rental income for the private use of the property?	Yes ____ No <u>X</u>
If Yes, indicate amount of Agency's annual rent/lease income.	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	

**Environmental**

<ul style="list-style-type: none"> <li>Have any environmental tests or assessments been performed on the property?</li> </ul>	Yes ____ No <u>X</u>
<ul style="list-style-type: none"> <li>If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).</li> </ul>	
<ul style="list-style-type: none"> <li>If Yes, describe the current environmental condition of the site</li> </ul>	
<ul style="list-style-type: none"> <li>Has the property been designated as a "Brownfield" site?</li> </ul>	Yes ____ No <u>X</u>
<ul style="list-style-type: none"> <li>If No, would the property qualify for such a Brownfield designation?</li> </ul>	Yes ____ No <u>X</u> Unknown ____
<ul style="list-style-type: none"> <li>Describe any remediation work performed on the property.</li> </ul>	none

**Reuse Assessment and Recommended Action**

<ul style="list-style-type: none"> <li>Describe the property's potential for transit-oriented development.</li> </ul>	Poor
<ul style="list-style-type: none"> <li>Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.</li> </ul>	The City of Poway has traditionally emphasized protection of its biological resources as a priority. Poway's General Plan adopted in 1983 included a significant Plant and Animal Resource Conservation Element. In 1983, intensive biological studies were performed to support Poway's General Plan which stresses preservation of open space, biological resources, and the rural character of the "City in the Country" as primary goals. Additionally, creeks and channels that cross the valley floor should be preserved for aesthetic, biological, and public safety reasons. Property encumbered by the 100-year floodway is blighted because it is flood prone and cannot be improved.



# City of Poway Successor Agency Long Range Property Management Plan



### Background Information

• Map Reference	32
• Recommended Action	Retain for municipal purposes
• Address	11907 Old Pomerado Road
• Assessor Parcel Number(s)	317-251-31
• Current Zoning	RS-2 (Residential Single Family 2)
• Current Use	Roadway – emergency access
• Purchase Price	\$350,000
• Funding Source	Tax Increment
• <u>Property History</u>	The property was acquired by the Agency in 1990 to provide emergency access at the termination of Old Pomerado Road. The acquisition of the property coincided with the construction of the Scripps Poway Parkway west of Pomerado. The site originally contained three duplex structures, which were subsequently demolished. The site has been improved by the Agency with a controlled ingress/egress onto Scripps Poway Parkway. The floodway and floodplain of Beeler Creek encumber this property.

### Parcel Information

• Land Description	
Lot Size	.89 acres
Topography	<15%
Floodway/Floodplain Issues	100-year Floodway; 100-Year Floodplain
Known Ground Stability Issues	Unknown
• Building Description	
No. of Buildings	None
Building Area	n/a
Construction Type	n/a
Year Built	n/a
Improvement Date	n/a

**Agency Revenue**

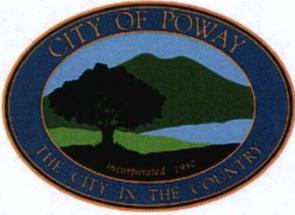
Is Agency receiving lease or rental income for the private use of the property?	Yes ____ No <u>X</u>
If Yes, indicate amount of Agency's annual rent/lease income.	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	

**Environmental**

<ul style="list-style-type: none"> <li>Have any environmental tests or assessments been performed on the property?</li> </ul>	Yes ____ No <u>X</u>
<ul style="list-style-type: none"> <li>If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).</li> </ul>	
<ul style="list-style-type: none"> <li>If Yes, describe the current environmental condition of the site</li> </ul>	
<ul style="list-style-type: none"> <li>Has the property been designated as a "Brownfield" site?</li> </ul>	Yes ____ No <u>X</u>
<ul style="list-style-type: none"> <li>If No, would the property qualify for such a Brownfield designation?</li> </ul>	Yes ____ No ____ Unknown <u>X</u>
<ul style="list-style-type: none"> <li>Describe any remediation work performed on the property.</li> </ul>	none

**Reuse Assessment and Recommended Action**

<ul style="list-style-type: none"> <li>Describe the property's potential for transit-oriented development.</li> </ul>	Poor
<ul style="list-style-type: none"> <li>Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.</li> </ul>	The current use as emergency ingress and egress for the properties on Old Pomerado Road advance the Successor Agency's planning objectives. Furthermore, property encumbered by the 100-year floodway is blighted because it is flood prone and cannot be improved.



# City of Poway Successor Agency Long Range Property Management Plan



## Background Information

• Map Reference	33
• Recommended Action	Retain for municipal purposes
• Address	13875 Kirkham Way
• Assessor Parcel Number(s)	323-501-02
• Current Zoning	LI-S (Light Industrial Storage)
• Current Use	Lot for loading/unloading and storage of vehicle inventory for Poway Auto Dealers Association
• Purchase Price	\$4,825,550
• Funding Source	Tax Increment
• <u>Property History</u>	The property is located in the South Poway Business Park and was acquired by the former RDA in February 2002, expressly for the purpose of providing off-street vehicle delivery and storage for Poway auto dealers. Prior to the lot being built, dealership parking had become an increased problem for area residents. This storage area, with a capacity to hold 718 autos for drop-off, significantly benefits local area residents. Furthermore, the storage facility has eliminated traffic circulation deficiencies and improved the City's ability to accommodate regional traffic demands and service previously undeveloped service areas.

## Parcel Information

• Land Description	
Lot Size	5.37 acres
Topography	<15% (Flat)
Floodplain/Floodway Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	1 (Modular Building)
Building Area	n/a
Construction Type	n/a
Year Built	2005

**Agency Revenue**

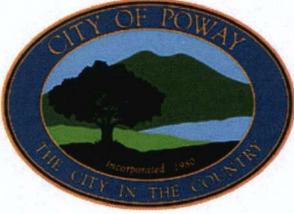
Is Agency receiving lease or rental income for the private use of the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income.	\$1/annually
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	<p>Parking Facility Lease with Poway Auto Dealer Association LLC (Hyundai, Chrysler, Honda, and Norm's RV) effective July 2005, with three 5-year optional extensions. The current lease is valid thru July 2015.</p> <p>Under the terms of the Lease, the Lessee is responsible for all costs, taxes, charges and expenses, including maintenance costs, security, signage, and landscaping associated with operating the storage lot. The Lessee is also responsible for maintaining operating reserves equal to three-months of operating expenses, and a \$30,000 Capital Maintenance Reserve account.</p>

**Environmental**

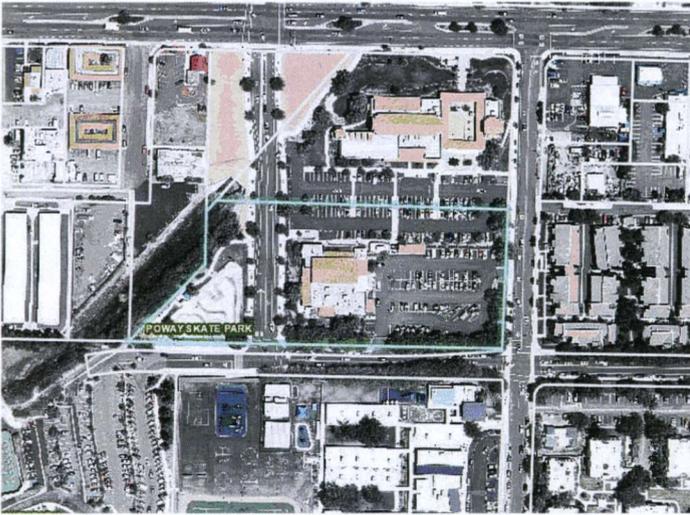
<ul style="list-style-type: none"> <li>Have any environmental tests or assessments been performed on the property?</li> </ul>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).</li> </ul>	
<ul style="list-style-type: none"> <li>If Yes, describe the current environmental condition of the site</li> </ul>	Acceptable
<ul style="list-style-type: none"> <li>Has the property been designated as a "Brownfield" site?</li> </ul>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>If No, would the property qualify for such a Brownfield designation?</li> </ul>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Describe any remediation work performed on the property.</li> </ul>	none

**Reuse Assessment and Recommended Action**

<ul style="list-style-type: none"> <li>Describe the property's potential for transit-oriented development.</li> </ul>	Poor
<ul style="list-style-type: none"> <li>Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.</li> </ul>	<p>This property provides a safe and secure location for auto delivery and storage, which increases Poway auto sales capacity and mitigates neighborhood impacts caused by auto dealer activity.</p> <p>Development of this site addressed a number of the goals and objectives included in the 1993 Amended Redevelopment Plan and the Redevelopment and Housing Implementation Plan including:</p> <ul style="list-style-type: none"> <li>Elimination of traffic circulation deficiencies and the provision of future access to accommodate regional traffic demands and service in currently undevelopable outlying areas.</li> <li>Provision of adequate roadways and traffic and circulation improvements to correct street alignment problems and substandard alleys, to eliminate road hazards, and to provide adequate street and freeway access.</li> <li>Alleviation of certain environmental deficiencies including substandard vehicular and pedestrian circulation systems, insufficient street lights, off-street parking, and other similar public improvements.</li> </ul>



# City of Poway Successor Agency Long Range Property Management Plan



### Background Information

• Map Reference	34
• Recommended Action	Retain for municipal purposes
• Address	13100 Bowron Road
• Assessor Parcel Number(s)	317-472-29
• Current Zoning	TC (Town Center)
• Current Use	Sheriff's Station and Skate Park
• Purchase Price	\$560,323 (w/o Skate Park*)
• Funding Sources	Certificates of Participation, General Fund, Sewer Fund, and Private Community Donations (Skate Park)
• <u>Property History</u>	This property, along with the property to the north (Poway Library), is known as the former Western Lumber site. The property was acquired by the Agency, later subdivided, and developed as the Poway Sheriff's Station and Skate Park. The \$2.7 million Sheriff's Station opened in 1998, and the \$1 million Skate Park was opened in 2003.

### Parcel Information

• Land Description	
Lot Size	3.77 acres
Topography	<15%
Floodplain/Floodway Issues	100-year Floodway; 100-Year Floodplain
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	1 on each site
Building Area	15,000 sq.ft. (Sheriff Station) / 600 sq. ft. (Skate Park)
Construction Type	Wood frame /concrete
Year Built	1998 Sheriff's Station/ 2003 Skate Park

**Agency Revenue**

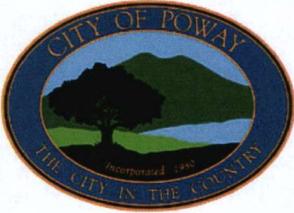
Is Agency receiving lease or rental income for the private use of the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (Sheriff's Station only)
If Yes, indicate amount of Agency's annual rent/lease income.	\$284,500 – Sheriff's Station Lease
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	<p>Sheriff's Station:                      30-year lease with County of San Diego commenced on February 11, 1998. Annual rent for 2013 is \$284,500, and is used exclusively to pay the debt service for the building.</p> <p>Certificates of Participation were issued in 1996 to build the station. These certificates were refunded in 2005 and are still secured by the City's Sheriff Station. The certificates mature in 2026.</p> <p>County pays for all costs associated with the operation and maintenance of the interior portion of the building. Includes services and repairs to interior plumbing and domestic water systems, interior electrical systems, minor repairs to building HVAC systems and controls, routine relamping, minor interior damage repairs to walls and floors, and routine maintenance service requests. The County is also responsible for paying all utilities and custodial and trash removal services.</p>

**Environmental**

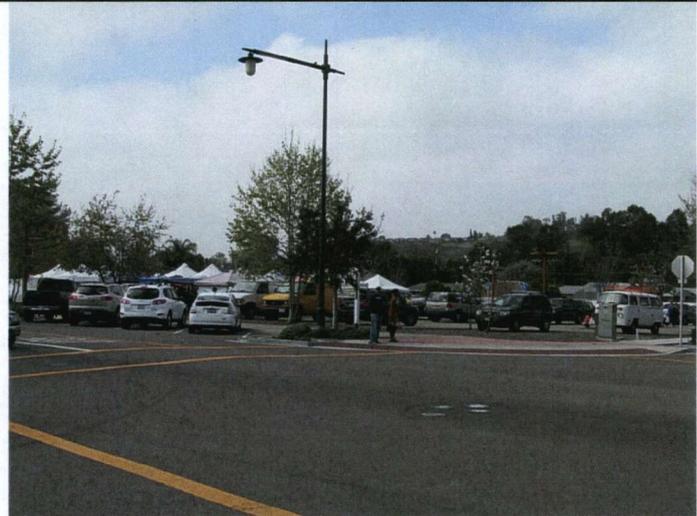
<ul style="list-style-type: none"> <li>Have any environmental tests or assessments been performed on the property?</li> </ul>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).</li> </ul>	
<ul style="list-style-type: none"> <li>If Yes, describe the current environmental condition of the site</li> </ul>	
<ul style="list-style-type: none"> <li>Has the property been designated as a "Brownfield" site?</li> </ul>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>If No, would the property qualify for such a Brownfield designation?</li> </ul>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Describe any remediation work performed on the property.</li> </ul>	none

**Reuse Assessment and Recommended Action**

<ul style="list-style-type: none"> <li>Describe the property's potential for transit-oriented development.</li> </ul>	Poor
<ul style="list-style-type: none"> <li>Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.</li> </ul>	The property advances the Successor Agency's planning objectives in its current use as a Sheriff's Station and as a community recreation amenity - skateboard park.



## City of Poway Successor Agency Long Range Property Management Plan



### Background Information

• Map Reference	35, 36, 37, 38, 42
• Recommended Action	Retain for municipal purposes
• Address	Midland Road
• Assessor Parcel Number(s)	314-212-02 (35), 03 (36), 04 (37), 05 (38), & 06 (42)
• Current Zoning	OS-R (Open Space Recreation)
• Current Use	Old Poway Park Public Parking Lot
• Purchase Price	\$1,323,000 (purchase included parcels to the east)
• Funding Source	Tax Increment
• <u>Property History</u>	In 2001, the City was contacted by the former property owner indicating that several properties in the Old Poway Park area were available for sale. The properties, which were zoned CG (Commercial General), were acquired at market value. In 2004, the City initiated a General Plan amendment to rezone the properties to OS-R (Open Space Recreation), which is consistent with adjacent park and recreation uses. Today, these properties provide free public parking for an estimated 5,000 visitors per week at Old Poway Park, the Hamburger Factory restaurant, and for community events including the weekly Farmer's Market, Old Fashioned 4 <sup>th</sup> of July, Christmas in the Park, Veterans and Memorial Day celebrations.

### Parcel Information

• Land Description	
Lot Size	1.73 acres collectively
Topography	<15%
Floodplain/Floodway Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	n/a
Construction Type	n/a
Year Built	n/a

**Agency Revenue**

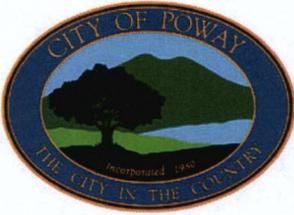
Is Agency receiving lease or rental income for the private use of the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income.	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	The City has a Management Agreement with Outback Farms, the operator of the Farmers Market. The term of the agreement is ongoing. The operator is required to manage a certified farmers market every Saturday, and Wednesdays periodically.

**Environmental**

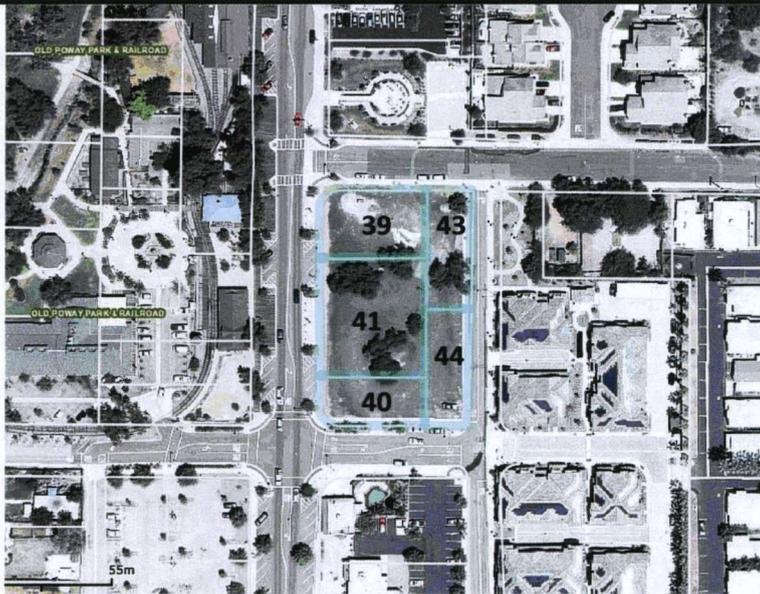
<ul style="list-style-type: none"> <li>Have any environmental tests or assessments been performed on the property?</li> </ul>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).</li> </ul>	
<ul style="list-style-type: none"> <li>If Yes, describe the current environmental condition of the site</li> </ul>	
<ul style="list-style-type: none"> <li>Has the property been designated as a "Brownfield" site?</li> </ul>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>If No, would the property qualify for such a Brownfield designation?</li> </ul>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown <input type="checkbox"/>
<ul style="list-style-type: none"> <li>Describe any remediation work performed on the property.</li> </ul>	None

**Reuse Assessment and Recommended Action**

<ul style="list-style-type: none"> <li>Describe the property's potential for transit-oriented development.</li> </ul>	Poor
<ul style="list-style-type: none"> <li>Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.</li> </ul>	The Successor Agency's planning objectives for these properties are to expand the recreational, cultural, and commercial opportunities in accordance with the Old Poway Park Master Plan.



## City of Poway Successor Agency Long Range Property Management Plan



### Background Information

• Map Reference	39, 40, 41, 43, 44
• Recommended Action	Retain for municipal purposes
• Address	Midland Road
• Assessor Parcel Number(s)	314-220-33 (39), 314-220-34 (40), 314-220-35 (41) and (314-220-02 (43), 314-220-03 (44))*
• Current Zoning	OS-R (Open Space Recreation)
• Current Use	Old Poway Park Public Parking Lot
• Purchase Price	\$1,323,000 (purchased with properties to the west) \$394,646*
• Funding Source	Tax Increment
• <u>Property History</u>	In 2001, the City was contacted by the property owner indicating that several properties in the Old Poway Park area were available for sale. The properties, which were zoned CG (Commercial General), were acquired at market value. In 2004, the City initiated a General Plan amendment to rezone the properties to OS-R (Open Space Recreation), which is consistent with adjacent park and recreation uses. Today, these properties provide free public parking for an estimated 5,000 visitors per week at Old Poway Park, the Hamburger Factory restaurant, and for community events including the weekly Farmer's Market, Old Fashion 4 <sup>th</sup> of July, Christmas in the Park, Veterans and Memorial Day celebrations.

### Parcel Information

• Land Description	
Lot Size	1.07 acres collectively
Topography	<15%
Floodplain/Floodway Issues	None
Known Ground Stability Issues	None

<ul style="list-style-type: none"> <li>• Building Description</li> </ul>	
No. of Buildings	None
Building Area	n/a
Construction Type	n/a
Year Built	n/a

<b>Agency Revenue</b>	
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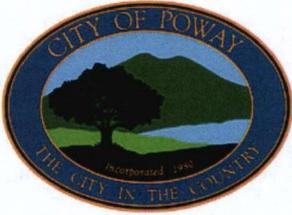
Is Agency receiving lease or rental income for the private use of the property?	Yes ____      No <u>X</u> __
If Yes, indicate amount of Agency's annual rent/lease income.	\$
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	

<b>Environmental</b>	
----------------------	--

<ul style="list-style-type: none"> <li>• Have any environmental tests or assessments been performed on the property?</li> </ul>	Yes ____      No <u>X</u> __
<ul style="list-style-type: none"> <li>• If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).</li> </ul>	
<ul style="list-style-type: none"> <li>• If Yes, describe the current environmental condition of the site</li> </ul>	
<ul style="list-style-type: none"> <li>• Has the property been designated as a "Brownfield" site?</li> </ul>	Yes ____      No <u>X</u> __
<ul style="list-style-type: none"> <li>• If No, would the property qualify for such a Brownfield designation?</li> </ul>	Yes ____      No <u>X</u> __      Unknown ____
<ul style="list-style-type: none"> <li>• Describe any remediation work performed on the property.</li> </ul>	None

<b>Reuse Assessment and Recommended Action</b>	
--	--

<ul style="list-style-type: none"> <li>• Describe the property's potential for transit-oriented development.</li> </ul>	Poor
<ul style="list-style-type: none"> <li>• Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.</li> </ul>	The Successor Agency's planning objectives for these properties are to expand the recreational, cultural, and commercial opportunities in accordance with the Old Poway Park Master Plan.



## City of Poway Successor Agency Long Range Property Management Plan



### Background Information

• Map Reference	45
• Recommended Action	Retain for municipal purposes
• Address	13112 Vista View Drive
• Assessor Parcel Number(s)	323-261-31
• Current Zoning	RS-1 (Residential Single Family 1)
• Current Use	Poway Valley Community Garden
• Purchase Price	The site was purchased by the former Agency as part of the land for an auto dealership to the north. Due to its residential zoning, this site provided no benefit to an auto dealer and was retained by the Agency.
• Funding Source	Tax increment
• <u>Property History</u>	The property is located south of Poway Road behind an auto dealership. On October 11, 1994, the City Council and the former Poway Redevelopment Agency approved creation of the Poway Community Garden. In May 1995, the former Agency entered into an agreement with the Poway Valley Community Garden Club to lease a fenced portion of the one-acre site. The leased area is subdivided into 10' x 15' plots that are available to Poway residents and families for planting. Each participating gardener is required to provide a signed liability waiver to the City. The property is fully within the 100-Year Floodplain with a tributary of Poway Creek traversing it.

### Parcel Information

• Land Description	
Lot Size	1.01 acres
Topography	<15%
Floodplain/Floodway Issues	100-year Floodplain
Known Ground Stability Issues	unknown
• Building Description	n/a

No. of Buildings	n/a
Building Area	n/a
Construction Type	n/a
Year Built	1995

**Agency Revenue**

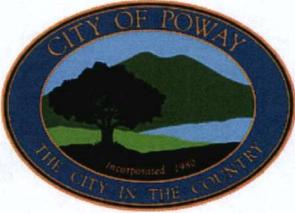
Is Agency receiving lease or rental income for the private use of the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If Yes, indicate amount of Agency's annual rent/lease income.	\$1/Annually
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	Term of the lease expired 5/1/12; currently month-to-month. Tenant is responsible for site maintenance and all utility costs.

**Environmental**

<ul style="list-style-type: none"> <li>Have any environmental tests or assessments been performed on the property?</li> </ul>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).</li> </ul>	
<ul style="list-style-type: none"> <li>If Yes, describe the current environmental condition of the site</li> </ul>	
<ul style="list-style-type: none"> <li>Has the property been designated as a "Brownfield" site?</li> </ul>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>If No, would the property qualify for such a Brownfield designation?</li> </ul>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Describe any remediation work performed on the property.</li> </ul>	none

**Reuse Assessment and Recommended Action**

<ul style="list-style-type: none"> <li>Describe the property's potential for transit-oriented development.</li> </ul>	Poor
<ul style="list-style-type: none"> <li>Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.</li> </ul>	The property in its current use as a community garden advances the Successor Agency's planning objectives. The Poway Community Garden is beneficial for the residents of Poway, particularly for those with limited space for home gardening.



# City of Poway Successor Agency Long Range Property Management Plan



## Background Information

• Map Reference	46, 47
• Recommended Action	Retain for municipal purposes
• Address	12237 Old Pomerado Road
• Assessor Parcel Number(s)	317-232-22 (46), 317-232-36 (47)
• Current Zoning	CG (Commercial General)
• Current Use	Category B – Historic Site (City of Poway)
• Purchase Price	\$879,789
• Funding Source	Tax Increment
• <u>Property History</u>	On October 24, 2003, the Agency purchased the Big Stone Lodge on Old Pomerado Road. The Big Stone Lodge is a historic landmark in Poway. This facility is approximately 77 years old with some records of the facility dating back to the late 1920's. The Lodge was originally a rest stop when Old Pomerado Road served as the main route north (Highway 395) and was first known as "Topsy's Roost." The easterly portion of this site is steep bank and Beeler Creek traverses the southerly portion, with a large portion lying in a designated 100-Year Floodway and Floodplain. In 2007, the City Council approved a Capital Improvement Project to develop the site for passive recreational use and a trailhead.

## Parcel Information

• Land Description	
Lot Size	1.7 acres collectively
Topography	Portion of the site >15%
Floodplain/Floodway Issues	100-Year Floodway; 100-Year Floodplain
Known Ground Stability Issues	Unknown
• Building Description	
No. of Buildings	2
Building Area	1 story freestanding building 5,337 sq.ft. restaurant, office area 899 sq.ft. with additional 522 sq.ft. illegal addition.
Construction Type	Wood frame and stone
Year Built	1925 - 1933

**Agency Revenue**

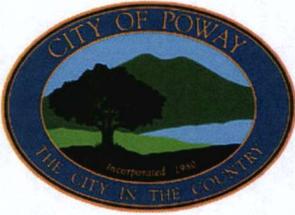
Is Agency receiving lease or rental income for the private use of the property?	Yes ____ No <u>X</u>
If Yes, indicate amount of Agency's annual rent/lease income.	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	

**Environmental**

<ul style="list-style-type: none"> <li>Have any environmental tests or assessments been performed on the property?</li> </ul>	Yes <u>X</u> No ____
<ul style="list-style-type: none"> <li>If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).</li> </ul>	Phase I Environmental Assessment (2003), Phase II Environmental Assessment (2004), and Lead & Asbestos Survey (2006) on file.
<ul style="list-style-type: none"> <li>If Yes, describe the current environmental condition of the site</li> </ul>	Acceptable
<ul style="list-style-type: none"> <li>Has the property been designated as a "Brownfield" site?</li> </ul>	Yes ____ No <u>X</u>
<ul style="list-style-type: none"> <li>If No, would the property qualify for such a Brownfield designation?</li> </ul>	Yes ____ No ____ Unknown <u>X</u>
<ul style="list-style-type: none"> <li>Describe any remediation work performed on the property.</li> </ul>	Environmental assessment, remediation, and monitoring activities active on site from 2003 -2006. Case closure letter dated 10/12/06 from County of San Diego on file.

**Reuse Assessment and Recommended Action**

<ul style="list-style-type: none"> <li>Describe the property's potential for transit-oriented development.</li> </ul>	Poor
<ul style="list-style-type: none"> <li>Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.</li> </ul>	The historic Big Stone Lodge property was retained for a passive recreational use and a trailhead. Use of the site as a passive park will further the Successor Agency's planning objectives by creating, improving or expanding parks and open spaces and providing recreational opportunities to the community.



# City of Poway Successor Agency Long Range Property Management Plan



### Background Information

• Map Reference	48
• Recommended Action	Retain for municipal purposes
• Address	14322 Pomerado Road
• Assessor Parcel Number(s)	314-04-025
• Current Zoning	RR-C (Rural Residential C)
• Current Use	Fire Station #3
• Purchase Price	\$480,000
• Funding Sources	Tax Increment
• <u>Property History</u>	This property was originally owned by Caltrans as surplus right-of-way for Ted Williams Parkway. In 2000, the former Redevelopment Agency purchased the site from Caltrans for \$480,000. The property was subsequently developed as Fire Station #3 in 2003. Total improvement costs for the 13,524 sq. ft. building were approximately \$5,400,000.

### Parcel Information

• Land Description	
Lot Size	18.64 acres
Topography	The property contains several large knolls bisected by a creek. The property contains slopes >15%.
Floodplain/Floodway Issues	None. However, a drainage channel wraps around the west and southerly end of the building.
Known Ground Stability Issues	Poor soil conditions and landslide areas have been identified on the site. Geotechnical soils report on file.
• Building Description	
No. of Buildings	1
Building Area	13,524 sq. ft.
Construction Type	Wood frame/concrete
Year Built	2003

**Agency Revenue**

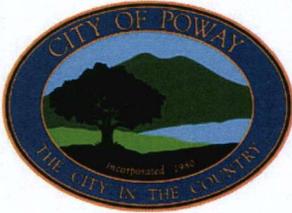
Is Agency receiving lease or rental income for the private use of the property?	Yes ____ No <u>X</u>
If Yes, indicate amount of Agency's annual rent/lease income.	\$
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	

**Environmental**

<ul style="list-style-type: none"> <li>Have any environmental tests or assessments been performed on the property?</li> </ul>	Yes <u>X</u> No ____
<ul style="list-style-type: none"> <li>If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).</li> </ul>	
<ul style="list-style-type: none"> <li>If Yes, describe the current environmental condition of the site</li> </ul>	The site has been surveyed for endangered species. The California Gnatcatcher ( <i>Polioptila Californica</i> ) has been identified on the site. The site also contains other biological resources, including vernal pools.
<ul style="list-style-type: none"> <li>Has the property been designated as a "Brownfield" site?</li> </ul>	Yes ____ No <u>X</u>
<ul style="list-style-type: none"> <li>If No, would the property qualify for such a Brownfield designation?</li> </ul>	Yes ____ No <u>X</u> Unknown ____
<ul style="list-style-type: none"> <li>Describe any remediation work performed on the property.</li> </ul>	None

**Reuse Assessment and Recommended Action**

<ul style="list-style-type: none"> <li>Describe the property's potential for transit-oriented development.</li> </ul>	Poor
<ul style="list-style-type: none"> <li>Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.</li> </ul>	The property advances the Successor Agency's planning objectives in its current use as a fire station. A study commissioned by the City in 1999 indicated that, in order to respond to the number, type and location of fire and medical emergencies within the City, a new fire station (#3) would be required to fulfill existing and future needs.



# City of Poway Successor Agency Long Range Property Management Plan



### Background Information

• Map Reference	49
• Recommended Action	Retain for municipal purposes
• Address	Midland Road (Veterans Park)
• Assessor Parcel Number(s)	314-193-50
• Current Zoning	OS-R (Open Space Recreation)
• Current Use	Veterans Park
• Purchase Price	\$500,000 (Purchased together with the two lots immediately to the north, which now contain a veterinary office)
• Funding Source	Tax Increment, Private Donations
• <u>Property History</u>	This property, together with the two lots immediately to the north, was purchased by the former Agency in 1991. These lots were acquired in an effort to implement the Old Poway Park Master Plan and expand on associated park uses. In 2010, the City Council approved the design and authorized the construction of the Poway Veterans Park. An extensive fundraising effort, led by the local Veterans Committee, raised in excess of \$80,000 to augment the \$300,000 construction costs of the park.

### Parcel Information

• Land Description	
Lot Size	.45 acres
Topography	<15%
Floodplain/Floodway Issues	None
Known Ground Stability Issues	None
• Building Description	
No. of Buildings	None
Building Area	n/a
Construction Type	Raised concrete
Year Built	2010

**Agency Revenue**

Is Agency receiving lease or rental income for the private use of the property?	Yes ____ No <u>X</u>
If Yes, indicate amount of Agency's annual rent/lease income.	
If Yes, describe essential contract provisions (i.e., renter/lessee, term, rent calculations, restrictions/obligations, etc.)	

**Environmental**

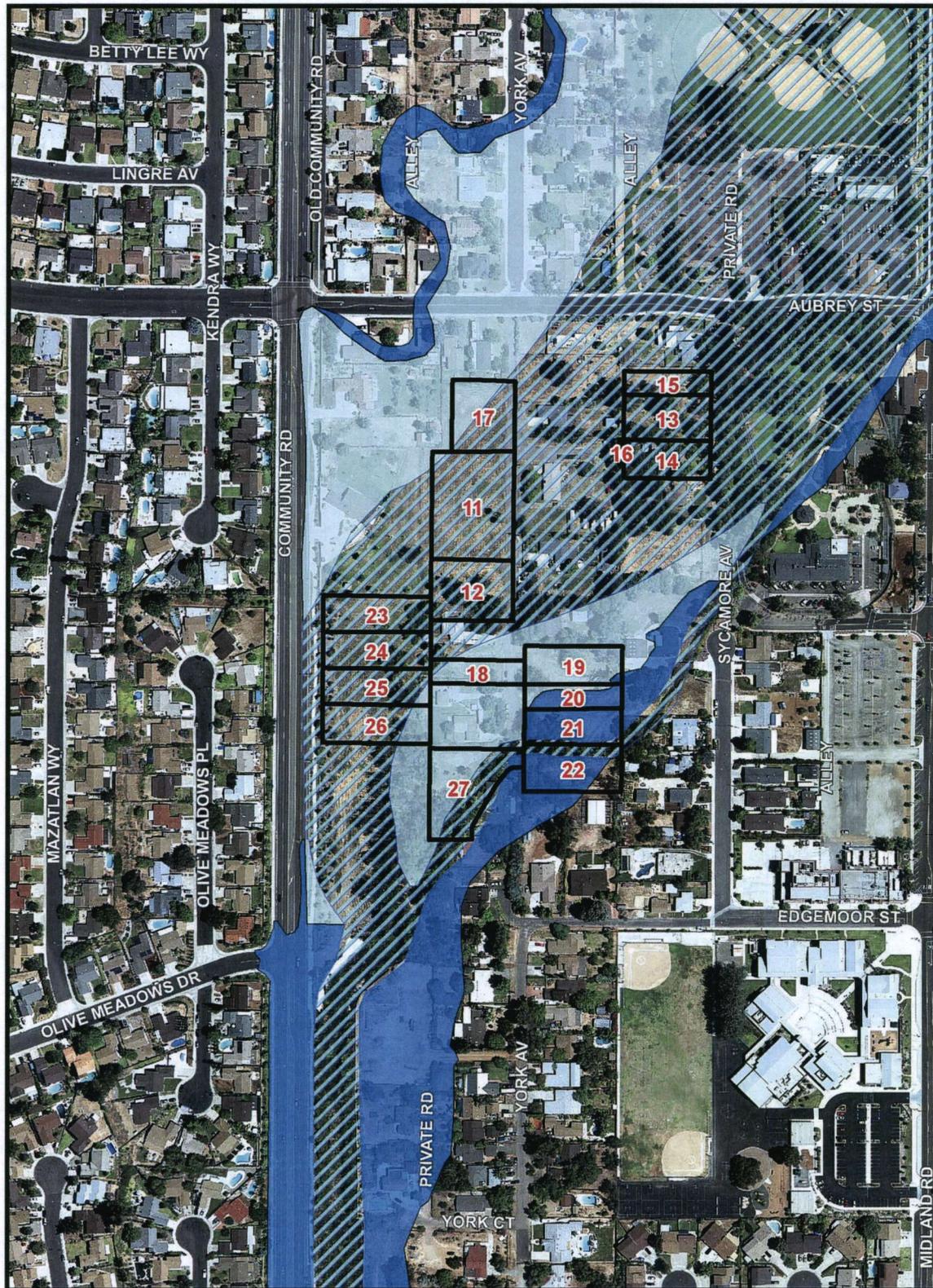
<ul style="list-style-type: none"> <li>Have any environmental tests or assessments been performed on the property?</li> </ul>	Yes ____ No <u>X</u>
<ul style="list-style-type: none"> <li>If Yes, describe the work performed and dates (i.e. Phase 1, Phase 2, borings, etc.).</li> </ul>	
<ul style="list-style-type: none"> <li>If Yes, describe the current environmental condition of the site</li> </ul>	
<ul style="list-style-type: none"> <li>Has the property been designated as a "Brownfield" site?</li> </ul>	Yes ____ No <u>X</u>
<ul style="list-style-type: none"> <li>If No, would the property qualify for such a Brownfield designation?</li> </ul>	Yes ____ No <u>X</u> Unknown ____
<ul style="list-style-type: none"> <li>Describe any remediation work performed on the property.</li> </ul>	None

**Reuse Assessment and Recommended Action**

<ul style="list-style-type: none"> <li>Describe the property's potential for transit-oriented development.</li> </ul>	Poor
<ul style="list-style-type: none"> <li>Describe the reuse potential of the property in terms of advancing the Successor Agency's planning objectives.</li> </ul>	The current use of the site as a community park (Poway Veterans Park) advances the Successor Agency's planning objectives as a recreational and cultural land use.

### Zoning Summary

RS-1	This zone is intended for low density single-family residential land uses with a minimum lot size of one acre and maximum densities of 1.0 unit per net acre. Additional uses are permitted that are complimentary to, and can exist in harmony with, low density neighborhoods.
RS-2	The RS-2 residential single-family 2 zone is intended as an area for low density residential uses with minimum lot size of 20,000 square feet and maximum density of two units per net acre. Additional uses are permitted that are complementary to, and can exist in harmony with, low density neighborhoods.
RR-C	The RR-A through RR-C residential rural zone is intended as an area for very low density residential uses with minimum lot sizes of one acre and maximum densities of one unit per acre. Additional uses are permitted that are complimentary to, and can exist in harmony with, a rural residential neighborhood. Specific slope criteria shall be applied in the determination of the maximum allowable densities to achieve compatibility with the topography and public service constraints.
CB	The CB community business zone is intended to accommodate local and communitywide commercial centers that typically serve large areas of the City.
CG	The CG commercial general zone is intended as an area for the location of a broad range of uses and provides locations for major retail and service businesses.
MU	The MU mixed use zone is intended for a mix of commercial and residential land uses that could exist separately or in combination on the same site.
TC	The TC town center zone is intended to be the commercial center of the City and to accommodate various forms of general and specialty retail, dining and entertainment establishments and civic uses.
AGC	The A/GC (automotive/ general commercial) zone is intended to accommodate a full range of roadway-oriented retail, service and wholesale commercial activities including motor vehicle sales and service.
SPC	The South Poway Commercial (SPC) zone is primarily intended for commercial office uses, but various retail services are also permitted. Although the primary focus of the commercial areas is to serve the office and retail needs of employees within the South Poway community and travelers on the Scripps Poway Parkway, selected regional retail uses may be located within this land use designation subject to a review of the effects such uses may have on traffic.
LI-S	The Light Industrial-Storage (LI-S) category is intended to promote the same type and level of developments allowed under the Light Industrial (LI) category with the exception that outdoor storage may also be allowed with the approval of a conditional use permit. It is intended that LI-S properties be grouped in proximity to one another and that outdoor storage areas be screened from view from the public street and from outlying areas if located on a perimeter lot near a downhill slope.
OS-R	This zone is intended for low-intensity active-recreational and ancillary commercial needs which could be compatible with residential land uses. These active-recreational opportunities are meant to serve the recreational and social interaction needs of the City residents of all ages, economic situations, and physical conditions. Publicly owned lands, such as parks, may also be included in this zone subject to approval by the City. Only those additional uses are permitted that are complementary to, and can exist in harmony with, the open space-recreation land use and surrounding lands uses. It is the intent that this zone be applied to an entire parcel of land or to a portion of a parcel of land, provided that the remainder of the parcel meets the area requirements for which it is zoned.



Floodway Parcels near Old Poway Park

-  Floodzone/Floodway Property
-  100 Year Flood Plain
-  500 Year Flood Plain
-  100 Year Flood Way



1 inch = 0.06 miles



**Big Stone Lodge (BSL) and Floodway Parcels near BSL**

-  Municipal Property
-  Floodzone/Floodway Property
-  100 Year Flood Plain
-  500 Year Flood Plain
-  100 Year Flood Way



1 inch = 0.05 miles

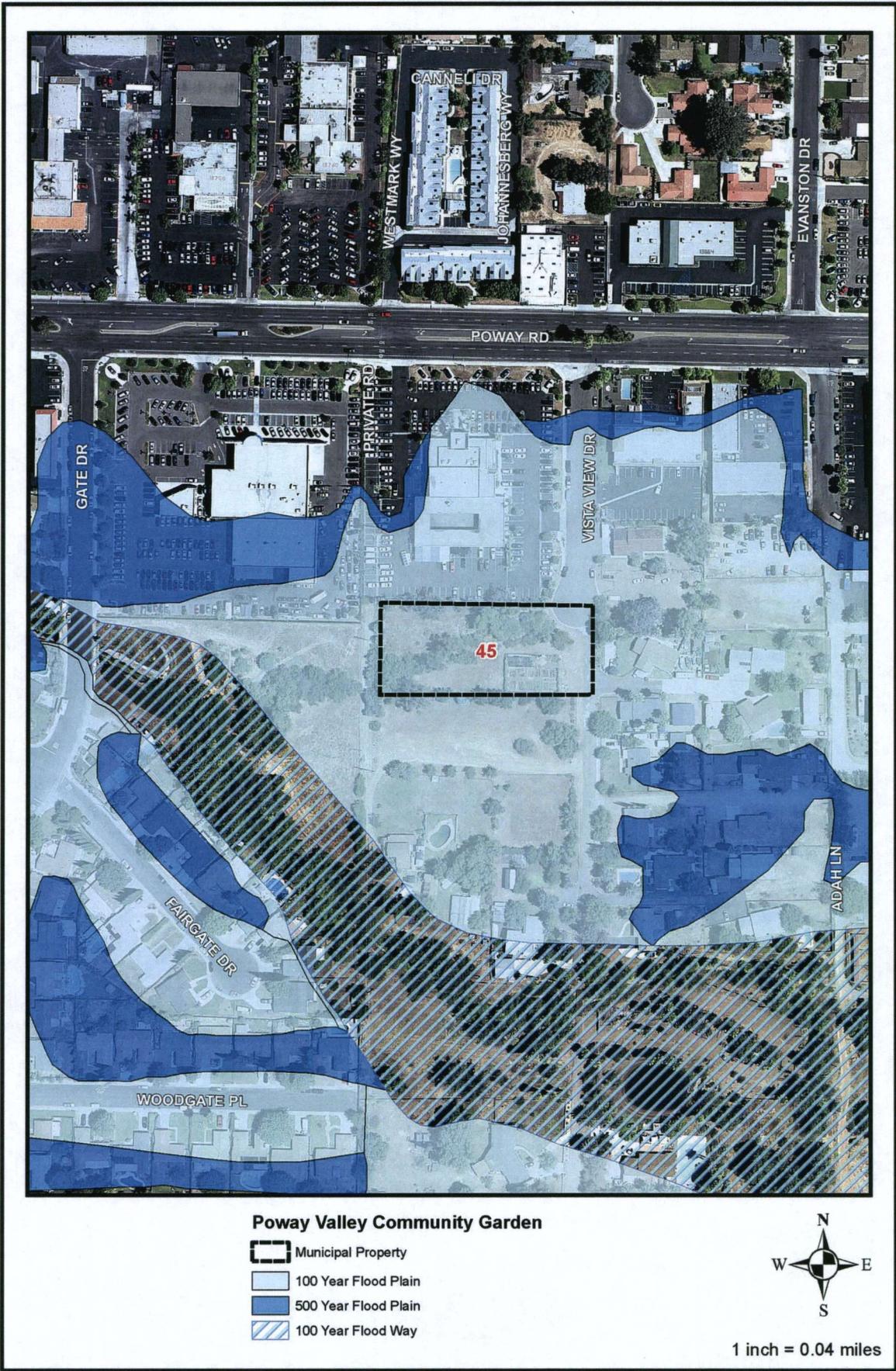


**Poway Sheriff's Station / Poway Skate Park**

- Commercial Property
  100 Year Flood Plain
  100 Year Flood Way
- Municipal Property
  500 Year Flood Plain



1 inch = 0.03 miles



**GOAL II. 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.**

**Policy A - Certainty**

The City shall strive to provide certainty in implementation of the General Plan.

**Strategies<sup>1</sup>**

1. No general plan amendment, zone change, tentative subdivision map or other discretionary land use decision shall be adopted which would increase the residential density permitted by law or change the residential or open space zone or residential or open space general plan designation to a commercial or manufacturing zone or general plan designation on property designated RR-A, RR-B or RR-C, OS-RM, OS-R or PF unless and until such action is approved by ordinance adopted by the voters of the City at a special or general election, or approved first by the City Council and then adopted by the voters in such an election.
2. No change to the slope criteria and minimum parcel sizes and lot averaging provisions of this General Plan which would permit increased density or intensity of use shall be adopted unless and until such change is approved by ordinance adopted by the voters of the City at a special or general election, or approved first by the City Council and then adopted by the voters in such an election.
3. No change to the South Poway Planned Community Development Plan or to the Poway Municipal Code which would increase the residential density within the South Poway Planned Community shall be adopted unless and until such change is approved by ordinance adopted by the voters of the City at a special or general election, or approved first by the City Council and then adopted by the voters in such an election.

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<sup>1</sup>Strategies 1, 2, 3, and 4 are derived from Proposition FF which was adopted by the voters of Poway in November 1988 and may not be changed without a vote of the people.

4. No change to the Old Coach Planned Community Development Plan or to the Poway Municipal Code which would increase the residential density or increase the commercial or manufacturing use within the Old Coach Planned Community shall be adopted unless and until such change is approved by ordinance adopted by the voters of the City at a special or general election or approved first by the City Council and then adopted by the voters in such an election.
5. All land use changes should be consistent with the desire to preserve Poway's open space.

**Policy B - Distribution of Land Uses**

Land uses should be distributed so as to encourage in-fill development within the built-up parts of the City, protect the integrity of existing land uses and densities and preserve the open space and rural nature of Poway.

**Strategies**

1. Encourage land uses and densities that are consistent with a rural lifestyle and image, including preservation of open space and development of very low density residential land uses. The density of land use shall remain primarily rural within the hillsides and remote regions of the City and suburban within the developed central community core.
2. Large contiguous areas of open space shall be encouraged throughout the City and shall not be fenced or otherwise constricted.
3. Watershed areas with slopes greater than 25 percent shall be retained in parcel sizes of 40 acres or more.
4. The majority of residential construction in the City shall be in rural residential categories. Rural residential areas shall be primarily devoted to large-lot custom home construction although in some instances tract homes that simulate custom homes may be allowed.
5. Various types of multiple family units are encouraged in order to provide greater variety in regard to design and lifestyle preference.
6. Multi-family residential land uses shall be located in areas compatible with existing land uses and in proximity to major roads, transit, commercial areas and public services and facilities.
7. Recreational uses (e.g., resorts, golf courses) may be allowed in rural areas providing that provisions are made for the health, safety and welfare of the users

with all the physical changes, the strong desire of the community to retain the rural character has remained constant over the years.

While Poway Road may be described as Poway's spine, its heart is the Old Poway area. This will be enhanced in the coming years through implementation of the Old Poway Specific Plan including completion of the Old Poway Park and development of the commercial area with specialty retail stores. Old Poway embodies the spirit of heritage along with the hope for the future.

Included in Poway's rural atmosphere are both natural elements - the hills, creeks, vegetation and wildlife - and the elements brought here by past and present residents - structures, roadways, cultural and social events and the rural lifestyle.

### **RURAL ATMOSPHERE**

Poway's small town character is not something that can be easily identified. During the public work sessions held as part of the General Plan update process, residents were asked to define what "rural" meant to them. The answers fell generally into two categories. The first of these dealt with the physical environment where the existence of open space, especially undeveloped hills, was the most often mentioned feature. The second category involved the more human aspects of the community and included a wide range of factors including events such as Poway Days, responsive local government, a sense of being

involved with the community and knowing neighbors and local retailers.

### **NATURAL ENVIRONMENTAL FEATURES**

An important part of Poway's image is defined by the natural environmental features that are present, including the mountains, creeks and channels. Each of these contribute to the feeling of open space and the country-like image.

The mountains that surround Poway on the north, east, south, and west are important features in two aspects: they are natural boundaries to development in adjacent jurisdictions and they are significant visual features. The open space in the mountainous area of Poway looks much today as it did a century ago and serves to remind local residents of Poway's beginnings.

In order to protect the hillsides, strategies relating to grading and structural design in hillside areas have been included in the General Plan. For purposes of these regulations, areas with natural slopes under 15 percent are not considered hillsides, unless they are on prominent ridgelines. Areas with slopes from 15 to 25 percent may require special hillside grading, architectural and site design techniques. For areas with slopes over 25 percent, only limited, if any, grading will be allowed. Development is discouraged on portions of lots where the slope exceeds 25 percent.

The creeks and channels that begin in Poway's eastern mountains and cross the

valley floor are also significant elements of Poway's rural image. While the creeks attracted early settlers to the valley as a source of irrigation water, today they serve as potential linear open space areas within the developed portion of the City. Some segments of the creeks remain unaltered and provide a natural setting adjacent to developed residential areas. The creeks and channels also provide prime examples of native vegetation such as oaks, sycamores and other wetland species. Through maintenance of the major creeks and channels as flood control devices, the City has been able to preserve some of the original character of Poway in the center of development.

The remaining important natural features are the biological resources associated with open space. Because the City is 50 percent undeveloped open space, much of the vegetation and wildlife has remained untouched. The proximity of these natural areas to the developed area of the City contributes to Poway's unique character.

### **MAN-MADE FEATURES**

While many California communities have substituted an urban environment for their rural beginnings, Poway residents have sought to protect what remains of their roots and have worked to enhance them. Poway's historical background as a small, isolated farming community is a very important feature of the City's small town image.

For most of the community's existence, land development in Poway supported

the scattered village image. The older areas of Poway were developed as large lot homesites where homeowners raised livestock on their individual lots. Later developments in the foothill areas such as Green Valley, High Valley and Espola Road near the Twin Peaks Road area were rural residential neighborhoods with custom homes on large lots.

However, suburban development in the 1970s began to encroach upon the community's rural image. Smaller lots, the development of large tract home projects, the expanding commercial strip, and centers which embodied highway-oriented patterns of land development rather than a community downtown were indicative of the new suburban development pattern. This trend continued after Poway gained cityhood in 1980.

In recent years there has been a return to the small town image in land development. Examples such as the Poway Town and Country Center and Oak Knoll Center located along Poway Road, and the Poway Post Office along with the Old Poway Park and commercial area on Midland Road illustrate that the rural image can be enhanced and utilized in a wide range of land development projects.

Other man-made features that support the small town image of Poway are in the area of public facilities. Circulation in Poway is accommodated on local roads and arterials of varying widths rather than on freeways. Plans for freeways through Poway were adopted by the County of

San Diego prior to incorporation, but have been deleted by the City of Poway.

An example of public facilities enhancing the rural image is in the area of flood control and drainage. The creeks and channels are an important natural element and have been preserved through flood hazard management policies other than concrete channels. In some instances it has been necessary to widen flood channels in order to accommodate peak storm flows; however the channels have been revegetated with native plant species wherever possible. An outstanding example of this was the Poway Creek widening and improvement project in the area between Community and Midland Roads.

In summary, Poway's small town character can be described as the balance of the natural environment of the City with its physical development during the last century. The next section addresses how this definition can be translated into a community design program.

## **COMMUNITY DESIGN THEMES**

The process of translating the features of Poway's character into community design includes both real and abstract concepts. Some features will be included in the community design process without alteration. [ This would include preservation of natural features such as open space areas, creeks and ridgelines. ] Recognition of man-made features such

as historic structures or rural roads is also part of the process. Conversely, much of the process is abstract or symbolic. For example, because new construction cannot use many of the materials used to construct rural buildings in the past (for both cost and public safety reasons) substitutes must be used that simulate these rustic materials. Rough-sawn wood simulates the texture of a hand-cut and finished construction element much more than a planed and finished length of pine would. Concrete split-face block simulates rock or stone more than smooth masonry block would and earhtone colors (shades of tan and brown) are more natural than bright colors.

Site planning and architecture should enhance the City's desired character. The Community Design Element is designed to achieve a balance between the preservation and enhancement of the City's small town image and the need for flexibility that encourages creative solutions.

While most community design issues are relatively specific in nature (i.e., use of materials, color and size), some are very general. These general issues primarily address city-wide aspects of design such as methods to enhance the small town character of Poway through natural resource preservation or the continuation of low-profile building scale.

### **RURAL AND SINGLE FAMILY RESIDENTIAL DESIGN**

Rural and single family residential dwellings in Poway comprise about 80 percent of the homes in the City. The

TABLE VI-2

SHRINK-SWELL BEHAVIOR

Low	Moderate	High	
Vista Cieneba Exchequer Friant-Escondido	Ramona Olivehain Fallbrook Fallbrook Diablo-Altamont	Placentia Redding Redding San Miguel	
<b>Factors Affecting Shrink-swell Potential</b>	<b>Shrink-swell Potential</b>		
	Low	Moderate	High
Amount of clay and predominant clay mineral	0-18% clay and any clay mineral or 0-35% Kaolinitic clay	18-35 mixed or montmorillonitic clays	> 35% mixed or montmorillonitic clays

Source: Soil Survey: San Diego Area, California by U.S.D.A. Soil Conservation and Forest Service; December 1973.

**WATER RESOURCES**

Natural water systems, such as surface waters and groundwater, are a key element in the environmental composition of the community. [ Surface waters provide open space and recreational opportunities, create and sustain wildlife habitat, and provide natural edges and greenways in the form of creeks and channels. ] Groundwater also sustains wildlife habitat, and provides long-term water storage. The City of Poway considers the natural waters a principal resource worthy of active conservation.

Water resources in the City should be managed through:

- [ • retention of the natural drainage systems;
- protection of limited groundwater resources,
- promotion of domestic water conservation measures;
- development of a reclaimed water supply and distribution system; and
- preservation of water quality at or above acceptable public health standards.

## POWAY COMPREHENSIVE PLAN: GENERAL PLAN

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movement between populations and promote genetic exchange.

Although Los Penasquitos Canyon and Del Mar Mesa presently support both mountain lions and mule deer, these populations are not expected to persist indefinitely, given their present isolation and proximity to urban areas. However, many other less sensitive mammal species, including bobcat, should persist in this setting and a protected connection to larger populations to the east is important.

Movement of wildlife from Iron Mountain and areas to the east into the study area is inhibited by Highway 67. The only topographically defined corridor that crosses the highway is a riparian strip bordering the northern tributary of Poway Creek, approximately 0.12 mile south of Iron Mountain Drive. Unfortunately, there is no bridge or underpass at this crossing, so large mammals have to traverse the four-lane highway. Retrofitting this crossing with an underpass would greatly facilitate wildlife movement.

Twin Peaks and Van Dam Peak are "islands" of steep, Diegan coastal sage scrub habitat in the western portion of the City. Both peaks are isolated from other habitat by urban areas and highways. This isolation reduces or eliminates their value as habitat for sensitive or target mammal species, but not for gnatcatchers. Due to access constraints, gnatcatcher surveys were not conducted in the approximately 1300 acres of sage scrub habitat on Twin Peaks, although small patches of scrub nearby do support gnatcatchers. Van

Dam Peak is approximately 1100 acres in size and supports roughly 15-20 pairs of California gnatcatchers.

A number of patches of privately owned dedicated open space occur along the north and south slopes of the mesa between Beeler and Poway creeks. These patches are roughly 50-100 acres in size and adjacent patches are no more than 1800 ft apart. These patches can serve as "stepping stones," enabling immigration between the gnatcatcher population on Van Dam Peak and those in the expanse of Diegan coastal sage scrub to the east.

Another set of small patches of dedicated open space between Van Dam and Twin Peaks may serve as stepping stones between those areas. These patches should be considered for acquisition as part of the Iron Mountain-Peñasquitos Corridor. Although it is not yet known whether gnatcatchers will cross the heavily urbanized areas between these patches, the inclusion of these "stepping stones" can only increase the likelihood of this type of movement.

### OPEN SPACE

The vast amount of open space land in Poway represents a significant part of the rural character of the City. The mountains that surround the City, the creeks that cross the valley floor and the agricultural areas remind us of Poway's beginnings; each is an integral part of the rural lifestyle.

There are five major areas of open space within the City. They are the undeveloped areas to the north, east, and south; the creek areas; the agricultural areas; the public and private open space land such as parks and wilderness areas and significant archeological and historical sites preserved from the past.

The undeveloped open space lands that surround the Poway Valley comprise approximately 50 percent of the total City land area. Most of this area is in open space because of its biological significance, topography, the lack of adequate public services and the lack of adequate access. These vacant lands also harbor a significant quantity of the City's biological resources where plant and animal species can remain virtually undisturbed. The open space lands represent an area of significant scenic value because of the numerous hills and mountains such as Iron Mountain, Mt. Woodson, Goat Peak and several unnamed hills.

An important component of the Resources Element is the protection of the mountains and hillsides. Their preservation in large parcels greater than 20 or 40 acres will serve to: 1) preserve the biologically significant habitat of these areas; 2) preserve the scenic value and enhance the rural character of Poway; and 3) preserve the integrity of larger parcels, thus avoiding a fragmented land use pattern which places greater demands on public services. When not preserved through open space, the development of hillsides should be restricted to preserve the natural appearance of the landform.

The creeks and channels that cross the valley floor should be preserved for aesthetic, biological and public safety reasons. From the aesthetic standpoint, the creeks and the vegetation that grows around them contribute significantly to the rural character of the City. To the biological communities, the creeks and wetlands represent a significant riparian environment providing a source of food, water and shelter. A variety of indigenous, rare, endangered and diminishing plant and animal species thrive within these areas providing a non-renewable resource that must be preserved.

In regard to the public safety value of the creeks and channels, Poway's flood control depends primarily on natural channels rather than improved concrete channels. Poway must keep the creeks and channels open and unencumbered to reduce the chance of loss to life and property.

Poway began as a farming community over 100 years ago and some of the agricultural areas still remain. Today, avocado and citrus orchards are seen as the remaining form of agriculture. While the City does not encourage the expansion of agricultural uses across the mountainsides, it recognizes the need to protect the current investments that individuals have made and market demand for the product. Over time it is expected that some of the agricultural areas may be converted to very low density rural residential. The General Plan, however, does encourage the combination of agricultural and rural residential uses as is now developed in High Valley and parts of Green Valley.

**POWAY COMPREHENSIVE PLAN: GENERAL PLAN**

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- Landscaping in the form of trees, shrubs and ground covers shall be planted within an area at least five feet wide, in addition to wall footings on the inside area of the wall.
16. It is the specific intent of the City that commercial land uses on Pomerado, Twin Peaks and Espola Roads not be substantially expanded beyond their present locations.
  17. Public and semi-public uses should be located where the use is compatible with surrounding land uses, development intensity, topography and architectural style. The following provisions shall guide the location of such uses:
    - Site should be located adjacent to a Transportation Element roadway;
    - Public utilities should be immediately available to the site;
    - Sites where the public/semi-public uses can serve as a buffer between residential and other potentially incompatible use are particularly appropriate.
  18. Manufacturing uses shall be located so as not to create adverse impacts on surrounding land uses and/or the City transportation system.
  19. Commercial and manufacturing service land uses adjacent to residential land uses shall include a buffer zone or noise attenuation wall to reduce outside noise levels at the property line to 60 dBA.
  20. Incompatible land uses shall not be made contiguous without adequate buffering and/or setbacks. Special emphasis and techniques shall be used in buffering surrounding land uses from commercial uses. In the event a question of compatibility exists between two uses or intensities, the lower intensity use shall take precedence. The City Council shall make the final determination in those areas of questionable land use compatibility.
  21. Provide information on all submitted development proposals that may affect student enrollment to the Poway Unified School District (PUSD) for review in light of their planning goals. The City shall provide the PUSD with regular reports of building permit activity.

**Floodplains and Floodways**

22. Land within the 100 year floodplain should be designated for low density residential or open space uses.

**POWAY COMPREHENSIVE PLAN: GENERAL PLAN**

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23. Structures which do not conform to Poway Flood Hazard Management standards must be brought into conformance with these standards if reconstruction, rebuilding or repairing made necessary by damage will exceed 50 percent of the reasonable replacement value of the structure prior to any damage.
24. Critical emergency uses (hospitals, fire stations, police stations, public administration buildings and schools) shall not be located in flood hazard areas.
25. Development within the 100 year floodway is prohibited.
26. Development in the 100 year floodplain may be approved if the following conditions are met:
- All structures, both permanent and temporary, must be raised one foot above the 100 year flood level;
  - Information certifying the 100 year flood level must be submitted by a qualified civil or hydrological engineer;
  - All-weather access must be provided to all developments for divisions of land, residential units, commercial buildings, manufacturing buildings or public buildings;
  - Information certifying that no upstream or downstream changes to the 100 year floodplain will occur must be submitted by a qualified civil or hydrological engineer.
27. For purposes of land division, floodway areas shall not be included in the calculation of net area.
28. To prevent increased flooding within Poway, all new land divisions and commercial developments shall be reviewed to determine the feasibility of storm drainage detention. Should the project increase the storm drainage runoff by ten percent or more, the differential storm drainage runoff shall be detained to the satisfaction of the City Engineer. This does not preclude the City from requiring storm drainage detention for projects which do not exceed a 10 percent differential increase in storm drainage.
29. No development shall be approved that would inhibit, prevent or preclude the location of proposed detention basins on Rattlesnake Creek and the north and south branches of Poway Creek, as outlined in the Floodwater Detention Basin Survey, dated August 1981.

**Policy A - Scenic Areas**

Scenic areas, prominent vistas and open space areas that typify Poway's rural history and image should be preserved and protected through appropriate land use policies.

RESOLUTION NO. 02-120

A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF POWAY, CALIFORNIA  
APPROVING GENERAL PLAN AMENDMENT (GPA) 02-02,  
AMENDING THE NATURAL RESOURCES ELEMENT  
OF THE GENERAL PLAN

WHEREAS, the City Council of the City of Poway recognizes that the need may arise to amend the City's General Plan; and

WHEREAS, Section 65350, et seq., of the California Government Code describes the procedures for amending General Plans; and

WHEREAS, on February 2001, the San Diego Regional Water Quality Control Board (SDRWQCB) issued a revised National Pollutant Discharge Elimination System (NPDES) Permit to the County of San Diego, the San Diego Unified Port District, and the 18 incorporated cities within the County, including the City of Poway. Included in the Permit is the requirement that the City assess and update its General Plan in areas concerning water quality; and

WHEREAS, on October 8, 2002 the City Council initiated the GPA 02-02; and

WHEREAS, the City Council finds that the proposed General Plan Amendment would assist in the maintenance and improvement of water quality in the City of Poway and within San Diego County; and

WHEREAS, on November 19, 2002 the City of Poway held a properly noticed public hearing in accordance with the California Government Code.

NOW, THEREFORE, the City Council does hereby resolve as follows:

Section 1: The proposed General Plan Amendment is not subject to the California Environmental Quality Act (CEQA), pursuant to Section 21080(15) of the CEQA Guidelines, in that the adoption of updated General Plan policies and strategies concerning the improvement of water quality will have no environmental impacts, and are being undertaken by the City of Poway to implement a rule or regulation imposed by a State agency, board or commission.

Section 2: The City Council hereby approves General Plan Amendment 02-02, amending the Natural Resources Element (Goal IV, Policy B) of the City of Poway General Plan to read as follows:

**Policy B – Waterways and Water Quality**

The natural character of creeks and channels should be maintained or restored to the greatest extent possible with consideration for maintaining adequate flood protection. Development will comply with all State regulations relative to water quality protection to the maximum extent practicable.

**Strategies**

1. Development, including roads, should be set back from riparian corridors a minimum distance of 50 feet or a sufficient distance as determined by a qualified biologist to avoid damage to these areas. These riparian corridors and associated buffer areas should be designated as permanent natural open space easements and the buffer areas should be vegetated only with appropriate native species, as determined by a qualified biologist or native plant horticulturist.
2. The preservation and, where possible the creation or restoration of areas that provide important water quality benefits, such as riparian corridors, wetlands, and buffer zones, shall be encouraged.
3. No activity or development shall be permitted within the watershed or viewshed of Lake Poway which would diminish water quality of the lake or its open space and recreational value.
4. Disturbances of natural water bodies and natural drainage systems caused by development including roads, highways, and bridges shall be limited to the extent practicable.
5. Natural locations and rates of discharge into creeks and channels should not be increased without sufficient mitigation to ensure that significant alteration of the natural system will not occur.
6. Avoid to the maximum extent practicable development of areas that are particularly susceptible to erosion and sediment loss, or establish development guidance that identifies these areas and protects them from erosion and sediment loss.
7. The use of rip-rap in stream channels shall be limited to the minimum area required to protect adjacent improvements and stream banks from excessive erosion.
8. Public access to creeks, via trails, paths and greenways, shall be encouraged to the extent possible without negatively impacting the riparian habitat value.
9. Coordinate with other jurisdictions to monitor and maintain acceptable water quality standards in local streams.

**POWAY COMPREHENSIVE PLAN: GENERAL PLAN**

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7. Activities within the City's natural drainage systems which would adversely affect water quality (such as pesticide use, construction of septic leach fields and underground storage of hazardous substances) shall be strictly regulated.
8. Substances such as hazardous wastes or untreated wastewater shall not be discharged into the City's natural water systems.
9. Urban runoff from impermeable surfaces which may be contaminated with oil, grease, vehicle fuels or other toxic substances, shall have such contaminants substantially removed before discharge into the City's natural drainage systems. The City shall comply with the requirements of the nonpoint source urban runoff wastewater discharge permit.
10. Grading for development shall not increase the natural rate of erosion or cause siltation of stream channels.

**Policy C - Biological Resources**

Wildlife and natural plants are a valuable natural resource and should be preserved and protected.

**Strategies**

1. The acquisition and dedication of undeveloped land adjacent to and between existing dedicated open space areas is encouraged to promote large contiguous areas necessary for watershed, habitat and viewshed protection. If private development is required to purchase and dedicate land to mitigate environmental impacts, the acquisition of areas adjacent to existing large permanent open space areas is preferred.
2. Biological corridors shall be preserved in order to provide linkages for vegetative and wildlife communities between nonconnective open space areas. Special effort shall be made to acquire and preserve the two major wildlife corridors identified in the *Detailed Biological Assessment* and lands linking open space areas in Poway to open space areas in the region, such as the Sycamore Canyon County Park and San Dieguito Regional Park.
3. Development should not disrupt habitats considered to be sensitive, or the habitat of sensitive, declining, threatened, rare or endangered species. An assessment, performed by a qualified biologist, shall be required in areas where the existence of a sensitive species is known or reasonably expected to be present.
4. Off-road vehicle use is prohibited.

2. Lake Poway shall be kept at or below the designed high water level to reduce the risk of spilling.

### **Natural Watercourses**

3. Natural watercourses shall be maintained as the primary flood control channels. Where feasible, the natural creekside environment shall be preserved.
4. Maintain a program to ensure that the floodways are kept free and clear at all times. Costs associated with creek maintenance shall be borne by the property owner or the holder of open space easement rights.
5. Upstream detention basins shall be constructed on Rattlesnake Creek and the north and south branches of Poway Creek, as outlined in the Floodwater Detention Basin Survey published in August, 1981 in order to mitigate flood hazards while retaining the natural character of the major creeks and channels.

### **Watershed Areas**

6. Watershed areas in the eastern Poway mountains should be preserved to maintain the health, safety and welfare of residents living adjacent to the City's major creeks in the Poway Valley.

### **Financing**

7. The City shall explore and adopt appropriate legislation to finance the acquisition and construction of the detention basins including, but not limited to, developer financing, bonds and assessment areas drawn upon drainage area boundaries.
8. The cost of improvements to the City flood and drainage control system made necessary by new development shall be borne by the developer.

**GOAL IX. IT IS THE GOAL OF THE CITY OF POWAY TO PROVIDE AN EFFICIENT AND ECONOMICAL PUBLIC WATER AND WASTEWATER TREATMENT SYSTEM TO SERVE THE CURRENT AND FUTURE RESIDENTS OF POWAY.**

### **Policy B - Groundwater**

Groundwater supplies should be protected and monitored to ensure that overdraft does not occur.

**Floodplains and Floodways**

22. [ Land within the 100 year floodplain should be designated for low density residential or open space uses. ]
23. Structures which do not conform to Poway Flood Hazard Management standards must be brought into conformance with these standards if reconstruction, rebuilding or repairing made necessary by damage will exceed 50 percent of the reasonable replacement value of the structure prior to any damage.
24. Critical emergency uses (hospitals, fire stations, police stations, public administration buildings and schools) shall not be located in flood hazard areas.
25. [ Development within the 100 year floodway is prohibited. ]
26. [ Development in the 100 year floodplain may be approved if the following conditions are met:
  - All structures, both permanent and temporary, must be raised one foot above the 100 year flood level;
  - Information certifying the 100 year flood level must be submitted by a qualified civil or hydrological engineer;
  - All-weather access must be provided to all developments for divisions of land, residential units, commercial buildings, manufacturing buildings or public buildings;
  - Information certifying that no upstream or downstream changes to the 100 year floodplain will occur must be submitted by a qualified civil or hydrological engineer. ]
27. [ For purposes of land division, floodway areas shall not be included in the calculation of net area. ]
28. To prevent increased flooding within Poway, all new land divisions and commercial developments shall be reviewed to determine the feasibility of storm drainage detention. Should the project increase the storm drainage runoff by ten percent or more, the differential storm drainage runoff shall be detained to the satisfaction of the City Engineer. This does not preclude the City from requiring storm drainage detention for projects which do not exceed a 10 percent differential increase in storm drainage.
29. No development shall be approved that would inhibit, prevent or preclude the location of proposed detention basins on Rattlesnake Creek and the north and south branches of Poway Creek as outlined in the Floodwater Detention Basin Survey, dated August 1981.

Q. "State" means the State of California.

### **SECTION III. (300) PROJECT AREA BOUNDARIES**

The boundaries of the Project Area are illustrated on the map attached hereto and incorporated herein as Exhibit A. The Project Area contains approximately 8,200 acres of land. The legal description of the boundaries of the Project Area is as described in Exhibit B attached hereto and incorporated herein.

### **SECTION IV. (400) REDEVELOPMENT PLAN GOALS**

The goals and objectives of the ~~Amended~~ Redevelopment Plan are to mitigate or eliminate blighting conditions within the Project Area through the efforts of the Redevelopment Agency in cooperation with the City of Poway, private property owners and private developers.

Implementation of this Redevelopment Plan is intended to achieve the following specific goals:

- The elimination of flooding by construction of flood control detention basins and improvements to flood control channels.
- The elimination of deficiencies in trunk line sewer and water distribution systems, to increase system capacities and extend lines as required to serve the Project Area's ultimate build out population in conformance with the General Plan.
- The acquisition and resubdividing of properties that have been laid out in disregard of the contours and other topography or physical characteristics of the ground and surrounding conditions and suffers from economic disuse and dislocation.
- The elimination of traffic circulation deficiencies and the provision of future access to accommodate regional traffic demands and service currently undevelopable outlying areas.
- The elimination of environmental deficiencies and visual blight, especially along Poway Road.
- The development of new streetscapes and the establishment of design controls for redevelopment, rehabilitation, and development of commercial areas.
- The acquisition and development of new parks and recreation facilities to meet General Plan requirements.

- Provision of adequate roadways and traffic and circulation improvements to correct street alignment problems and substandard alleys, to eliminate road hazards and to provide adequate street and freeway access throughout and nearby the Project Area.
- Elimination and prevention of the reoccurrence of conditions of blight and deterioration within the Project Area and the conservation, rehabilitation, and redevelopment of the Project Area in accordance with this Redevelopment Plan and future Annual Work Programs.
- Provision for the enhancement and renovation of businesses within the Project Area to promote their economic viability.
- Encouragement of cooperation and participation of residents, business persons, public agencies and community organizations in the revitalization of their properties and the Project Area.
- Stimulation of investment of the private sector in the full development of the Project Area.
- Provision of needed improvements to the community's educational, cultural, residential and other community facilities to better serve the Project Area.
- Promotion of public improvement facilities which are sensitive to the unique environmental qualities of the Project Area.
- Establishment of a program which promotes the rehabilitation of the existing housing stock where appropriate.
- Expansion of the resource of developable land by making underutilized land available for development.
- Alleviation of certain environmental deficiencies including substandard vehicular and pedestrian circulation systems, insufficient street lights, off-street parking and other similar public improvements.
- Provision, improvement or preservation of low and moderate income housing as is required to satisfy the needs and desires of the various age and income groups of the community, maximizing the opportunity for individual choice, and meeting the requirements of State law.
- Development of safeguards against noise and pollution to enhance the industrial/commercial community.
- Upgrading of existing commercial and industrial uses in the Project Area.

- The assembly and disposition of land into parcels suitable for modern integrated development with improved pedestrian and vehicular circulation in the Project Area.
- The replanning, redesign and development of undeveloped areas which are stagnant or improperly utilized.
- The strengthening the economic base of the Project Area and the community by the installation or provision of needed site improvements and public facilities to stimulate new commercial/light industrial expansion, employment and economic growth.
- Encourage expansion of City, County and other governmental services and uses.

## **SECTION V. (500) REDEVELOPMENT ACTIONS**

### **A. (501) General**

The Agency proposes to eliminate and prevent the reoccurrence of conditions of blight, and to strengthen the economic base of the Project Area and the community through:

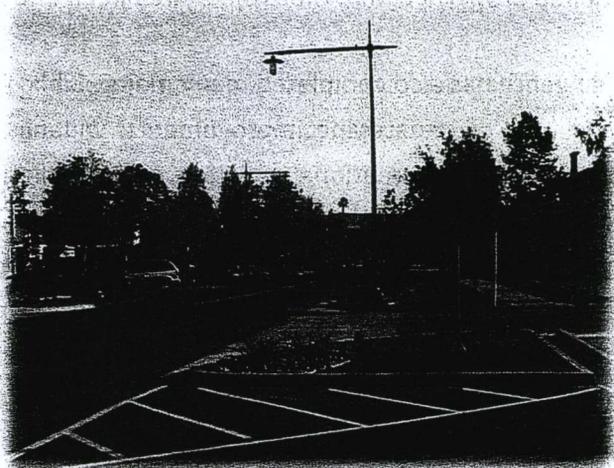
1. Acquisition, installation, development, construction, reconstruction, redesign, replanning or reuse of streets, utilities, curbs, gutters, sidewalks, traffic control devices, flood control facilities and other public improvements, public facilities, utilities or other structures.
2. Rehabilitation, alteration, remodeling, improvement, modernization, or reconstruction of buildings, structures and improvements.
3. Rehabilitation, preservation, development or construction of affordable housing in compliance with State law.
4. Providing the opportunity for participation by owners and tenants presently located in the Project Area and the extension of preferences to occupants desiring to remain or relocate within the redeveloped Project Area.
5. Providing relocation assistance to displaced residential and nonresidential occupants as a result of redevelopment activities.
6. Development or redevelopment of land by private enterprise or public agencies for purposes and uses consistent with the objectives of this Redevelopment Plan.
7. Acquisition of real property by purchase, gift, devise or any other lawful means.

8. Combining parcels and properties, and site preparation and construction of necessary off-site improvements.
9. Providing for open space.
10. Managing of any property owned or acquired by the Agency.
11. ~~Assisting~~ in any manner authorized by law to facilitate the construction of residential, commercial and industrial buildings to increase the residential, commercial and industrial base of the Project Area and the City of Poway, and the number of temporary and permanent jobs in the Project Area.
12. Disposition of property, including the lease or sale of land at the value determined by the Agency for reuse in accordance with this Redevelopment Plan.
13. Providing for the retention of controls, and the establishment of restrictions or covenants running with the land, so that property will continue to be used in accordance with this Redevelopment Plan.
14. The dedication of property areas for public purposes consistent with the objectives of this Redevelopment Plan.
15. Providing replacement housing, if any is required.
16. Applying for, receiving and utilizing grants and loans and any other assistance from federal or state governments or any other source.
17. Taking any action the Agency determines as necessary and consistent with state, federal and local laws to make structural repairs to buildings and structures, including historical buildings, to meet building code standards related to seismic safety.
18. Taking any action the Agency determines as necessary and consistent with state, federal and local laws to remedy or remove a release of hazardous substances on, under or from property within the Project Area or to remove hazardous waste from property.
19. Assist the City in the implementation of the General Plan.

### III. PROJECTS, PROGRAMS, AND ALLEVIATION OF BLIGHT

The Agency has completed numerous projects in the Paguay Redevelopment Project Area since the Redevelopment Plan was adopted in 1983. These have included both assistance for private development activities and installation and improvement of public infrastructure and facilities. The Agency is also in design and/or currently constructing many other projects. Finally, future projects that will eliminate blight in the project area are proposed. A list of all of the completed and planned projects is provided below and is organized in the following categories:

- Affordable Housing Developments
- Housing Programs
- Commercial Revitalization Programs and Projects
- Public Infrastructure
- Parks and Public Facilities
- Property Acquisition
- Roads
- Sewer



*Midland Road is more pedestrian friendly and attractive to businesses after completion of the improvements.*

In Table 2, each project or program includes a short description and describes the blighting conditions and goals and objectives addressed by a number or letter reference. Those numbers and letters refer to the blighting conditions and goals and objectives described in the list on page 5, 6, and 7 of this Plan. Many of the projects or programs address more than one blighting condition. Finally, the status of each project is listed.

The Agency has supported the development of affordable residential communities in the Project Area. These developments were sited on vacant and/or underutilized properties in otherwise densely developed neighborhoods, and include Solara, Hillside Village, Brookview Village, Los Arcos, Park View Terrace, and Haley Ranch Estates.

The Agency assisted the private development of the Hampton Inn & Suites, Midland Animal Clinic, Creekside Plaza, Twin Peaks Plaza, Wal-Mart, Richardson Auto, and Mossy Nissan by installing public improvements, assembling property, and purchasing long term operating covenants. The Agency eliminated blight by acquiring dilapidated, aging, and underused properties on Poway Road to assemble enough property to support a Poway Town Center development in the heart of Poway. In addition, the Agency assisted smaller commercial developments with financial assistance toward building rehabilitation. The Agency has also acquired property within the Project Area in an effort to mitigate environmental conditions.

The Agency has also completed many major public improvements in the Project Area, including installation of streetscape improvements, widening of roadways, improvements to and new construction of recreational facilities, and installation of curbs, sidewalks, and gutters in key locations. Most notable are public improvements along Community Road, Civic Center Drive, and Poway Road, as well as new construction and improvements to recreational facilities such as Community Park, Skate Park, and the Old Poway Park Railroad. Recently, Midland Road improvements added parking and wide sidewalks to the Old Poway Park area. The improvements have revitalized the area, making it friendlier to pedestrians, park patrons, and businesses.

Table 2 lists the major public projects completed and proposed for the Project Area. Each project and or program in the categories of public infrastructure, parks and public facilities, roads and sewer have or will address and remove the Project Area's blight. The Agency's projects have addressed infrastructure deficiencies, underutilized lots of irregular form and shape, and inadequate public facilities. Additionally, Table 2 outlines the various properties the Agency has acquired to support many of the development and infrastructure projects.

It is important to note that the Agency must further describe and assess the environmental and fiscal impacts of the proposed projects listed in this Plan before they can be implemented. Nothing in this Plan shall constitute Agency approval of any specific program or project.

Also, public improvements identified in this Plan may be financed by the Agency only after the City Council finds that the public improvements are of benefit to the Project Area, that there are no other reasonable means of financing the public improvements, and that the public improvements will assist in the elimination of blight within the Project Area or assist housing for low- or moderate-income persons. In addition, the public improvements must be consistent with the Implementation Plan, and outlined in the Redevelopment Plan. Public improvements

identified in this Plan that are located outside of the Project Area will only be funded assuming the City Council makes the requisite findings prescribed in Health and Safety Code Section 33445.1.

Table 2 – Redevelopment Projects and Programs			
Affordable Housing Developments			
<b>The Meadows</b>	Acquire needed property and develop 30 energy efficient and energy producing, affordable homes for sale to low- and moderate-income, first-time homebuyers	12, 13, 18, B, G	Under Construction
<b>York</b>	Acquire needed property and develop 3 energy efficient and energy producing, affordable homes for sale to low- and moderate-income, first-time homebuyers	12, 13, 18, B, D, E, F	Under Construction
<b>Affordable Housing Assistance</b>	Provide financial and technical assistance to create, improve, or preserve affordable housing	12, 13, 15, 18	Ongoing
<b>Twin Peaks</b>	Acquire needed property, work with Conocco Phillips to clean up underground contamination, and develop energy efficient and energy producing, affordable housing for low- and moderate-income housing	5, 12, 13, 16, 18	Ongoing
<b>Evanston</b>	Acquire needed property and develop 1.2-acre site with energy efficient and energy producing, affordable housing for low- and moderate-income households	12, 18, E, F	In Pipeline
<b>Brighton</b>	Acquire needed property and develop 77 affordable, energy efficient and energy producing affordable townhomes	12, 13, 18, 21, 22, A, E, F	In Design
<b>Monte Vista</b>	Acquire needed property and develop approximately 65 energy efficient and energy producing affordable housing apartments	12, 13, 18	In Design
<b>Town Center</b>	Acquire needed property and develop 60-unit energy efficient and energy producing, affordable senior housing complex	3, 5, 6, 9, 12, 16, 17, 18, 21, 22, B, C, E, F, H,	In Design
<b>Oak Knoll Villas</b>	Acquire and rehabilitated a 52-unit multifamily housing complex (outside of, but of benefit to the Project Area)	11,12,13,15,18, A, C	Under Construction
<b>Orange Gardens</b>	Acquire and rehabilitated a 52-unit multifamily housing complex(outside of, but of benefit to the Project Area)	11,12,13,15,18, A, C	In Design

Table 2 – Redevelopment Projects and Programs

<b>Housing Programs</b>			
<b>Affordable Housing Assistance</b>	Create, preserve, and enhance affordable housing throughout the Poway community	12, 13, 15, 18	Ongoing
<b>HomeShare &amp; Community Connections</b>	Provide services and referrals to low-income households needing shared, transitional, and/or emergency housing	18	Ongoing
<b>Housing Rehabilitation Loan</b>	Help low- and moderate-income homeowners preserve & improve their homes with deferred interest loans	9, 11, 12, 13, 15, 18, A	Ongoing
<b>Housing Special Programs</b>	Provide grants to non-profit housing developers to build internal capacity building, conduct predevelopment work in Poway, and educate the community about affordable housing	9, 13, 18	Ongoing
<b>Mortgage Certificate Credit</b>	Administer requests for State tax credit for first-time homebuyers as State funds are available	12, 13, 18	Ongoing
<b>Oak Knoll Conversion</b>	Partner with housing developers to acquire apartment complexes along Oak Knoll corridor, rehabilitate the buildings, provide amenities, and reduce the rent to affordable levels	11,12,13,15,18, A, C	Ongoing
<b>Poway Royal Rent Subsidy</b>	Provide rental assistance to low-income households living at the Agency-owned mobilehome park	18	Ongoing
<b>Supporting Home Ownership in Poway (S.H.O.P.)</b>	Provide below market loans to low- and moderate-income, first-time homebuyers	11, 12, 15, 18	Ongoing
<b>Commercial Revitalization Programs and Projects</b>			
<b>Business Attraction</b>	Provide financial assistance to attract and retain businesses, includes auto dealer reuse, attraction of commercial uses to Agency-owned property in Old Poway and business park areas	5, 6, 10, 11, 12, 14, 20, 23, A, D	Ongoing
<b>Environmental Remediation</b>	Remediation of contaminated properties	5	Ongoing
<b>Town Center</b>	Identify vision, prepare plans and attract financing for a vibrant Town Center with housing, retail, and office development along Poway Road	3, 5, 6, 8, 9, 10, 11, 12, 13, 17, 18, 20, 21, 22, 23, A, C, D, E, F, G	In Design
<b>Public Infrastructure</b>			
<b>Northcrest Pipeline</b>	Construct a second pipeline to feed the Northcrest pump station	H, 2	Under Construction

Table 2 – Redevelopment Projects and Programs

<b>Fire Protection Upgrades</b>	Upgrade water pipelines to conform to current fire protection flow requirements	H, 2	Ongoing
<b>Boulder Mt. Reservoir</b>	Replace two old reservoirs with a new 1.0 MG Reservoir	H, 2	In Design
<b>Water Treatment Plant Pipeline Connection</b>	Construct a second pipeline that will feed from the water treatment plant to Espola Rd. eliminating the need to upgrade the treatment plant	H, 2	In Design
<b>Aubrey Street Culvert Replacement</b>	Replace existing culvert to improve flow capacity and reduce flooding	H, 2	Future Project
<b>Drainage Master Plan</b>	Develop new city-wide drainage master plan	H, 2	Future Project
<b>Espola / Poway Pipeline</b>	Complete a pipeline to the Welton Reservoir	H, 1, 2	Future Project
<b>Pressure Reducing Station Upgrades</b>	Modernize the existing pressure reducing stations	H, 2	Future Project
<b>Reclaimed Water Distribution Extension</b>	Extend system to serve parks and right-of-way landscaping	H, 2	Future Project
<b>Tierra Bonita / Norwalk Pipeline</b>	Construct pipelines that will increase capacity to meet south Poway demand	H, 2	Future Project
<b>Twin Peaks Pipeline</b>	Construct pipelines that will increase capacity to the Pomerado Reservoir	H, 2	Future Project
<b>Woodcliff Pump Station</b>	Modernize the existing pump station	H, 2	Future Project
<b>Drainage Structure Improvements</b>	Install drainage structure improvements	H, 2	Future Project
<b>Water System</b>	Install water system capacity upgrades	H, 2	Future Project
<b>Cloudcroft Pump Station Emergency Generator</b>	Add additional portable or permanent generators at the facility	H, 2	Complete
<b>Pressure Reducing Station</b>	Installation of pressure reducing station at Community Rd.	H, 2	Complete
<b>Parks and Public Facilities</b>			
<b>Sports Field Improvements</b>	Complete sports field renovations	H, 7, 13	Ongoing
<b>ADA Improvements</b>	Assess needs and install improvements to address deficiencies	11, 17, B	Ongoing
<b>Park Development</b>	Development and improvement of parks, recreational facilities, and open space.	7, 13, 14, H	Ongoing
<b>Old Poway Park</b>	Implement the park master plan	7, 13, 14, H	Ongoing

Table 2 – Redevelopment Projects and Programs

<b>Public Facilities Improvements</b>	Installation of public facilities and improvements to revitalize and leverage private investments in the Project Area including solar and water / energy efficiency upgrades when feasible	13, 14, 23, 24, B, H	Ongoing
<b>Big Stone Lodge</b>	Demolish existing roof and exterior structures leaving the stonewalls intact and develop site into passive park	A, B, D, H	In Design
<b>Community Park Master Plan</b>	Complete and implement master Plan for buildings, fields, and facilities in Community Park	7, 11, 13, 17	In Design
<b>Old Poway Park Maintenance Facility</b>	Improvements to the Old Poway Park maintenance facility	H, 7, 13	In Design
<b>Lake Poway</b>	Improvements to park facilities	13, H	Future Project
<b>Berglund Water Treatment Plant</b>	Upgrade treatment plant	H, 2	Future Project
<b>Fire Station III Slope Reconstruction</b>	Erosion control improvements north of Fire Station III	H	Future Project
<b>Lake Poway Pavilion</b>	Construct Lake Poway Park Pavillion	H, 7, 13	Future Project
<b>Lake Poway Spray Area</b>	Construct a water spray area for children at Lake Poway	H, 7, 13	Future Project
<b>Old Poway Railroad Restoration</b>	Improvements to Old Poway Railroad	H, 7, 13	Future Project
<b>PCPA</b>	Complete renovations of facility and systems	H, 7, 13	Future Project
<b>Raw Water Pump Station 1 Enclosure</b>	Enclose the existing outdoor facility located at the treatment plant and attach the new building structures to the existing chlorine electrical building	H, 2	Future Project
<b>Veteran's memorial</b>	Design and construct memorial park	H, 7, 13	Future Project
<b>Community Pool Upgrades</b>	Construct a zero depth spray area and water slide receiving pool for children	H, 7, 13	Future Project
<b>Templars Hall</b>	Construct patio at Templars Hall	H, 7, 13	Future Project
<b>Property Acquisition</b>			
<b>Town Center</b>	Acquire parcels in the Town Center planning area for the development of a Town Center that includes affordable housing for seniors		Ongoing
<b>Roads</b>			
<b>Oak Knoll Improvements</b>	Improvements to Oak Knoll Road sidewalks, utility undergrounding, and on-street parking between Poway and Carriage Road (outside of, but of benefit to the Project Area)	2, 4, 6, 8, 9, 12, 14, 17, B, E, H	Under Construction

Table 2 – Redevelopment Projects and Programs

<b>Street Improvements</b>	Installation and widening of streets, concrete curbs, gutters, sidewalks, and access ramps throughout the City	2, 4, 6, 8, 9, 12, 14, 17, B, E, H	Ongoing
<b>Espola Road EIR</b>	Preparation of an alignment study including design work and an environmental impact report (EIR) for ultimate width improvements to Espola Road from Twin Peaks to Titan Way	4, 8, 9, 12, 14, 17, B, H	In Progress
<b>Midland Road Improvements</b>	Hilleary to Edgemoor	H, 4, 8, 13	Future Project
<b>Poway Road Corridor Improvements</b>	Study and implement median, sidewalk, traffic and traffic signal adaptive system improvements	H, 4, 6, 8, 13, 23,	Future Project
<b>Sewer</b>			
<b>Sewer Lines</b>	Installation and upgrades of sewer lines	2, 3, 14, H	Ongoing
<b>Sewer Master Plan</b>	Update existing and create new Citywide master plan	H, 2	Future Project
<b>Sewer System</b>	Install improvements to enhance sewer system capacity	2, 3, 14, H	Future Project

**IV. PROJECTED REVENUES AND EXPENDITURES**

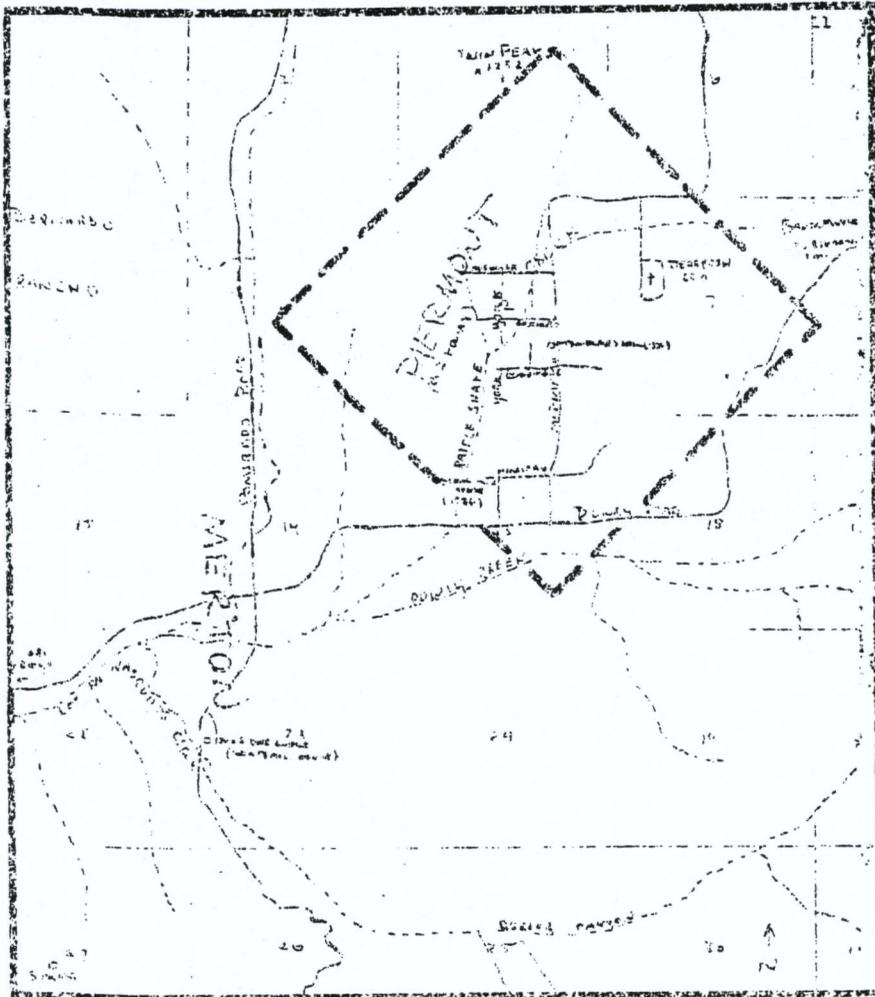
**A. Overview of Agency Revenues**

Agency revenues come primarily from tax increment that is generated when property taxes exceed the property tax levels when the redevelopment area was adopted. The Agency’s revenues are divided into three categories, General Fund, Low-Mod Housing Fund and the Housing Special Program Fund. The Agency General Fund receives 78% of the total tax increment collected by the Agency. These funds can be spent on general redevelopment activities. State law mandates that the Agency set aside 20% of its funds in a Low-Mod Housing Fund. Those funds can only be spent on activities that preserve, create and improve affordable housing in Poway. Finally, the Housing Special Program Fund receives 2% of Poway’s tax increment. That special set aside is unique to Poway and resulted from a 1995 court settlement. Those funds are to be spent on organizational capacity building for non-profit housing developers, predevelopment expenses for affordable housing developments, and outreach and education about the benefits of affordable housing.

A description of each fund and the projected revenues and expenditures follow. The Agency General Fund and the Housing Special Program Fund activities are summarized below. The Low-Mod Housing Fund activities are addressed in the section of this report call the Housing Production Plan.

# OLD POWAY SPECIFIC PLAN

(SP 88-01)



A COMPONENT of the Poway General Plan

1988

3. Additionally, a 4.75-acre site bounded by Aubrey Street (north), Temple Street (south), Sycamore Avenue (west), and Midland Road (east) was proposed as a new City-park site (Old Poway Town Park). (A City-initiated specific plan for the park site has since been approved and is hereby incorporated by reference into this document.)
4. Since the time the analysis was conducted, three residential condominium projects have begun on parcels within the RC zone as follows:
  - Northeast corner of Midland Road and Adrian Street - 18 units
  - Southeast corner of Midland Road and Edgemoor Street - 38 units
  - Southwest corner of Midland Road and Scots Way - 48 units

### VIII. SPECIFIC PLAN GOALS

1. Coordination of the development, expansion, and conservation of the form and character of Old Poway with the land use, circulation, public facility, growth, and environmental quality plans and programs of the City of Poway.
2. Maintenance and establishment of circulation patterns and traffic networks which foster public safety and convenience, and discourage through traffic in residential areas.
3. Resolving the land use and planning problems, deficiencies, and environmental concerns associated with the Old Poway area.
4. Creation of physical buffers or open spaces which ameliorate the existing and adverse conditions of changing land uses along interfaces.
5. Improvement of public facilities, including streets, alleys, drainage ways, and infrastructure; promotion of traffic safety and efficient levels of traffic service; planning and development of parks; educational and recreational facilities; public/quasi-public institutions; and community and neighborhood civic and social centers.
6. Revitalization and enhancement of obsolescent or declining areas, facilities, and infrastructure of the Old Poway area through a private-sector/public-sector partnership, and a balanced program of conservation, rehabilitation, redevelopment, and environmental protection.
7. Encouragement of the development of quality residential, commercial, and mixed use projects which enhance the historic preservation, environmental and aesthetic quality, and goals of the Poway General Plan.
8. Establishment of an historic resource preservation plan and ordinance.
9. Encouragement of commerce and retail trade through the careful planning and development of appropriate land uses, including but not limited to, restaurants, bed and breakfast inns, public meeting/assembly facilities, civic buildings, and neighborhood parks and passive/active open spaces.

10. Establishment of the "Old Poway" theme through the implementation of the architectural standards and guidelines, historic exterior colors, and signage guidelines contained within Part One of this document.
11. Establishment of a system of circulation to accommodate bicycle, pedestrian, riding and hiking activities.
12. Procurement, careful siting, and maintenance of works of fine art or public art features.
13. Substantial conformance with the guidelines for commercial and residential structure setbacks contained herein.
14. Adherence to the City's parking, landscaping, community design, open space, and environmental protection plans and programs.
15. Encouragement of sensitive planning and design of major focal points within Old Poway such as the Old Poway Center and Old Poway Park.
16. Implementation of the streetscape plan for Old Poway.
17. Encouragement of community, private developer, and land owner participation in the implementation of this specific plan through redevelopment activity and outreach programs.
18. Establishment of commercial land uses along Midland Road which are complementary to and supportive of the land uses within the Old Poway Park.
19. Implementation of the signage guidelines and historic exterior colors contained in Part One of this document.

## IX. OBJECTIVES AND STATEMENTS OF POLICY

### Objectives

1. Application of the City of Poway's community design environmental review procedures, landscape standards, and the guidelines, standards and criteria of the Old Poway Specific Plan to the development, redevelopment, and conservation of the Old Poway area.
2. Application of the principles and standards of the Safety Element of the Poway General Plan, including those which pertain to police protection, fire prevention and control, and seismic safety, to the special requirements of Old Poway.
3. Establishment, development, and continuing management of mixed use projects.
4. Substantial improvement of the project area's land use patterns and spatial relationships; economic picture; and streetscape planning, community design, and aesthetic quality.

5. Substantial stoppage of urban decline and blight; through the rehabilitation and conservation of the physical fabric and structures of the project area.
6. Addressment of the replanning, rehabilitation, and replatting of the special study areas identified herein.

Statements of Policy

1. The City should establish programs, and initiate projects for the conservation, improvement, and rehabilitation of the project area's declining physical, and adverse environmental conditions.
2. The City should establish programs oriented towards the comprehensive improvement of Old Poway's economic picture.
3. The City should address the project area's transportation, traffic, drainage, and infrastructural needs through intensified capital-improvement programming, and special programs tailored to the special needs of Old Poway.
4. The City should implement the Old Poway Streetscape Plan and the architectural Design Standards and Guidelines of Part One.
5. The City should Address the project area's sewer, water, and public utility needs.

X. PLANNING AND DESIGN PROPOSALS, SPECIAL REQUIREMENTS

The uses permitted for commercially zoned properties located within the CG zone in the Old Poway Specific Plan area shall be the same as for the Commercial General (CG) zone of the Zoning Development Code with the following exceptions.

Commercial General (CG Zone) Land Uses

The following uses shall not be permitted:

1. Adult Businesses as defined in Sections 17.04.040 through 17.04.085
2. Appliance stores and repair
3. Athletic and Health Club
4. Automobile and or truck services (including, but not limited to, body repair, painting, and car washes) and sales
5. Boat and camper sales and services
6. Fast food restaurants with drive-in or drive-through
7. Equipment rental yards including, but not limited to, trucks, trailers, hitches and services thereof

Structural setbacks for residential projects shall be the same as the requirements of the Zoning Development Code (R zones) except when the City Council determines that a deviation from these standards will further the goals of this plan or is necessary because of lot configuration, potential environmental impacts, other physical constraints, and land use compatibility with surrounding land uses.

#### **XV. CIRCULATION, TRANSPORTATION, DRAINAGE, AND INFRASTRUCTURE**

Over a period of many years, prior to the City of Poway's incorporation in 1980, Old Poway has evolved from a rural community to an urban settlement. This has occurred with a minimum of governmental planning. Consequently, drainage and infrastructure improvements were installed in a piece-meal, uncoordinated manner. This has resulted in a drainage and infrastructure system which is largely substandard and does not adequately serve the project area.

Many of the existing streets and alleys in the project area do not meet the City of Poway's design standards. These standards include specifications for street width, sidewalks, curbs, gutters, and driveway entries. In order to address and resolve these deficiencies, the following is proposed.

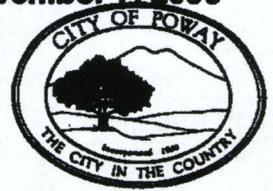
1. Streets which are characterized by congestion, or fail to provide effective circulation have a deleterious impact upon the areas they serve, and should be immediately and comprehensively studied.
2. Walkways used by children going to and from school should be improved and separated from vehicular traffic. Furthermore, new development and redevelopment projects should be required to place greater emphasis on pedestrian activity.
3. A capital improvement program should be prepared for the project area. This program should address the storm drain, sewerage, water, other utilities, transportation/circulation, and related infrastructural needs of the community.

#### **XVI. OPEN SPACES**

Old Poway's rural character and environmental quality can be maintained and enhanced through the provision of open spaces that are either natural or improved as part of a development project. One of the most visually prominent natural features in the project area is Rattlesnake Mountain. Because of its historical significance, ownership record, and its importance to the community as an environmental resource, it is proposed that this topographic feature be renamed "Kent Hill."

The following criteria for the siting of open space should be employed in the consideration of development in the project area:

1. Private and public open spaces such as parks, promenades, plazas, and enclosures should be incorporated as design features.

**AGENDA REPORT SUMMARY**

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Rod Gould, City Manager *RG*

**INITIATED BY:** Niall Fritz, Director of Development Services *NF*

**DATE:** November 14, 2006

**SUBJECT:** Old Poway Park Master Plan Update

**ABSTRACT**

This report provides an update on all of the proposed development projects identified in the Old Poway Park Master Plan. This includes the Veterans Memorial, Poway Fine Arts Education Center, Café, Train Depot, Farmers Market and Farmers Market Parking Lot, Restaurant site and the Midland Road street improvements. It also discusses the status of the Midland Animal Clinic and the Brighton Housing project. The report recommends the creations of a Veterans Memorial committee and the selection of conventional roofing materials over the originally proposed zinc roof tiles and gutter on the Train Depot, resulting in a \$360,000 cost saving. Due to increasing construction costs, the report seeks City Council approval to reallocate \$1,124,400 in City funds to fully fund the selected projects.

**ENVIRONMENTAL REVIEW**

A Negative Declaration was previously issued that adequately addressed potential environmental impacts associated with the General Plan Amendment/Zone Change 04-01 and Development Reviews 05-02, 05-03 and 05-04 for Train Depot, Poway Fine Arts Education Center and Café. No additional environmental is required.

**FISCAL IMPACT**

The following appropriations are required to fund the Old Poway area projects as proposed:

- Drainage AB1600 (Fund 232): \$350,000
- 2002 RDA TABs Construction (Fund 440): \$480,400
- Low-Moderate Housing (Fund 471); Brighton Housing Project development impact fees; \$294,000

**ADDITIONAL PUBLIC NOTIFICATION AND CORRESPONDENCE**

None.

**RECOMMENDATION**

It is recommended that the City Council:

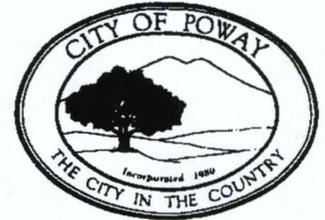
1. Approve the City and Redevelopment Agency Benefit Resolutions.
2. Concur with the establishment a Veterans Committee.
3. Concur with use of the asphalt shingle and aluminum gutters on the Train Depot.
4. Appropriate \$350,000 from the Drainage AB1600 (Fund 232) unappropriated fund balance, utilize \$480,400 from the unappropriated fund balance 2002 RDA TABs (Fund 440) and encumber \$294,000 from the development impact fees (Fund 471) to be paid by the Brighton Housing Development.

**ACTION** Approved staff recommendation with the exception of Option 3. Adopted Resolution Nos. 06-087 and R-06-07. Council eliminated Option 3 as the train depot was referred back to staff for redesign. 5-0.

*L. Diane Shea*  
L. Diane Shea, City Clerk

# CITY OF POWAY

## AGENDA REPORT



**TO:** Honorable Mayor and Members of the City Council  
Honorable Chair and Members of the Redevelopment Agency

**FROM:** Rod Gould, City Manager/Executive Director *RG*

**INITIATED BY:** Niall Fritz, Director of Development Services *NF*  
Dena Fuentes, Director of Redevelopment Services *DF*  
Patti Brindle, City Planner *PB*  
Jim Lyon, Senior Planner *JL*  
Jonathan Smith, Senior Engineer *JS*

**DATE:** November 14, 2006

**SUBJECT:** Old Poway Park Master Plan Update: An update on the status of various development projects proposed in the Old Poway Park Master Plan including the Veterans Memorial and the Midland Road street improvements.

APNs: 314-202-16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 and 30, 314-212-02, 03, 04, 05, 06 and 07, 314-220-02, 03, 34 and 35.

### BACKGROUND

At the City Council meeting of August 15, 2006, City Council requested a status report on the proposed Veterans Memorial in Old Poway Park. This report provides an update on that project, along with the status of the other proposed development projects identified in the Old Poway Park Master Plan, including the Poway Fine Arts education Center, Train Depot, Café, Restaurant and Farmers Market building and Midland Road improvements. The report recommends concurrence to create a Veterans Memorial Committee, a substitution in roof materials for the Train Depot, the approval of benefit resolutions and the appropriation of funds to fully finance the Midland Road and associated building improvement projects.

On February 24, 2004, the Poway City Council approved the Old Poway Park Master Plan (Master Plan). The proposed Master Plan represented the completion of a planning process that intended to enhance the historic character of the Old Poway area and to guide the expansion of Old Poway Park based on the expressed needs and desires of the community. The Master Plan site plan, and the companion Conditional Use Permit 89-10 and Specific Plan 88-01D applications legally noted the general location and uses permitted in association with the proposed Poway Fine Arts Education Center, adjoining Café, Farmers Market Building, Train Depot, six potential sites for a Veterans Memorial, and Midland Road street improvements (Attachment A). Any significant change to location, appearance or use of these facilities will require a modification of one or more of these applications. Since the adoption of the Master Plan some of these projects are moving forward, others have been delayed, deleted or relocated.

On April 5, 2005, the City Council considered Development Reviews (DRs) 05-02, 05-03 and 05-04 for the Poway Fine Arts Education Center, Train Depot and Café, respectively. The City Council approved the site plan and design for the Train Depot and Café, but continued the Poway Fine Arts Education Center. After several design modifications, the City Council approved the Poway Fine Arts Education Center on August 30, 2005.

## **FINDINGS**

The following provides a status report on each of the projects in the Old Poway Park area:

### **Veterans Memorial**

Mark Cavagnero Associates proposed six potential locations for a Veterans Memorial in the Master Plan. These locations, noted in Attachment C, included behind the Poway Fine Arts Education Center, the northeast corner of Midland Road and Adrian Street, the westerly terminus of Adrian Street, at the Park entrance between the Train Depot and the Nelson House, and two possible locations within the passive park area behind the gazebo. The location of the memorial should be determined based on the type of monument selected. For example, a plaque and flag combination could be placed in a more active location, such as the entrance to the Old Poway Park on Midland Road. A more contemplative/reflection-type monument, such as a wall with the names of fallen Poway veterans, should be located in a quiet area of the Old Poway Park.

In the early stages of the Master Plan, the main focus of the Master Plan was on the Poway Fine Arts Education Center and Train Depot. As such, the type and location of the Veterans Memorial was deferred to a later date, with no additional effort made to coordinate with the veterans' community, nor were any monument concepts prepared. As there are a variety of options as to the potential type and location of a Veterans Memorial, staff is recommending the creation of a Veterans Committee. Staff would prepare a subsequent report for City Council consideration outlining the committee's goals and organizational make up.

There is approximately \$500 currently available in the Capital Improvement Project budget (Project 1118D) for a Veterans Memorial. Additional funding will be required.

### **Train Depot**

The Train Depot includes a train museum, office space for city staff and a loading and unloading area for the train. Final design of the Train Depot is nearly complete and the project is expected to go to bid in January 2007. Construction is anticipated to begin in March 2007. The estimated building construction cost is \$3,204,000.

As originally proposed, the building includes the use of black zinc roofing shingles and gutters. Staff recommends replacing the black zinc shingles and gutters with black asphalt shingles and aluminum gutters. The change in materials will not change the look approved the Development Review permit and will be similar to the roof materials used on the Hamburger Factory and the Nelson House. The cost savings by replacing the proposed zinc shingles and gutters with black asphalt shingles and aluminum gutters would be \$316,000, reducing the total project cost to

\$2,888,000. With this design option, no additional funding is required if the City Council concurs the selection of a less expensive roof materials.

### Related Park Improvements

In addition to the Train Depot, there are several other projects in the immediate area that Staff is recommending be completed in association with the construction of the Train Depot. These projects include:

- Relocation of the Hamburger Factory Trash Enclosure
  - Estimated Construction Cost - \$6,500
  
- Relocate Water Tower
  - Estimated Construction Cost - \$113,500

Total Relocation Cost                      - \$120,000

The relocation of the trash enclosure would move it away from a main entry into the Old Poway Park and make it more accessible to the Hamburger Factory staff. Relocation of the water tower would preclude closing of the entry into the Hamburger Factory parking lot during water reloading. With the relocation, the train could be stopped at the Train Depot, load passengers and reload with water at the same time.

Funding for the trash enclosure will come from the Capital Replacement Facilities Fund 617. This fund was established to fund the cost of maintaining, upgrading, and performing repairs for existing City facilities. Funding to relocate the water tower will come from the unappropriated fund balance 2002 RDA TABs (Fund 440). See Attachment D for a map of the relocation projects.

### Poway Fine Arts Education Center

On July 18, 2006, the City Council reviewed a report on the status of the Poway Fine Arts Education Center that included its funding deficiencies and alternatives to the construction of a main facility in Old Poway. As a result of their discussion, the City Council directed staff to:

- Engage in negotiations with Poway Unified School District (PUSD) for a joint facility in the Business Park and asked staff to bring back the results of the negotiations for City Council consideration.
  
- Explore options with the Brighton Affordable Housing development.
  
- Explore options in a stand-alone project in Old Poway Park with another partner.
  
- Explore options of incorporating an arts education program/center into the future re-design of the Poway Community Park.

PUSD is in negotiations to acquire a building in the Business Park. The City is currently discussing with PUSD potential options to incorporate a Poway Fine Arts Education component into the building. Exploration of any of the options mentioned above will take time. Implementation of an option(s) as a single action, or collectively, will preclude the development of a Fine Arts Education Center in the Old Poway area.

### Café

The Café served as a companion facility providing conference and dining support to the Poway Fine Arts Education Center. Construction plans for the Café are 50% completed. However, due to rising construction costs and the probable relocation of the to the Poway Fine Arts Education Center, no additional effort has been made toward designing or constructing this facility.

### Farmers Market Building

On January 18, 2005, the City Council directed staff and Mark Cavagnero Associates to proceed with the architectural design of the Art Center, Train Depot and Café and to preserve the location of the Farmers Market Building, but not to proceed with any additional design work. A Development Review permit was not approved for this structure, and no additional effort has been made on this project.

### Restaurant

On the southeast corner of the Farmers Market parking lot, near the Pacific Bell building, the Old Poway Park Master Plan anticipated a 4,000 - 6,000-square foot-restaurant. The City continues to solicit interest in a tenant for the site. No architectural design or site work has been prepared for this project.

### Parking Lots

- **Poway Fine Arts Education Center (Front)** – As a result of the PUSD discussions, the building site for the Poway Fine Arts Education Center will not be used. Staff is proposing to utilize this site for a parking lot (Attachment E). Staff is proposing to construct a temporary parking lot that would include grading, placing asphalt grindings generated from the work on Midland Road, relocating the existing box trees from the current Farmers Market parking lot to this site, and constructing minor drainage improvements. No lighting is proposed with this option. The estimated cost for this work is \$74,000.

If the City Council wanted to make this a permanent parking lot, it would require grading, three inches of asphalt, chip sealing the parking lot with colored rock, landscaping, drainage improvements, and lighting. The estimated cost for this work is \$220,000. This would increase the total estimated cost by \$146,000 over the \$74,000 allocated to the project. No funding source has been identified to cover the estimated cost difference.

- **Poway Fine Arts Education Center (Rear)** – The Old Poway Master Plan depicted a parking lot to the rear of the Poway Fine Arts Education Center. A portion of the parcel was also made available for possible use by the Brighton Housing project. Therefore, the design of Brighton Housing may affect the final design of the parking lot. As it appears that the Arts Center will not be built at its original location, and as staff is proposing a temporary parking lot on the front of this property facing Midland Road, there is no immediate need to construct another parking lot on the rear of the parcel. As such, staff is proposing that construction of the rear section of the Poway Fine Arts and Education Center site parking lot be deferred until after the final design for the Brighton Housing project is approved.

- **Farmers Market Parking Lot** – The Old Poway Park Master Plan also proposes a permanent paved parking lot on the west side of Midland Road, south of Temple Street. This area is currently a dirt parking lot used for overflow for the Old Poway Park and the weekly Farmers Market. This parking lot also includes the sites of the proposed Farmers Market Buildings and Restaurant. As the construction of the Farmers Market Building and Restaurant are not anticipated in the near future, staff is proposing to expand the parking lot into the Farmers Market Building and Restaurant locations. This action preserves the location of these two buildings, while providing the additional space to accommodate both routine parking and the weekly open air Farmers Market.

The creation of a permanent parking lot would require minor grading, landscaping and irrigation and the paving of the lot with a chip seal similar to that used in the Aubrey Park parking lot. The estimated cost to pave and landscape the Farmers Market Parking Lot, including the site of the former Farmers Market building and Restaurant site, is \$360,000. The proposed budget includes these improvements costs.

#### Midland Road Street Improvements

The Midland Road street improvement project is near final design (Attachment E). The proposed design would include a two-lane road with angled street parking between Edgemoor and Adrian Streets, landscaped planters, street and pedestrian lighting, street furniture, brass fire hydrants, decorative pedestrian crossing markers. Storm drain improvements and new sewer and water lines would also be placed in Midland Road.

A wood boardwalk would be constructed along the western side of Midland Road from Aubrey Street to Temple Street. Textured and colored concrete sidewalks would be constructed along the eastern side of the same roadway section (Attachment F). The texture concrete would appear as a grey background with a mixture of rust and brown-toned colored rock intermixed with the cement. A distressed brick print would be placed in the pop out areas in front of the former Poway Fine Arts Education Center and on the curb returns at the intersections of Midland and Temple Streets. On Midland Road, at the intersections of Edgemoor and Aubrey Street, tan salt finish concrete with be used at the corners, matching the color and texture used at the Park entrance near the Nelson House.

The project is expected to go out to bid in January 2007, with construction starting in March 2007. The estimated cost for this work is \$3,200,000.

Associated Street Improvements

- **Temple Street – Hamburger Factory to the Unnamed Street**  
This project would pave this road section and construct a wood boardwalk on the west side of Midland Road into the Park and a concrete sidewalk on the east side of Midland Road into the commercial area. The project would also include landscaping and on street parking. The estimated cost for these improvements is \$130,000 and is incorporated into the project budget.
  
- **Unnamed street improvements – Edgemoor Street to Adrian Street**  
The unnamed street is an existing public alley located directly behind the Old Poway Village commercial center and interconnects Edgemoor to Temple Street. The purpose for the street upgrade is twofold. First, the street will become an integral part of the circulation pattern for the future Brighton Housing project. Due to anticipated continually rising construction costs, the construction of the street and associated water, sewer and drainage improvements at this time will ultimately result in a cost savings to the Brighton Housing project.

Secondly, the Old Poway Park Master Plan spoke of the concept of closing Midland Road between Adrian and Edgemoor for large events at Old Poway Park or the Midland Road Street Fair. This additional area would permit commercial vendors to set up in the street. Pass-through traffic would be accommodated on the unnamed street that would redirect them around the event.

The proposed street improvement would pave and widen the alley to 24 feet in width, would include concrete curb and gutter, traffic calming feature and incorporate new water, sewage and drainage pipe systems. The estimated cost to construct these improvements is \$630,000.

Funding for this project would come from anticipated sewer and drainage impact fees generated by the Brighton Housing project. The total amount available, based on a project density of 91 units, is \$294,000. The remaining \$336,000 would require an appropriation from the 2002 RDA TABs fund balance. Benefit resolutions for both the City and the Redevelopment Agency have been included as Attachments A and B, justifying the use and nexus of the Brighton Housing project funds.

Total Midland Road Improvement Cost

The estimated construction costs noted below for the Midland Road Improvements are based on the project going to bid in January 2007.

- Total cost \$5,378,400
- Total available funding \$4,254,000
- Additional Funding Required (\$1,124,400)
- Potential funding from other sources: \$1,124,400 **(Project fully funded)**

### Other Development in the Old Poway Area

- Brighton Avenue Housing

The Brighton Avenue Affordable Family Housing development is located adjacent to the Old Poway Park Master Plan area and will physically and functionally interact with the Old Poway area. Per the draft Housing Element as reviewed by City Council, the site has a density goal of approximately 91 units. In order to achieve this density, staff will evaluate a two-story design and tuck-under parking for a total of three stories and stay within the 35-foot height limit. In December 2006, the Redevelopment Services Department will present for Agency consideration an exclusive Negotiating Agreement with a proposed development team.

- Midland Animal Clinic

Drs. Augustine and Switzer, owners of the Midland Animal Clinic, have an approved Conditional Use Permit (CUP 03-01) and Development Review (DR 03-03) application for a two-story, Victorian-style animal clinic. However, when the project was bid, construction estimates had more than doubled, making the project fiscally infeasible in its current design. Dr. Augustine subsequently hired a new architect to modify the existing building plans to be financially feasible. Last month, Dr. Augustine and Switzer submitted concept building elevations of a new scaled-down veterinary clinic that follows more of the farmhouse architectural style rather than the previous Victorian style. The building is one-story in height, compared to two stories with towers in the previous design, and utilizes the same overall site plan and quantity of grading. Staff continues to work with Drs. Augustine and Switzer to refine the site plan and building design prior to formal submittal.

### ENVIRONMENTAL REVIEW

A Negative Declaration was previously issued that adequately addressed potential environmental impacts associated with the General Plan Amendment/Zone Change 04-01 and Development Reviews 05-02, -03 and -04 for Train Depot, Poway Fine Arts Education Center and Café. The proposed roadway improvement project is Categorically Exempt as a Class 1 Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines, in that the project involves the minor alteration/extension of publicly owned utility systems, minor alteration of streets, sidewalks and pedestrian pathways, and the installation of public health and safety devices in association with existing facilities.

### FISCAL IMPACT

The following appropriations are required to fund the Old Poway area projects as proposed:

- Drainage AB1600 (Fund 232): \$350,000
- 2002 RDA TABs Construction (Fund 440): \$480,400
- Low-Moderate Housing (Fund 471); Brighton Housing Project development impact fees; \$294,000

**ADDITIONAL PUBLIC NOTIFICATION AND CORRESPONDENCE**

None.

**RECOMMENDATION**

It is recommended that the City Council:

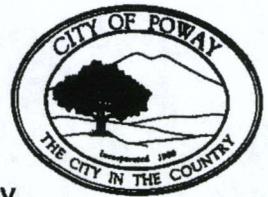
1. Approve the City and Redevelopment Agency Benefit Resolutions.
2. Concur with the establishment a Veterans Memorial Committee.
3. Concur with substituting of the asphalt shingle and aluminum gutters on the Train Depot.
4. Appropriate \$350,000 from the Drainage AB1600 (Fund 232) unappropriated fund balance, utilize \$480,400 from the unappropriated fund balance 2002 RDA TABs (Fund 440) and encumber \$294,000 from the development impact fees (Fund 471) to be paid by the Brighton Housing Development.

Attachments:

- A. Brighton Benefit Resolution - City Council
- B. Brighton Benefit Resolution - Agency
- C. Old Poway Park Master Plan
- D. Water Tower and Trash Enclosure relocation map
- E. Art Center parking lots
- F. Midland Road Improvement Plan

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# AGENDA REPORT SUMMARY



**TO:** Honorable Mayor and Members of the City Council  
Honorable Chairman and Members of the Redevelopment Agency

**FROM:** James L. Bowersox, City Manager/Executive Director

**INITIATED BY:** Niall Fritz, Director of Development Services  
Patti Brindle, City Planner  
Jim Lyon, Senior Planner

**DATE:** February 24, 2004

**SUBJECT:** Approval of Old Poway Park Master Plan

## **ABSTRACT**

At a City Council Workshop in the fall of 2000, several property owners voiced their vision for Old Poway and many residents spoke in support of the inclusion of an arts center. These introductory comments set forth a process that has culminated in the development of the Old Poway Park Master Plan presented with this report. The proposed Master Plan represents the completion of a planning process that is intended to enhance the historic character of the Old Poway area and to guide the expansion of the Old Poway Park based on the expressed needs and desires of the Community. The Master Plan proposes the expansion of the Old Poway Park boundaries to include an art center and related facilities, expansion of the Farmers' Market, accommodation of new commercial development, consideration of a veterans memorial, the creation of additional on- and off-street parking, enhancement of pedestrian circulation, incorporation of additional open space areas, and reduction in the width of Midland Road through the adoption of a comprehensive site plan.

## **ENVIRONMENTAL REVIEW**

This item is not subject to CEQA review.

## **FISCAL IMPACT**

There is no fiscal impact associated with this report.

## **PUBLIC NOTIFICATION AND CORRESPONDENCE**

A public notice was sent to residents within the Old Poway Specific Plan Area and within a 500-foot radius of the Old Poway Specific Plan Area, as well as individuals who attended the Neighborhood Meeting of January 15, 2003, the City Council Workshop of May 15, 2003, and the City Council Meeting of August 5, 2003; Peach Tree Lane property owners; members of the Park and Recreation Committee; the Old Poway Park Action Committee Board; the Community Fine Arts Advisory Committee; and the Redevelopment and Housing Advisory Committee. A copy of this staff report was mailed to Dr. and Mrs. John Augustine, Kevin McNamara, Phil and Clea Spear, Dr. and Mrs. Norman Switzer, and the Mohling/Bailey business.

## **RECOMMENDATION**

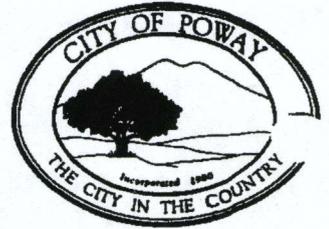
It is recommended that the City Council approve the Old Poway Park Master Plan. It is recommended that the City Council approve the Old Poway Park Master Plan and provide direction on:

1. Whether the Farmers' Market pavilion roof structure should incorporate a long hipped roof, or a main street building frontage, appearance.
2. If the City should impose time restricted parking on Midland Road in front of the Old Poway Village shopping center.

## **ACTION**

# CITY OF POWAY

## AGENDA REPORT



**TO:** Honorable Mayor and Members of the City Council  
Honorable Chairman and Members of the Redevelopment Agency

**FROM:** James L. Bowersox, City Manager/Executive Director *JB*

**INITIATED BY:** Niall Fritz, Director of Development Services *NF*  
Patti Brindle, City Planner *pt*  
Jim Lyon, Senior Planner *JL*

**DATE:** February 24, 2004

**SUBJECT:** Approval of Old Poway Park Master Plan

### BACKGROUND

At a City Council Workshop in the fall of 2000, several property owners voiced their vision for Old Poway and many residents spoke in support of the inclusion of an arts center. Those introductory comments set forth a process that has culminated in the development of the Old Poway Park Master Plan presented with this report.

Mark Cavagnero Associates was hired as the architect responsible for developing a concept design for the art center. This also required the identification of an appropriate site for the art center within the Park. The contract with Mr. Cavagnero was expanded to create an Old Poway Master Plan to incorporate the needs and desires of Old Poway Park uses, the community, and the art center. Over the past year, Mark Cavagnero Associates has worked with the community, City staff, and the City Council in developing several Master Plan concepts that balanced the need for open space, community uses, commercial uses, residential uses, pedestrian circulation, traffic circulation, parking, and infrastructure within the Old Poway area.

Three design concepts were presented to the City Council. Two designs maintained the existing, straight alignment of Midland Road, with the various park, commercial, and residential uses placed on either side of the road. Decorative crosswalks and stop signs provided improved access across Midland Road. The third concept proposed a curved alignment of Midland Road. In this design, the art center was incorporated into the adjacent Old Poway Park by wrapping Midland Road to the east around the art center. These concept designs were presented to the Poway City Council on August 5, 2003. That evening the City Council indicated an initial preference for the curved road alignment, the City Council.

On September 16, 2003, during a progress review of the Master Plan, the City Council expressed desire to create a roadway that accurately portrayed the feeling and design of early Poway and directed staff to finalize the Old Poway Park Master Plan utilizing a straight road option. Mark Cavagnero Associates preliminary straight road alternative is shown as Attachment B. City staff subsequently refined this design and the revised site plan is shown as part of the proposed Master Plan shown in Attachment A.

## **FINDINGS**

The Old Poway townsite along Midland Road was established in 1887. This area of town represents the early Poway Valley during a time when crop and dairy farming, cattle ranching, poultry production, and vineyards were the prominent sources of food and employment. In an effort to retain vestiges of this townsite and Poway's history, the Poway City Council approved the Old Poway Specific Plan in July 1988. The Specific Plan established architectural guidelines, color schemes, sign criteria, land uses, and development standards for a 350-acre area extending generally north to south from Twin Peaks to Apache Road and east to west from Community Road to Tierra Bonita Road. Under the Specific Plan, development adjacent to Midland Road is required to comply with the architectural guidelines and strongly encouraged for the remaining areas within the Specific Plan shown in Attachment B.

The proposed Master Plan represents the completion of a planning process that is intended to enhance the historic character of the Old Poway area and to guide the expansion of Old Poway Park based on the expressed needs and desires of the community. The purpose of the Master Plan is to facilitate the expansion of Old Poway Park boundaries, provide for an art center and related facilities, expand the Farmers' Market, accommodate new commercial development, establish a veterans memorial, create additional on- and off-street parking, enhance pedestrian circulation, incorporate additional open space areas, and reduce the width of Midland Road through the adoption of a comprehensive site plan. The Master Plan is divided into sections that will outline the purpose and scope of the project, the planning process, site analysis, goals and objectives, development opportunities, implementation, and project phasing. The details of the proposed improvements will be discussed within the framework of the Master Plan shown in Attachment A.

### **Master Plan Highlights**

- Expansion of the boundaries of Old Poway Park to the east side of Midland Road between Temple Street and Adrian Street to incorporate a new art center, parking and food service commercial uses.
- The addition of on-street parking between Edgemoor Street and Aubrey Street and the retention of the street as ultimately just two lanes.
- Construction of a lane behind the shopping center extending between Edgemoor Street and Adrian Street. The lane provides an alternative route to permit sections of Midland Road, adjacent to the Park, to be closed for special events.

- Creation of a covered area with restrooms on the southwest corner of Midland Road and Temple Street for use by patrons of the Farmers' Market and other community events.
- Creation of a new streetscape design for Midland Road that will extend from Aubrey Street south to Midland Elementary School. PUSD has agreed to the streetscape improvements in front of Midland Elementary as long as they are funded by the City. The main walkway will consist of a wood boardwalk. Extended pop out paving at main intersections and red flashing signals, mounted within the street at the Adrian Street mid-block pedestrian crossing, will improve pedestrian safety.
- The reservation of two areas located at the south end of the Farmers' Market site and the northeast corner of Midland Road and Adrian Street for future development. The area adjacent to the Farmers' Market is intended for a restaurant.

#### Areas of Discussion

- Depicted in the proposed Old Poway Master Plan is a large structure in the Farmers' Market area. The 50-foot wide by 200-foot long covered display area, or pavilion, would be used as a shade structure by the vendors of the Farmers' Market, craft fairs, and other community events. One design concept for the building would be a continuous structure with a single hipped roof intended to replicate a covered train loading platform. A train depot that already includes a loading platform will be constructed at the northwest corner of Temple Street and Midland Road immediately to the north of the proposed pavilion.

Upon further review of the proposed structure with respect to the Old Poway Specific Plan, staff believes that its size and overall appearance could become an unintentional dominant feature on Midland Road and not pedestrian in scale. To minimize the structure's overall appearance of a long roof, staff is suggesting breaking up the roof structure to better reflect the design themes of the Old Poway Specific Plan. The design could replicate an old commercial street frontage with offsetting roof facades of varying heights, colors, and materials (Attachment D).
- Installation of the streetscape plan will cause the removal of the 12 parking spaces in front of the Bisher's Meats and Old Poway Market building of the Old Poway Village center. The reduction in the number of parking spaces will make the center non-conforming with regard to meeting its on-site parking requirements. The equivalence of the 12 lost spaces will be made up with 18 on-street parking spaces that will be provided as part of the Midland Road streetscape improvements in front of the building and additional parking along the lane to the rear of the building. The City has assured Mr. McNamara that the non-conforming status will not penalize future modifications or office leases in the Old Poway Village center.

Mr. McNamara also has expressed concerns over the continued availability of customer parking for these businesses and the center. In response, staff is recommending that the new 18 on-street parking spaces in front of Bisher's Meats and Old Poway Market be time-restricted spaces in order to meet the parking needs of the center. An appropriate time limit, be it 20, 30, or 60 minutes, will be recommended after further consultation with Mr. McNamara.

#### Future Master Plan Refinements

- The number, location, and angle of parking spaces depicted in the Master Plan will change slightly as the site plan is refined. For example, the parking on Temple Street adjacent to the art center may be angled or eliminated entirely based on conflicts associated with traffic circulation patterns, road widths, and/or the ability to accommodate future building expansions.
- Space planning and initial design work for the art center has been initiated with Mark Cavagnero Associates. The footprint indicated in the Master Plan is the present working footprint. The architecture and final placement of the building should be in accordance with the Old Poway Specific Plan. As such, the building should have no, or minimal setback from Midland Road and should architecturally represent a historic "main street" building or buildings.

#### Implementation

The proposed Master Plan, through the map and associated text, sets forth the general location of the proposed land uses with no reference to zoning classification, design, or architectural shape, size, or color. Specific applications must be approved by the City Council to implement the Master Plan. These applications include:

1. A General Plan Amendment to change the classification of Midland Road, between Edgemoor Street and Aubrey Street, from a 4-lane Arterial Collector to a 2-lane Local Collector.
2. A General Plan Amendment and Zone Change to change the land use and zoning for the publicly owned lands within the Master Plan boundaries from General Commercial (CG) to Open Space-Recreation (OS-R).
3. An amendment to the Old Poway Specific Plan to expand the boundaries of Old Poway Park across Midland Road and south of Temple Street to include other publicly owned land.
4. Individual Development Review permits approving the final design of buildings.

### **ENVIRONMENTAL REVIEW**

This item is not subject to CEQA review.

### **FISCAL IMPACT**

There is no fiscal impact associated with this report.

### **PUBLIC NOTIFICATION AND CORRESPONDENCE**

A public notice was sent to residents within the Old Poway Specific Plan Area and within a 500-foot radius of the Old Poway Specific Plan Area, as well as individuals who attended the Neighborhood Meeting of January 15, 2003, the City Council Workshop of May 15, 2003, and the City Council Meeting of August 5, 2003; Peach Tree Lane property owners; members of the Park and Recreation Committee; the Old Poway Park Action Committee Board; the Community Fine Arts Advisory Committee; and the Redevelopment and Housing Advisory Committee. A copy of this staff report was mailed to Dr. and Mrs. John Augustine, Kevin McNamara, Phil and Clea Spear, Dr. and Mrs. Norman Switzer, and the Mohling/Bailey business.

### **RECOMMENDATION**

It is recommended that the City Council approve the Old Poway Park Master Plan and provide direction on:

1. Whether the Farmers' Market pavilion roof structure should incorporate a long hipped roof, or a main street building frontage, appearance.
2. If the City should to impose time restricted parking on Midland Road in front of the Old Poway Village shopping center.

#### Attachments:

- A. Old Poway Park Master Plan
- B. Mark Cavagnero Associates straight road alternative design
- C. Old Poway Specific Plan boundary
- D. Farmers' Market covered pavilion main street building frontage design alternative.
- E. Farmers' Market covered pavilion hipped roof design alternative.



# **OLD POWAY PARK MASTER PLAN**

## **TABLE OF CONTENTS**

- ◆ Introduction
- ◆ Purpose and Scope
- ◆ Existing Facilities
- ◆ Master Plan Process
- ◆ Design
- ◆ Traffic and Circulation
- ◆ Parking
- ◆ Pedestrian Orientation
- ◆ Proposed Uses
- ◆ Water Element
- ◆ Discretionary Amenities
- ◆ Implementation
- ◆ Exhibit A – Old Poway Master Plan Site Plan

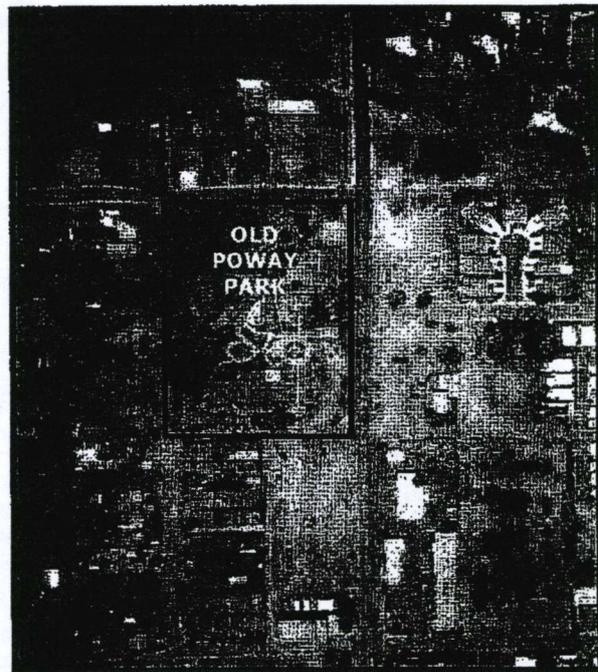
# OLD POWAY PARK MASTER PLAN

## Introduction

The Old Poway townsite located along the central section of Midland Road was established in 1887. This area of town represents the early Poway Valley during a time when crop and dairy farming, cattle ranching, poultry production, and vineyards were the prominent sources of food and employment. In an effort to retain vestiges of this townsite, and Poway's history and architecture, the Poway City Council approved the Old Poway Specific Plan in July 1988.

## Purpose and Scope

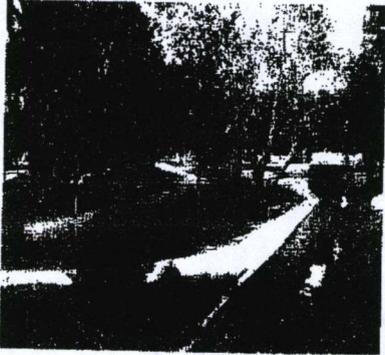
With the subsequent increase in the City's population and the corresponding growth in the popularity of Old Poway Park, the City held a Workshop in September 2000 asking the citizens of Poway what could be done to improve this unique Park. The responses were: more parking, more gathering space, more open space areas, an art center, and additional use facilities. To address these requested amenities, the City initiated a Master Plan development process. The City has worked with a consulting architect to develop a viable site plan, conducted numerous public meetings on the proposed concepts, and sought the opinion and direction of the City Council.



The proposed Master Plan represents a completion of a planning process that is intended to enhance the historic character of the Old Poway area and to guide the expansion of Old Poway Park based on the expressed needs and desires of the community. The purpose of the Master Plan is to facilitate the expansion of the Old Poway Park boundaries, introduction of an art center and related facilities, expansion of the Farmers' Market, accommodation of new commercial development, establishment of a veterans' memorial, the creation of additional on- and off-street parking, enhancement of pedestrian circulation, and incorporation of additional open space areas. These improvements are depicted in the Master Plan site plan.

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## Existing Facilities



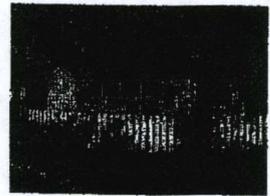
The existing Old Poway Park includes a combination of new and old, developed land and open space. Rattlesnake Creek flows in a northeast to southwest direction, separating the Park into two functions. The portion of the Park located northwest of the creek is situated within the floodway and remains as a large grassy open space filled with historically sized oak and sycamore trees. Picnic tables and barbeques have been constructed to serve the area that is used daily for picnicking and small family parties.

The developed section of the Park is located southeast of the creek, outside the floodway. This section contains new and historic structures and serves as the main activity area of the Park. Structures within the Park include the Porter House, named after Col. Porter, who originally owned the land and built the house. His house has been updated and is now used for meetings and contains the Park ranger's office. Col. Porter was also responsible for bringing the narrow gauge steam train to the Park. The steam engine and passenger cars have been restored and are now used on a weekly basis to transport it passengers around the Park. In the early 1990's, the City constructed a late 1800's period train barn to house the steam engine and cars. A new train depot is proposed that would serve as a complimentary structure to the train barn and as a loading platform for train



passengers. The International Order of Templars Hall, originally located near the Farmers' Market site, was relocated to the center of the Park and rehabilitated. The hall is now used for a multitude of public and private events including meetings, weddings, concerts, and dances. The Nelson House, a classic example of an early Poway farmhouse, was relocated from the east end of Poway Road to a site next to the Porter House and restored. The Nelson

House now serves as a museum preserving the time and lifestyle of early Poway. The Hamburger Factory, a local favorite for families, youth sport groups, teenagers, and adults, is also an early fixture of Old Poway. Before its expansion and restoration in 1989, the building served as a restaurant and bar. The Poway Historical Society museum is located within a building extension behind the restaurant. The gazebo, centrally located between the Hamburger Factory and open space areas, unites the passive and active recreational functions of the Park. The gazebo is used for weddings, concerts, parties, and public presentations.



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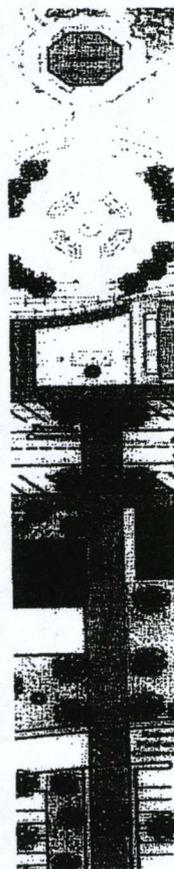
## Master Plan Process

The Master Plan for Old Poway Park has been seen as the first step in the creation of an art education and exhibition facility in Poway. The process began with the City's acquisition of additional land surrounding the Park, which occurred simultaneously with the consideration of a new visual arts education and exhibit facility. The challenge of creating a new visual arts education center for community use within a broad area of recently acquired City-owned land immediately adjacent to the historic Old Poway Park required looking at the Park and the community's needs as a whole through a Master Planning process. A new art education center has the potential of serving the art education and exhibition needs of the community as well as solidifying the connections between the numerous facilities which function now within Old Poway Park. To that end, the Master Planning process began with a number of meetings with the users of Old Poway Park to identify their needs and current and desired uses of the Park. From these meetings, it became apparent that the Park houses a vibrant community and that the existing facilities are used to their fullest capacity. Accommodating additional and expanded uses in the Park for the community, along with the addition of a new arts facility to maximize the public enjoyment of the Park, was critical to truly serve the broader public and not just the art education center users.

## Design

The Old Poway Specific Plan was adopted in 1988. The Specific Plan established architectural guidelines, color schemes, sign criteria, land uses, and development standards for a 350-acre area extending generally north to south from Twin Peaks to Apache Road and east to west from Community Road to Tierra Bonita Road. The Specific Plan established the historic character that guides all future development within the boundaries of the Old Poway Specific Plan. Once the Master Plan is adopted, the City is proposing the construction of several new facilities within Old Poway including an art center, train depot, and covered display area. In compliance with the Old Poway Specific Plan, these facilities should be located adjacent to Midland Road where physically feasible, architecturally historic in character, and pedestrian in scale.

Midland Road currently acts as a divide between Old Poway Park and land City owned land east of Midland Road. In order to convert this current chasm into a connecting seam, the Master Planning effort has focused on making a physical and visual connection across Midland Road. The line of sight from the fountain at the center of Old Poway Park is our point of departure. A decorative walkway extends south across Midland Road, past the art center, across the alleyway terminating at a new clock tower



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located in the parking field north of the present Mohling Construction office building. This axis serves to physically, functionally, and visually connect the two ends of the Park. The axis serves to offer a line of pedestrian movement and a visual connection to new and expanded parking fields. Therefore, pedestrian movement has been given enormous significance. Safety, clarity, and comfort in terms of shelter from sun have all been constants in the establishment of uses within the Park planning area.

### **Design Modifications**

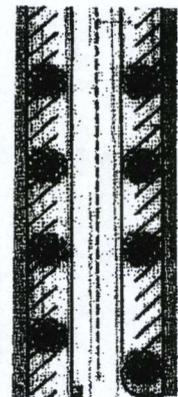
As development moves from Master Plan scale to construction scale modifications will have to be made to adapt the vision to fit the site. Minor modifications to the Master Plan could include the relocation or removal of public and private parking spaces, transposition of buildings within a block, changes in the size and scale of buildings, and the location of street trees and parking lot landscaping.

### **Traffic and Circulation**

After considerable study and comparison, the Master Plan proposes maintaining the existing alignment Midland Road that reflects the feeling and design of the road in early Poway. To further pedestrian safety and to reduce traffic speed, stop signs are anticipated at main roadway intersections in proximity to the Old Poway Park. The intersections could include Midland Road at Edgemoor Street, Temple Street, and Aubrey Street. To enhance public access and to reduce reliance of automobiles in and around the Park, bus turnouts have been incorporated along Midland Road near Aubrey Street. To facilitate access to exiting and proposed uses and parking fields within the Old Poway area, a separate lane is proposed east of Midland Road, behind the existing Old Poway Village center that will interconnect Edgemoor Street to Adrian Street. The lane provides access to off-street parking facilities east of Midland Road and can be used as an alternate north/south route permitting sections of Midland Road to be closed for special Park events.

### **Parking**

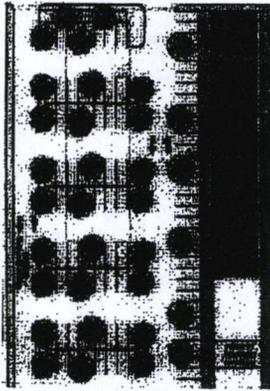
During most weekends or on any holiday, Old Poway Park is the center of multiple public and private activities. The festivities vary from the Saturday morning Farmers' Market, concerts at the gazebo, birthday parties, picnics, and chess games in the open space areas, club meetings within the various buildings, people having lunch at the Hamburger Factory, and/or City-sponsored celebrations throughout the entire Park. Vehicle parking is currently limited to parallel parking along sections of Midland Road and Aubrey Street, a small parking field immediately adjacent to the Hamburger Factory, and a large open lot south of Temple Street. To improve the availability of parking for the



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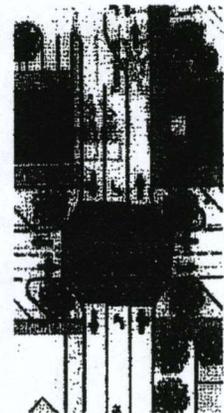
collective uses, the Master Plan envisions the creation of angled parking along Midland Road, enhancement of the parking lot south of Temple Street, creation and expansion of a parking field north of Aubrey Street and the creation of a new parking facility located generally east of Midland Road, between Aubrey Street and Temple Street.

### **Pedestrian Orientation**



Along the west side of Midland Road, a covered display area allows pedestrians to stroll along a segment of the Park sheltered from the hot sun. Starting south of Temple Street, the open-air structure is intended to replicate a covered train loading platform complimenting the train depot to the north. The covered display area introduces the identity and recognition of Old Poway Park much further south than it appears today. This expanded sense of "place" further reinforces the notion of Old Poway Park as a significant community amenity. In addition, this expansion of the Park to the south increases the open outdoor space for events and program utilization. The covered display area screens the large parking field and provides ideal space for craft fairs, periodic City sponsored events like the Old Fashioned Fourth of July celebration, Christmas in the Park, and similar activities. The parking field behind the covered walkway is designed to maximize the utility and quality of the already thriving Farmers' Market. Seen as a very positive public event, the Farmers' Market will be given new support elements including landscaping, restrooms, and park benches. When not in use, these same improvements will make the parking field feel more like part of the Park than a conventional parking lot.

The pedestrian experience is further enhanced through the integration of a public path system through the Park, with fountains and water elements along the way, complementing an abundant shade-giving landscape plan. In congruence with the development of Midland Road as a "seam" to unify rather than a chasm to divide open space, the Master Plan proposes the integration of street trees and a broad sidewalk along Midland Road. This stretch of the road offers a strong sense of open space and Park identity to the vehicular passerby. New crosswalks allow for much safer street crossing and more landscaped adjacency for the pedestrian path connecting parking to the heart of the Park. It also offers the opportunity to integrate the public path with the rich mixture of current and envisioned Park activities. Wood walkways on both sides of the road have been incorporated into the streetscape plan to replicate a wonderful, old-fashioned pedestrian street.



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## **Proposed Uses**

Within the enlarged Park area extending across Midland Road, the art center fronts Midland Road, strengthening the "street" feeling as well as giving such an art center a strong sense of character and place. The building is conceived as a framing element to reinforce the prominence of the public open space and the pedestrian experience within it. An art center located on the pedestrian way would be surrounded by, and would define, the new prominent pedestrian way from the eastern parking field across Midland Road, to the fountain and the center of Old Poway Park. As suggested in the public meetings, additional passive open space areas have been provided on the east side of Midland Road near the art center. To enhance the dining experience, a food court/restaurant pad has also been provided on the east and west side of Midland Road. Other elements desired by the Community for inclusion into the Park include a veterans' memorial. The memorial design will be further explored in a variety of possible locations and approaches -- all with the goal of relating the veterans' heroic efforts back to the community, as this is the community's Park. The Midland Veterinary Clinic is located on the northwest corner of Midland Road and Aubrey Street. The Clinic will move out of the floodway to the southeast corner of this intersection, the Master Plan accommodates the relocation and expansion of the facility.

## **Water Element**



Exploring simple ways to clean the creek water and make it more appealing and hygienic for children to play in will further enhance the water element. The riparian corridor aspects of the waterside trees and vegetation will be further restored and brought back to a more natural condition.

## **Discretionary Amenities**

The Master Plan envisioned a number of additional amenities for Park users that were considered, but are not currently shown on the plan. As it has yet to be determined what these potential uses may be and where they should be located, the Master Plan has left two areas available for future consideration. One site, located on the south end of the Farmers' Market site is reserved for a future restaurant use. The other site, located on the northeast corner of Midland Road and Adrian Street is identified on the Mater Plan as "Future Use To Be Determined". This unallocated area allows the Master Plan flexibility to accommodate future uses that result from the changing needs and desires of the community.

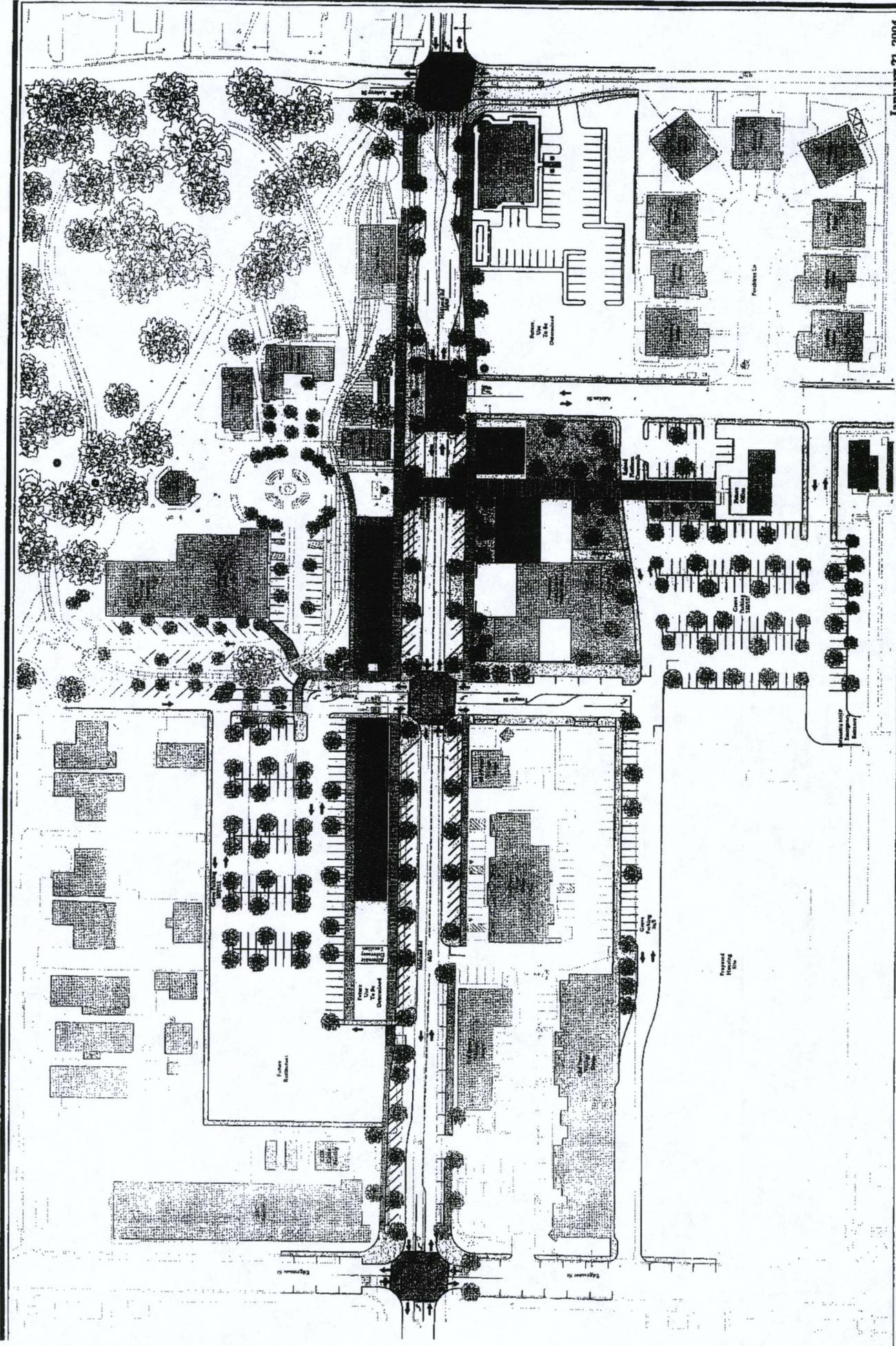
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The Old Poway Park Master Plan has never been seen as the creation of a tourist center or destination point. Old Poway Park is the essence of Poway for the larger community. This sense of the small-scale pedestrian experience dominates the Master Plan. The plan will bring a more intimate feel to the pedestrian experience and maintain Old Poway Park as the collective heart of the community, a place to go, to see, and to enjoy, in Poway, a city in the country.

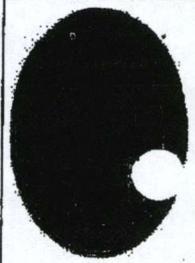
### **Implementation**

There is no specific timing or priority project associated with the implementation of the Master Plan. One of the first tasks in implementing the Master Plan is to set the alignment width of Midland Road. Once established, this will set the foundation for implementation of the streetscape plan and future development within the Park. There is currently strong support for the art center. Design for this and other Park improvements is ongoing. Phasing of the improvements will depend upon the availability of funding.

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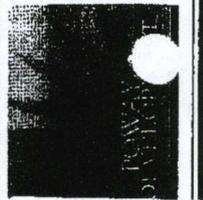
January 21, 2004

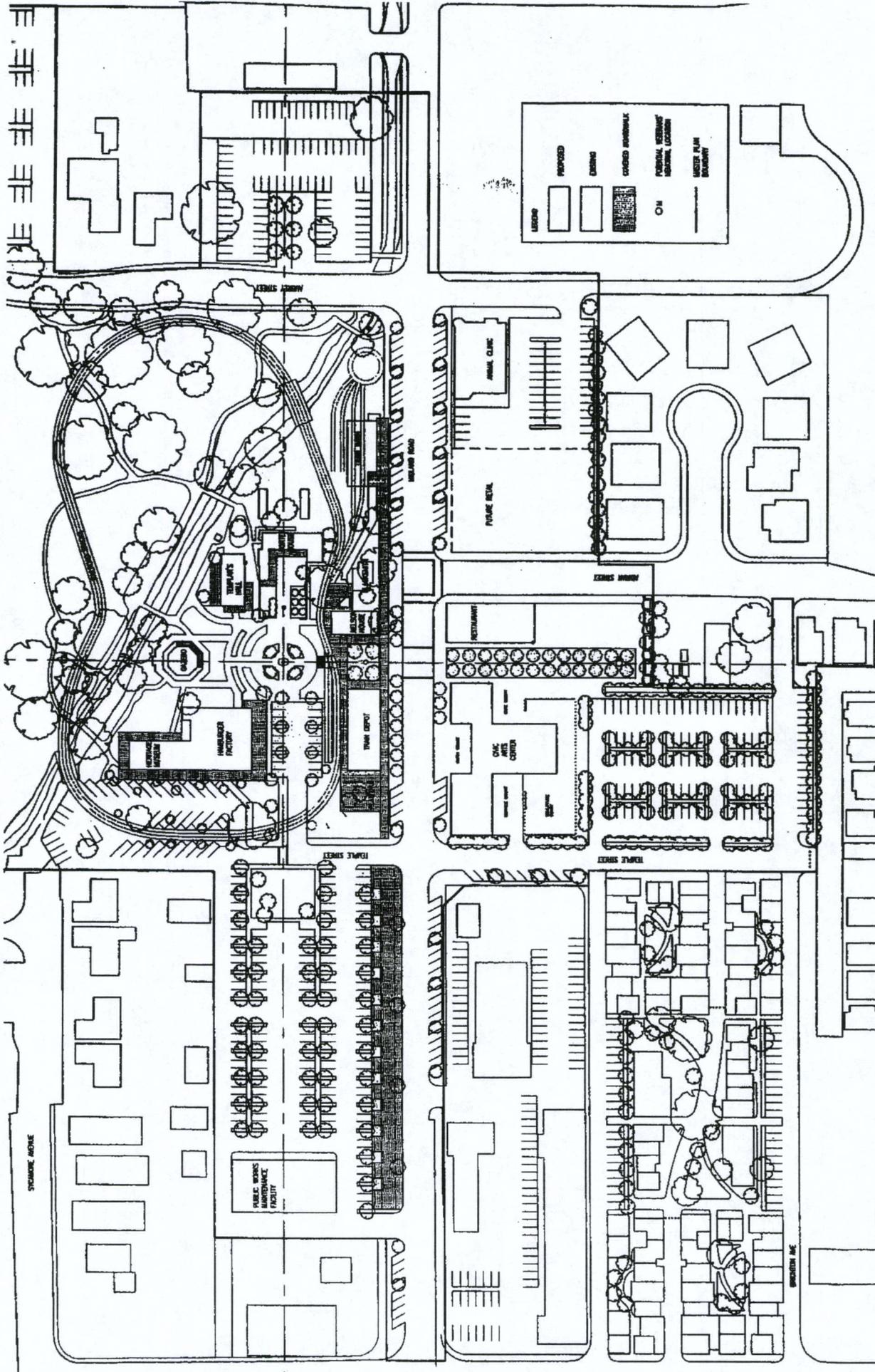


- Proposed Veterans Memorial Locations
  - Existing Building
  - Proposed Building
- Old Poway Master Plan

# Old Poway Park Master Plan

- Scale 1" = 40'
- Concrete
  - Street Pavers
  - Boardwalk
  - Landscaping



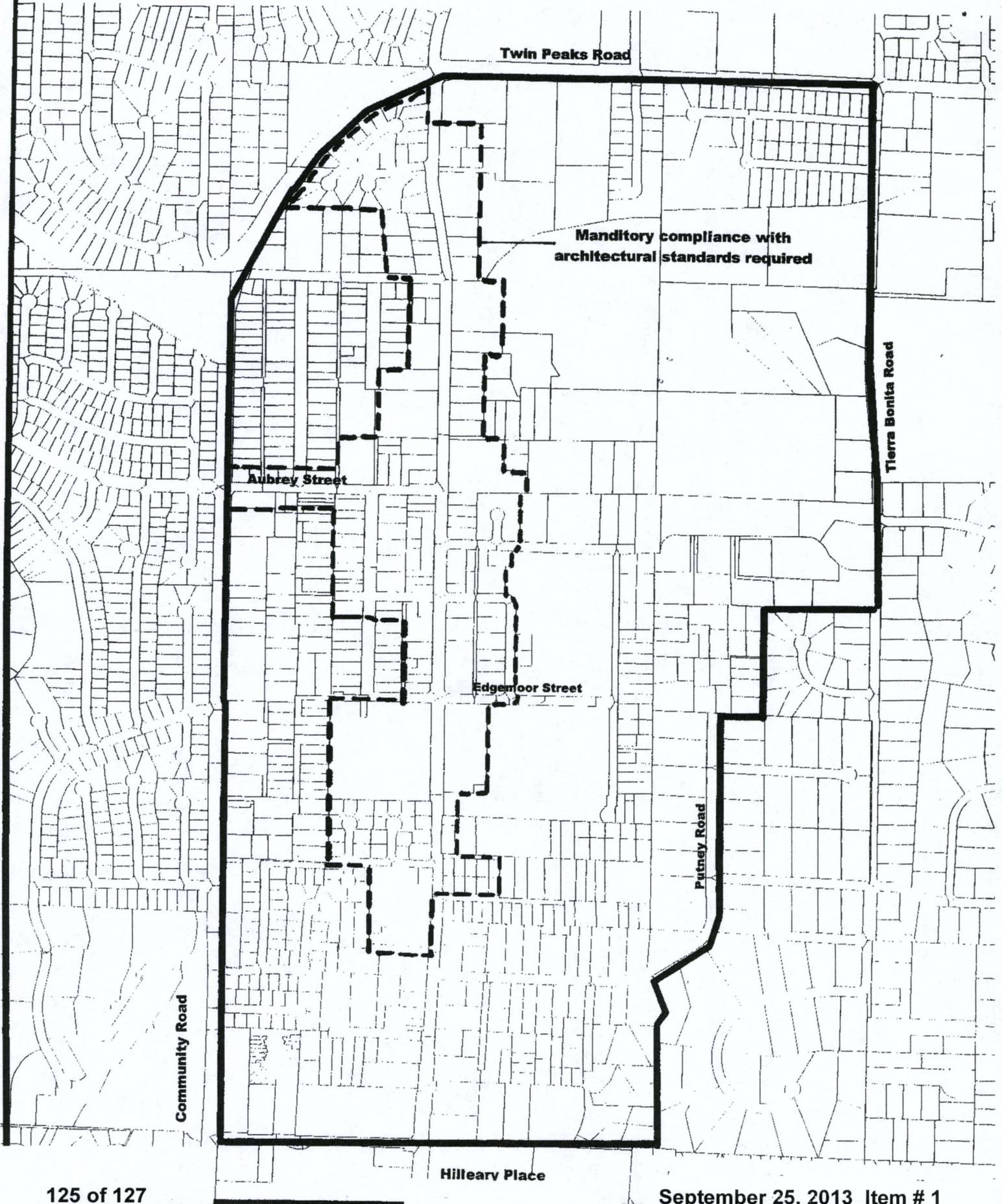


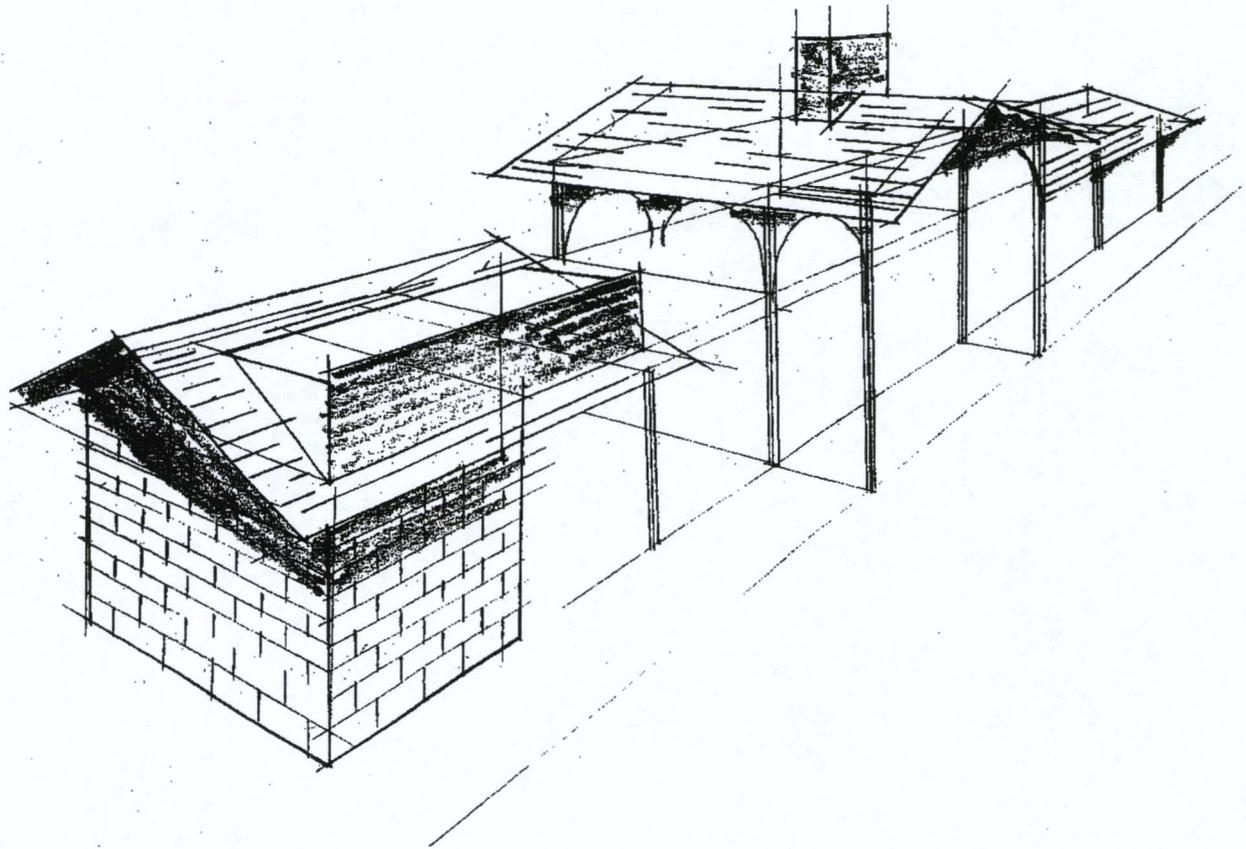
SCALE 1" = 100'-0"

OLD POWAY PARK REDEVELOPMENT AREA - STRAIGHT ROAD OPTION

OBER 14, 2003

# OLD POWAY SPECIFIC PLAN BOUNDARY

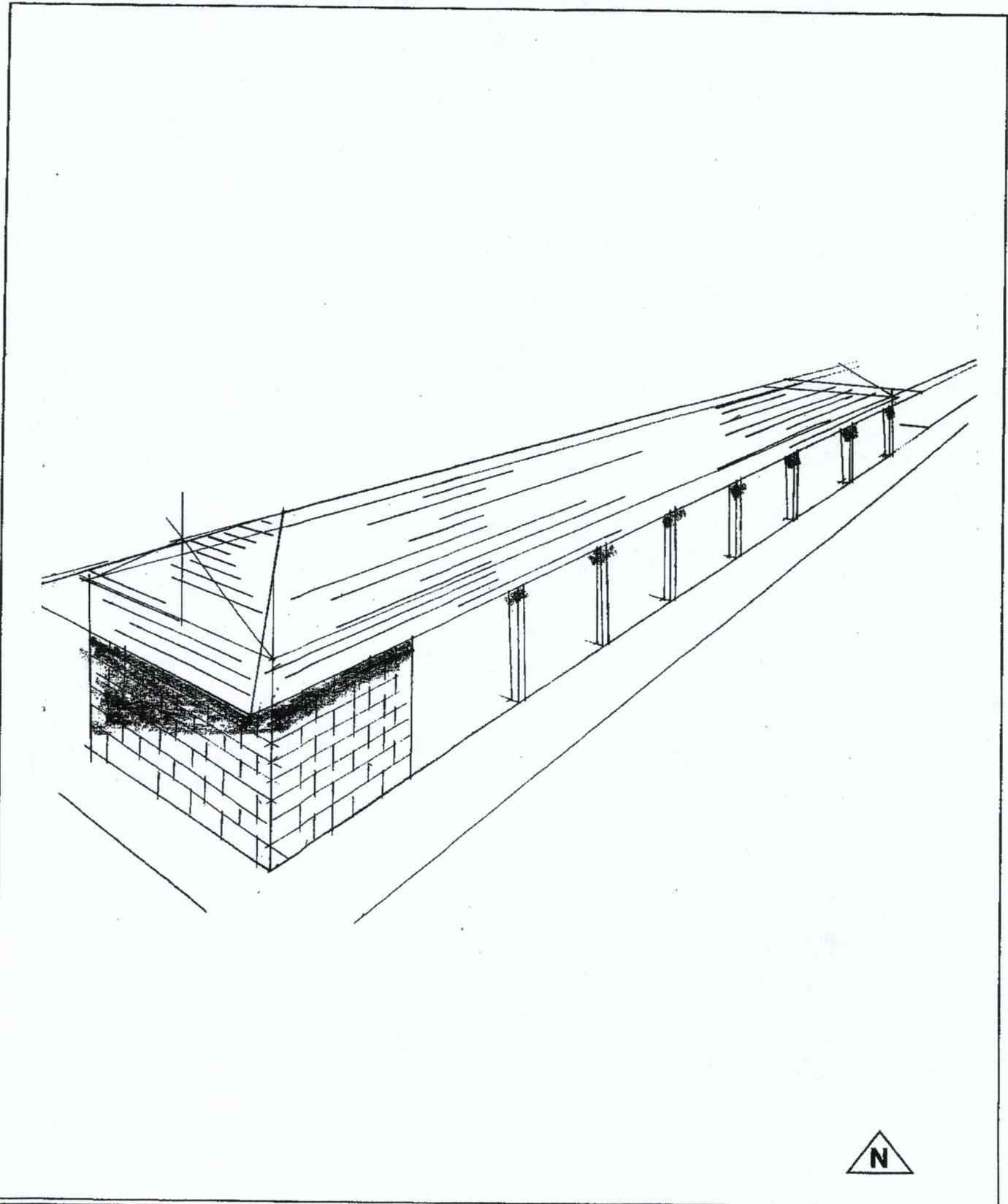




OLD POWAY MASTER PLAN

Covered Pavilion Streetscape Design Alternative

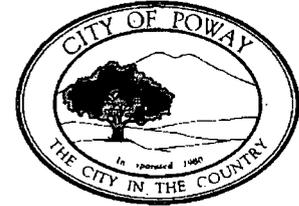
ATTACHMENT D



OLD POWAY MASTER PLAN

Covered Pavilion Hipped Roof Design Alternative  
ATTACHMENT E

# OVERSIGHT BOARD AGENDA MEMORANDUM



**TO** Members of the Oversight Board to the Successor Agency of the Poway Redevelopment Agency

**FROM** Daniel Singer, Executive Director *DS*

**INITIATED BY** Tina White, Assistant City Manager *gmw*  
Jay Virata, Economic Development Manager *JV*

**DATE** November 9, 2015

**SUBJECT** Long Range Property Management Plan Revisions Prepared by the Successor Agency Pursuant to Health and Safety Code Section 34191.5

### **Recommended Action.**

It is recommended that the Oversight Board (OB) Adopt a Resolution (Attachment A) approving revisions to the Initial Long Range Property Management Plan (LRPMP) of the Successor Agency to the Poway Redevelopment Agency

### **Summary:**

Attached for your consideration are revisions to the LRPMP of the Successor Agency to the Poway Redevelopment Agency (SA) The proposed revisions are being requested to address

- 1 The Department of Finance (DOF) disapproval of the LRPMP – In a letter dated May 15, 2015, the DOF requested the Agency revise its LRPMP to address five specific issues, and to resubmit the revised OB approved LRPMP to DOF for approval (Attachment B), and
- 2 Senate Bill 107 – Signed by the Governor on September 22, 2015, and effective immediately, SB107 amended Health and Safety Code 34181(a) to additionally authorize the transfer of parking facilities and lots dedicated solely to public parking as governmental uses, if those parking facilities and lots do not generate revenue in excess of reasonable maintenance costs

The table below summarizes the change in permissible use classification between the LRPMP and Revised LRPMP

PERMISSIBLE USE	INITIAL LRPMP	( - )	( + )	NET CHANGE	REVISED LRPMP
Governmental Use	39	3	1	(2)	37
Sale of Property	7	1	3	2	9
Fulfill Enforceable Obligation	2	-	1	1	3
Future Development	1	1	-	(1)	-
<b>Grand Total</b>	<b>49</b>	<b>5</b>	<b>5</b>	<b>-</b>	<b>49</b>

The specific properties affected are listed below "Item No " refers to the individual parcel number ("No.") as listed in the LRPMP.

Item No.	Address	APN	Initial Use	Revised Use
1	13100 Poway Rd	317-101-06	For Sale	Government Use
8	14082 Stowe Dr.	323-481-19	Future Development	For Sale
33	13875 Kirkham Way	323-501-02	Government Use	For Sale
45	13112 Vista View Dr	323-261-31	Government Use	For Sale
34	13100 Bowron Rd	317-472-29	Government Use	Enforceable Obligation

All proposed revisions to the LRPMP are included on Attachment A.

Communities with LRPMPs that have not secured DOF approval by January 1, 2016, are subject to the "fire sale" provisions of Assembly Bill X1 26 which requires all former redevelopment agency property other than housing assets, governmental use properties, and properties that are governed by enforceable obligations, to be disposed of "expeditiously and in a manner aimed at maximizing value," with the sale proceeds to be distributed to the taxing entities

**Discussion:**

The California Health and Safety Code requires a Successor Agency to submit a LRPMP within six months of receiving a Finding of Completion from the DOF. A Finding of Completion was issued to Poway on May 24, 2013, thus requiring a LRPMP be submitted for approval to the OB and DOF before November 24, 2013. The OB approved the LRPMP on September 25, 2013, and transmitted it to the DOF on November 15, 2013

The LRPMP must address the use or disposition of all of the properties in the Community Redevelopment Property Trust Fund. Permissible uses include

- 1) Retention of the property for governmental use,
- 2) Retention of the property for future development,
- 3) Sale of the property, or
- 4) Retention of the property to fulfill an enforceable obligation

The LRPMP included 49 parcels owned by the former Poway Redevelopment Agency. This included 39 Governmental Use, seven For Sale, two to Fulfill Enforceable Obligations, and one Future Development parcel.

### DOF REQUESTED REVISIONS

In a letter dated May 15, 2015, the DOF requested the Agency revise its LRPMP and resubmit a revised OB approved LRPMP to DOF for approval. Some of the DOF revisions are minor or simply provide more information from the Agency. However, the DOF also advised the City it would not allow the parking lots at Old Poway Park (10 parcels), the Community Garden Parcel (1 parcel), and the Auto Storage lot (1 parcel) on Kirkham Way to be classified as Municipal Use (roads, school buildings, parks, police and fire stations, libraries and local agency administrative buildings). DOF requested revisions are shown below (in italics), along with two other changes recommended by staff.

**1 *“Item Nos. 1 through 49 – The Agency did not provide a current value for any properties listed on the LRPMP as directed in HSC section 34191.5(c)(1)(D)”***

- **Item Nos. 1 through 49 (Attachment C).** Estimated current values have been added to the Revised LRPMP. Some property values are based on the Agency’s book value for the properties and others are based on broker opinions of value. Book Value is the value at which an asset is carried on a balance sheet. It is typically calculated by taking the cost of an asset minus the accumulated depreciation. A Broker Opinion of Value (a “BOV”) is an educated “best guess” by a licensed real estate broker as to a commercial property’s current market value based upon a careful assessment of market and property conditions that affect the value of a commercial property. The analysis includes visiting the property, collecting pertinent information and details -- such as comparable sales, income, expenses, physical condition, deferred maintenance, tax, zoning, and environmental data -- as well as assessing local market conditions which may (or may not) impact value such as job growth, transportation, shopping, population growth, etc. Utilizing the data, analysis and experience, the broker will provide their opinion on the value that the market will place on the property in the event of an actual sale. The BOVs were provided by Kosmont Companies, a nationally recognized real estate and economic development services firm.

2. ***“Item Nos. 1 – 7 – The Agency intends to sell these properties, however, as required by HSC section 34191 5 (c) (2) (A), the Agency needs to list whether the sale proceeds will be used to fund the Agency’s enforceable obligations or whether the proceeds will be remitted to the County Auditor-Controller for distribution to the affected taxing entities.”***

Sales proceeds for all parcels classified as For Sale will be remitted to the County Auditor-Controller for distribution to the affected taxing entities Agency plans for the distribution of sales proceeds have been included in the Revised LRPMP

3. ***“Item No. 8 – The Agency listed the disposition for the property located at 14082 Stowe Drive (Assessor’s Parcel Number (APN) 323-481-19) as a transfer to the City of Poway (City) for future development. However, during our conference call on August 12, 2014, it is our understanding the intended disposition of this property is to sell it.”***

**Item No. 8 (Attachment C – Page 7).** This commercial pad is referred to as the Future Restaurant Site and is located adjacent to Hampton Inn on Stowe Drive It was initially classified as Future Development. It is now recommended that the permissible use classification be changed to For Sale as there were no development agreements for this property The Poway Redevelopment Agency acquired title to a larger 4 11-acre parcel in November 2001 In March 2002, the City approved development entitlements for a hotel and restaurant on the site Ultimately, the City Council approved a two-lot subdivision that created separate lots for the hotel and a restaurant. The Redevelopment Agency sold the hotel site to Ocean Park Hotels in September 2007 and a 108-room Hampton Inn opened in October 2008 The Redevelopment Agency retained ownership of the 1.23-acre adjacent parcel with the intent of attracting a full-service restaurant that will serve hotel guests, local businesses and nearby residents

The site can accommodate up to a 6,000 square foot restaurant facility, with 53 dedicated and 24 shared parking spaces The property is entitled and all site improvements (utilities, parking and landscaping) are complete A Reciprocal Easement Agreement with the adjacent hotel property encumbers the site This Agreement requires the restaurant property owner to contribute forty percent of maintenance and utility costs associated with areas common to the hotel and restaurant.

- 4 ***“Item Nos. 33 and 35 through 44 – The Agency intends to transfer these properties to the City for governmental purposes pursuant to HSC section 34181 (a) Our review indicates the properties are not exclusively used for governmental purposes. These properties are parking lots available for public***

***use. HSC section 34181 (a) authorizes the OB to direct the Agency to transfer ownership of assets that were constructed and used for a governmental purpose, such as roads, school buildings, parks, police and fire stations, libraries, and local agency administrative buildings to the appropriate public jurisdiction. These parking lots do not meet the definition of a government purpose.”***

- **Item No. 33 (Attachment C – Page 7).** This property is the Auto Storage Lot located at 13875 Kirkham Way. The permissible use classification for this item on the original LRPMP was Governmental Use. It is recommended that the permissible use classification be changed to For Sale as DOF objected to the Governmental Use classification. This property does not appear to fit the current definition of Governmental Use as amended by SB 107, in that it is not open to the public.

This 5.37 acre parcel is zoned Light Industrial / Storage (LI-S) and is leased to the Poway Auto Dealers Association, LLC, which uses the property for loading, unloading, and storage of vehicle inventory. The current lease is valid through July 2020. Under the terms of the Lease the Lessee is responsible for all costs, taxes, charges and expenses, including maintenance costs, security, signage, and landscaping associated with operating the storage lot.

More than three-quarters of the City's commercial businesses are located along the Poway Road corridor. The Poway Road Specific Plan, last updated in 1996, governs this corridor. Poway Road lacks coordinated improvements and sensitivity to adjoining land uses, which has resulted in conflicts between commercial uses and residential land uses in some locations. A series of community workshops resulted in a recommendation that the auto dealers meet regularly with City staff and community residents to work through auto-related issues in Poway. Residents frequently raised concerns about the impact the auto dealers had on neighborhoods because of employee parking and 24-hour auto delivery.

In 2001, the Redevelopment Agency identified this vacant five-acre property which could be developed to securely store more than 700 cars and provide an adequate driveway to allow safe delivery of new automobile inventory. On January 15, 2002, the Redevelopment Agency approved and authorized the purchase and development of a vehicle storage lot with an ancillary guardhouse building, 8' high screening wall along the perimeter of the site, and installation of on-site security lights. The vehicle storage lot was completed in 2005 and benefited the Project Area by providing enhanced traffic circulation. The 1993 Amended Redevelopment Plan and the Redevelopment and Housing Implementation Plan identify a number of goals and objectives, including eliminating traffic circulation

deficiencies and providing future access to accommodate regional traffic demands and service currently undevelopable outlying areas. Another goal is to provide adequate roadways and traffic and circulation improvements to correct street alignment problems and substandard alleys, to eliminate road hazards and to provide adequate street and freeway access throughout and nearby the Project Area.

The Poway Auto Dealers Association LLC entered into a lease agreement with the Poway Redevelopment Agency in July 2005. Under the terms of the lease, the Auto Dealers must manage the lot in compliance with an approved Management Plan. The Auto Dealers must, at their sole cost and expense, maintain the premises (including driveways, landscaping and lighting, restriping and repainting). The Auto Dealers also pay possessory interest tax on the property. Operating expenses total approximately \$61,500 annually. The Auto Dealers must maintain an operating reserve equal to three months of operating expenses as well as a Capital Replacement Reserve of \$30,000.

- **Item Nos. 35 through 44 (Attachment C – Page 2).** These parcels make up two public parking lots in Old Poway Park. The public parking lot on the west side of Midland Road includes Item Nos. 35, 36, 37, 38, and 42. The Old Poway Park Master Plan resulted in a permanent paved public parking lot at this location. The lot is improved with grading, landscaping and irrigation, as well as chip seal paving. The Old Poway Park Master Plan speaks of the concept of closing Midland Road between Adrian and Edgemoor for large events at Old Poway Park or the Midland Road Street Fair. Pass-through traffic is accommodated by redirecting traffic around the event and accommodating parking on the lots on the east and west sides of Midland Road. The public parking lot on the east side of Midland Road includes Item Nos. 39, 40, 41, 43, and 44. This area was originally identified as the future site of the Poway Fine Arts Education Center in the Old Poway Park Master Plan approved by the City Council and Redevelopment Agency on February 24, 2004. However, the Old Poway Park Master Plan was updated on November 14, 2006, to reflect that the site was to be improved with grading, asphalt grindings, box trees, and minor drainage improvements so that it could be used as a free public parking lot for Old Poway Park. These parcels are all zoned Open Space Recreation (OS-R).

It is recommended Item Nos. 35 through 44 remain classified as Government Use. DOF disapproval of these properties as Government Use occurred before passage of SB 107 which modified HSC 34181 (a) (1) to add “parking facilities and lots dedicated solely to public parking” to the definition of governmental purpose. HSC 34181 (a) (2) further defines Parking facilities and lots dedicated solely to public parking as those that do not “generate revenue in excess of reasonable

maintenance costs of the properties ” These lots do not generate any revenue and are dedicated solely to public parking

**5. “Item No. 45 – The Agency has proposed to transfer the garden located at 13112 Vista View Drive (APN 323-261-31) as a governmental purpose property In our review it was determined the property does not meet the requirements of HSC section 34181 (a) to transfer as a government purpose. The parcel is 1 01 acres and the garden located upon the parcel makes up approximately twenty-five percent of the parcel. The majority of the parcel remains undeveloped and as such does not meet the requirements of HSC section 34181 (a) ”**

- **Item No. 45 (Attachment C – Page 5).** This property is where the Poway Valley Community Garden is located The permissible use classification for this item on the LRPMP was Governmental Use It is recommended that the permissible use classification be changed to For Sale as the DOF did not allow this property as Governmental Use The Poway Community Garden is located at 13112 Vista View Drive on a residential lot that is fully within the 100-Year Floodplain, with a tributary of Poway Creek traversing the site The lot is approximately one acre in size The Redevelopment Plan authorized the construction of and improvements to parks and recreational facilities The Garden project is a public program providing recreational facilities The Garden gives people without backyards or land the opportunity to grow their own vegetables or flowers The City Council and Redevelopment Agency approved the Poway Community Garden on October 11, 1994

The Poway Valley Community Garden Club currently leases the Poway Community Garden The Garden occupies a fenced portion within the one-acre lot. The land is divided into individual sections of land that are leased for planting Individuals and families renting the plots are responsible for maintaining their own sections Each participating gardener provides a signed liability waiver The Garden Club is responsible for all water and utility costs

Sales proceeds for all For Sale parcels will be remitted to the County Auditor-Controller for distribution to the affected taxing entities The City plans to dispose of all the parcels through a Request for Qualifications / Proposal process to maximize the value of the properties being sold Assuring the development of the properties (rather than speculation) also increases the tax revenues flowing to the taxing agencies and promotes economic development. This will be done by soliciting qualified developers/development groups to acquire SA parcels, and possibly other parcels and lands in close proximity Qualified firms will be invited to provide more precise development plans and financial proposals which may increase the value of these properties, and thus increase the distribution of sales proceeds to the taxing agencies If qualified developers cannot be

identified and the properties sold within a reasonable time, the properties will be placed on the market for individual sale at fair market value

In addition to the DOF requested revisions, staff is recommending two other changes

- **Item No.1 (Attachment C – Page 4).** – It is recommended that this parcel be removed from the For Sale classification and moved to the Government Use classification. The recently adopted Senate Bill 107 allows public parking lots to be classified as Government Use. This property is the free public parking lot located at the northwest corner of Tarascan Drive and Poway Road. As described above, SB107 added “parking facilities and lots dedicated solely to public parking. Parking facilities and lots dedicated solely to public parking do not include properties that generate revenue in excess of reasonable maintenance costs of the properties” to the list of governmental purpose examples. This parcel now fits the definition of governmental purpose as it is a public parking lot and does not generate revenue in excess of reasonable maintenance costs. It is discussed further in the Senate Bill 107 section below.
- **Item No. 34 (Attachment C – Page 4).** Staff requests the Poway Sheriff Station and Skate Park be changed from the Governmental Use classification, as originally proposed in the LRPMP, to the Fulfill Enforceable Obligation classification.

This property includes the Poway Sheriff Station and Skate Park. Financing for the development of this parcel was achieved by Redevelopment Agency issued Certificates of Participation. Lease payments to the City from the County for the Sheriff station are used to pay the City's lease payments to the RDA (now SA), which are pledged for the repayment of the COPs which expire in August 1, 2026. If the property is transferred to the City while the COPs are outstanding, it would eliminate the lease between the RDA (now the SA) and the City (i.e., the lease from the RDA would merge with the City's fee title). This would, at least in the legal sense, eliminate the source of funds committed for payment of debt service. Furthermore, HSC 34171(d)(2) includes the following as an exception to the general disallowance as enforceable obligations of agreements between the former Redevelopment Agency and the City:

*“written agreements entered into (A) at the time of issuance, but in no event later than December 31, 2010, of indebtedness obligations, and (B) solely for the purpose of securing or repaying those indebtedness obligations may be deemed enforceable obligations for purposes of this part ”*

Since incorporation, the City of Poway has contracted for law enforcement services with the County of San Diego. A Sheriff's Station was identified as a critical need in the Amended Redevelopment Plan adopted on May 25, 1993. Certificates of

Participation were issued in 1996 and proceeds were used to construct the Sheriff's Station and secure parking lot at the northwest corner of Bowron Road and Civic Center Drive. The Certificates of Participation were refunded in 2005 and are still secured by the Sheriff Station. A lease between the former Redevelopment Agency and the City, and a sublease between the City and the County of San Diego encumbers the property and improvements. Rent paid by the County is sufficient to pay the debt service on the Certificates. The County is responsible for routine maintenance while the City is responsible for major repairs.

The City's Skate Park is also on this parcel. Like many communities, Poway experienced damage and vandalism to community facilities related to skateboarding on public property. The City Council adopted an ordinance on October 3, 2000, that gave shopping centers, the school district and the City the ability to preclude skateboarding in defined areas. The City also began the process to site, design and build a skate park that would give the community an appropriate place to skateboard. The one-half acre Skate Park is located in proximity to other public facilities (Library, Sheriff Station, Poway Community Park), is only supervised for scheduled events, and access to the Park is controlled via biometric scanner. The Skate Park includes an approximate 14,400 square foot concrete bowl, a 600 square foot restroom facility, a shade structure, four benches, a bus turn out, concrete walkways and landscaping. Skate Park construction funding came from redevelopment (tax allocation bonds), the City's General Fund, and the Sewer Fund. Additionally, the private community contributed nearly \$90,000 toward construction costs. The 2005 Refunding Certificates of Participation also encumber the Skate Park property and improvements.

No other issues were identified by DOF for the other properties classified as Governmental Use for Floodway Management, Police / Fire, Park other than asking that the Agency provide property values which are included in the Revised LRPMP.

#### SENATE BILL 107

SB 107 was initially introduced to the Legislature as a budget trailer bill in early 2015. In June of 2015 it was incorporated into AB 113, a redevelopment cleanup bill. AB 113 however, lacked adequate support to pass the Senate and subsequently "died" in committee through inaction. Much of the language, however, was incorporated into SB107 in September 2015. SB 107 was then signed by Governor Brown on September 22, 2015. One result of SB 107 is the change in definition of Government Use.

When the LRPMP was originally submitted last year, parking facilities and lots were not included as an example of governmental purpose uses. At that time, HSC 34181 (a) (1) authorized the OB to direct the successor agency to transfer ownership of assets that

were constructed and used for a governmental purpose such as *roads, school buildings, parks, police and fire stations, libraries, and local agency administrative buildings*, to the appropriate public jurisdiction pursuant to any existing agreements relating to the construction or use of such an asset. Most Successor Agencies believed public parking lots were Governmental Use properties and this was reflected in their LRPMPs. However, DOF consistently took a contrary position and rejected parking lots

Senate Bill 107 now specifically allows Public Parking Lots whose revenues do not exceed maintenance costs to be included as Government Use properties. Listed below is a recap of those properties identified in the LRPMP as meeting the new definition of public parking lot and which are shown as Governmental Use on the Revised LRPMP. We are also providing additional information about the annual operating costs for each property.

- **Item No. 1 (Attachment C – Page 4).** This parcel is the public parking lot located at 13100 Poway Road, at the northwest corner of Tarascan Drive and Poway Road. After the property was purchased by the Agency in 2001, a 5,223 sq. ft. structure was removed from the property. The property is covered with asphalt and has limited landscaping. It serves as public parking for facilities and activities in the Civic Center, including the Poway Community Park, the Poway Library, and the Poway Skate Park. Intent is to continue use of the property as public parking for the Civic Center. With the passage of SB 107, staff believes this parcel should be reclassified from For Sale to Government Use. **This parcel does not generate any revenue and has estimated annual maintenance costs of \$3,402.00, for a net annual operating cost of negative \$3,402.00.**
- **Item Nos. 35, 36, 37, 38, and 42 (Attachment C – Page 2).** Combined, these parcels make up the public parking lot on the west side of Midland Road. The Old Poway Park Master Plan resulted in a permanent paved public parking lot at this location. The lot is improved with grading, landscaping and irrigation, as well as chip seal paving. The Old Poway Park Master Plan speaks of the concept of closing Midland Road between Adrian and Edgemoor for large events at Old Poway Park or the Midland Road Street Fair. Pass-through traffic is accommodated by redirecting traffic around the event and accommodating parking on the lots on the east and west sides of Midland Road. **This property does not generate revenue and has estimated annual maintenance costs of \$4,536.00, for a net annual operating cost of negative \$4,536.00.**
- **Item Nos. 39, 40, 41, 43, and 44 (Attachment C – Page 2).** Combined, these parcels make up the public parking lot on the east side of Midland Road. This area was originally identified as the future site of the Poway Fine Arts Education Center in the Old Poway Park Master Plan approved by the City Council and Redevelopment Agency on February 24, 2004. However, the Old Poway Park

Master Plan was updated on November 14, 2006, to reflect that the site was to be improved with grading, asphalt grindings, box trees, and minor drainage improvements so that it could be used as a free public parking lot for Old Poway Park. **This property does not generate revenue and has estimated annual maintenance costs of \$2,268.00, for a net annual operating cost of negative \$2,268 00**

None of these parking lots charge for parking or are rented out. Annual maintenance cost estimates were provided by the City's Parks Maintenance Supervisor

**Environmental Review:**

Pursuant to the State CEQA Guidelines (14 Cal Code Regs 15000 et seq ) (the "Guidelines"), it has been determined that the approval of the LRPMP is exempt from CEQA because it is an administrative activity of government and it can be said with certainty that there is no possibility that approval of the LRPMP may have a significant effect on the environment (Guidelines Section 15061(b)(3))

**Public Notification.**

Notice of the Oversight Board's consideration of the proposed revisions was published in Poway News Chieftain on October 29, 2015

**Attachments**

- A. A Resolution of the Oversight Board of the Successor Agency to the Poway Redevelopment Amending the Long Range Property Management Plan Prepared by the Successor Agency Pursuant to Health and Safety Code Section 34191 5, Determining that Approval of the Long Range Property Management Plan is Exempt from the California Environmental Quality Act, and Taking Certain Actions in Connection Therewith
- B DOF Letter dated May 15, 2015
- C Property Management Plan Area Maps

RESOLUTION NO OSB-15-

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE POWAY REDEVELOPMENT AGENCY APPROVING REVISIONS TO THE LONG RANGE PROPERTY MANAGEMENT PLAN PREPARED BY THE SUCCESSOR AGENCY PURSUANT TO HEALTH AND SAFETY CODE SECTION 34191 5, DETERMINING THAT APPROVAL OF THE LONG RANGE PROPERTY MANAGEMENT PLAN IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND TAKING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, pursuant to Health and Safety Code Section 34175(b) and the California Supreme Court's decision in *California Redevelopment Association, et al v Ana Matosantos, et al* (53 Cal 4<sup>th</sup> 231 (2011)), on February 1, 2012, all assets, properties, contracts, leases, books and records, buildings, and equipment of the former Poway Redevelopment Agency (the "Agency") transferred to the control of the Successor Agency to the Poway Redevelopment Agency (the "Successor Agency") by operation of law

WHEREAS, pursuant to Health and Safety Code Section 34191 5(b), the Successor Agency must prepare a long range property management plan which addresses the disposition and use of the real properties of the former Agency, and which must be submitted to the Oversight Board of the Successor Agency (the "Oversight Board") and the Department of Finance (the "DOF") for approval no later than six months following the issuance by DOF to the Successor Agency of a finding of completion pursuant to Health and Safety Code Section 34179 7

WHEREAS, pursuant to Health and Safety Code Section 34179 7, DOF issued a finding of completion to the Successor Agency on May 24, 2013

WHEREAS, on September 25, 2013, the Oversight Board approved the long range property management plan by way of Resolution No 13-06 and directed Successor Agency staff to transmit the approved long range property management plan to the DOF for review and approval

WHEREAS, the DOF, in a letter dated May 15, 2015, advised the Successor Agency it is not approving the long range property management plan as authorized by Health and Safety Code Section 34191 5 (b),

WHEREAS, the Governor signed Senate Bill 107 on September 22, 2015, amending the California Health and Safety Code relating to Assembly Bill No X1 26 (2011-2012 1st Ex. Sess ) as amended,

NOW, THEREFORE, THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY TO THE POWAY REDEVELOPMENT AGENCY HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS

Section 1. The above recitals are true and correct and are a substantive part of this Resolution

Section 2. This Resolution is adopted pursuant to Health and Safety Code Section 34191.5

Section 3. The Oversight Board hereby approves the Revised Long Range Property Management Plan (LRPMP) as presented by the Successor Agency and attached hereto as Exhibit A. The proceeds from the sale of each property in the LRPMP will be submitted to the San Diego County Auditor Controller's office for distribution to the taxing entities

Section 4. The staff of the Successor Agency is hereby directed to transmit to DOF this Resolution together with written notice and information regarding the action taken by this Resolution. Such notice to DOF shall be provided by electronic means and in a manner of DOF's choosing

Section 5. The Oversight Board hereby authorizes the RDA Successor Agency Executive Director or the Executive Director's designee to execute appropriate instruments (including but not limited to grant deeds) and to take any other action and execute any other documents as may be necessary to implement the disposition and use of properties identified in the LRPMP approved by the California DOF

Section 6. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The Oversight Board declares that the Oversight Board would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution

Section 7. This Resolution has been reviewed with respect to the applicability of the California Environmental Quality Act (Public Resources Code Section 21000 *et seq*) ("CEQA"). Pursuant to the State CEQA Guidelines (14 Cal Code Regs 15000 *et seq*) (the "Guidelines"), the Oversight Board has determined that the approval of the LRPMP is exempt from CEQA because it is an administrative activity of government and it can be said with certainty that there is no possibility that approval of the LRPMP may have a significant effect on the environment (Guidelines Section 15061(b)(3)). Staff of the Successor Agency is hereby directed to prepare and post a notice of exemption pursuant to Guidelines Section 15062

Section 8. This Resolution shall take effect immediately upon its adoption



EXHIBIT A

City of Poway Successor Agency  
San Diego County

LONG RANGE PROPERTY MANAGEMENT PLAN

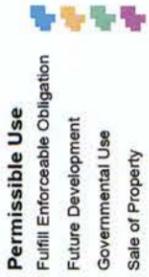
November 9, 2015

**Successor Agency: City of Poway**

County: San Diego

**LONG RANGE PROPERTY MANAGEMENT PLAN**

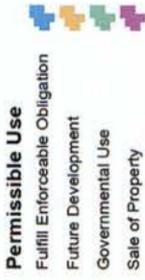
\* Revised Permissible Use Classification



**EXHIBIT A**

No.	Property Type	HSC 34191 5(c)(2)		HSC 34191.5 (c)(1)(A)				SALE OF PROPERTY			HSC 34191.5(c)(1)(B)			HSC 34191.5(c)(1)(C)			HSC 34191.5 (c)(1)(D)	
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Use of Sales Proceeds	Proposed Sale Value	Proposed Sale Date	Purpose for Which Property was Acquired	Address	APN #	Lot Size (acres)	Current Zoning	Estimate of Current Parcel Value	Estimate of Income /Revenue
1*	Parking Lot/Structure	Governmental Use	Public Parking for Civic Center	3/28/2001	\$ 1,158,018	\$ 1,158,018	Book	6/30/2014	NA	NA	Served as Public Parking Lot for Civic Center for several years. Future Town Ctr Project	13100 Poway Rd	317-101-06	1.54	MU	1,158,018	None	
2	Vacant Lot/Land	Sale of Property	Vacant Lot - Adjacent to Library	05/09/2002	\$ 375,000		Market	11/5/2015	Distribute to Taxing Entities	Unknown	Future Town Ctr Project	Southwest Corner of Poway Rd and Civic Center Dr	317-472-12	0.35	TC	-	None	
3	Commercial	Sale of Property	Storage Facility - Leased (Poway Stoway)	09/29/2004	\$ 4,601,382		Market	11/5/2015	Distribute to Taxing Entities	Unknown	Future Town Ctr Project	13033 Poway Road	317-472-18	1.83	MU	-	\$144,000 annually (\$12,000 per month)	
4	Vacant Lot/Land	Sale of Property	Vacant Lot - Former A+ site	1/31/1997	\$ 315,000		Market	11/5/2015	Distribute to Taxing Entities	Unknown	Future Town Ctr Project	13123-13125 Poway Rd	317-472-23	0.61	MU	-	None	
5	Commercial	Sale of Property	Vacant Commercial Building	8/28/2008	\$ 865,895		Market	11/5/2015	Distribute to Taxing Entities	Unknown	Future Town Ctr Project	13053 Poway Rd	317-472-24	0.33	MU	-	None	
6	Commercial	Sale of Property	Commercial Building - Leased (Poway TV)	11/25/2008	\$ 1,497,966		Market	11/5/2015	Distribute to Taxing Entities	Unknown	Future Town Ctr Project	13029 1/2 Poway Road	317-472-25	0.25	MU	-	\$27,840 per year (\$2,320 per month)	
7	Parking Lot/Structure	Sale of Property	Landscape and Parking area next to Ramada Inn	4/19/2004	\$ 248,950	\$ 248,950	Book	6/30/2014	Distribute to Taxing Entities	Unknown	Removal of former Tune Craft and subsequent site remediation	12430 Poway Road	317-540-73	0.14	CB	248,950	None	
8*	Vacant Lot/Land	Sale of Property	Vacant commercial pad adjacent to Hampton Inn & Suites in Poway Business Park	11/7/2001	\$ 1,053,552	\$ 2,014,430	Book	6/30/2014	Distribute to Taxing Entities	Unknown	To be developed as a restaurant as contemplated in the DDA & REA with Ocean Park Hotels - PWY, LLC	14082 Stowe Drive	323-481-19	1.23	SPC	2,014,430	None	

**Successor Agency: City of Poway**  
 County San Diego  
**LONG RANGE PROPERTY MANAGEMENT PLAN**  
 Revised Permissible Use Classification



**EXHIBIT A**

No.	Contractual Requirements for Use of Income/Revenue	HSC 34191.5 (c)(1)(E)	HSC 34191.5 (c)(1)(F)	Description of Property's Potential For Transit Oriented Development	HSC 34191.5 (c)(1)(G)	History of Previous Development Proposals Activity
1*	None		<b>History of Environmental Contamination, Studies, and/or Remediation, and Designation as a Brownfield Site</b> Lead Paint Investigation and Asbestos Survey completed in 2001, and Phase 1 Environmental Assessment on file	Good	Advancement of Planning Objectives of the Successor Agency • Elimination of environmental deficiencies and visual blight • Enhancement and renovation of businesses • Stimulate investment development of the project area. • Increase developable land	An RFP for the conceptual design of a town center project which included this property was issued in 2010 but was not pursued due to the dissolution of redevelopment.
2	None		Phase I and Phase II subsurface investigations completed by the former Redevelopment Agency in 2001  Brownfield Site Assessment, remediation, and monitoring activities were active on the site from 2001 through 2010. Closure letters dated 2011 and 2012 from County of San Diego on file	Good	• Elimination of environmental deficiencies and visual blight • Enhancement and renovation of businesses • Stimulate investment development of the project area. • Increase developable land	An RFP for the conceptual design of a town center project which included this property was issued in 2010 but was not pursued due to the dissolution of redevelopment.
3	This is a triple net lease, in which the tenant is responsible for all costs associated with the property including repair and maintenance. The lease was approved by DOF on 11/8/13. The term of the lease expires on 5/1/16. Lease requires a \$10,000 security deposit.		Phase I Environmental Assessment completed in 2004 No environmental remediation work performed	Good	• The elimination of environmental deficiencies and visual blight, especially along Poway Road • Provision for the enhancement and renovation of businesses within the project area to promote their economic vitality • Stimulation of investment of the private sector to full development of the project area. • Expansion of the resources of developable land by making underutilized land available for development.	An RFP for the conceptual design of a town center project which included this property was issued in 2010 but was not pursued due to the dissolution of redevelopment.
4	None		Phase I and Phase II subsurface investigations completed by the former Redevelopment Agency in 2001.  Brownfield Site Assessment, remediation, and monitoring activities were active on the site from 2001 through 2010. Closure letters dated 2011 and 2012 from County of San Diego on file	Good	• The elimination of environmental deficiencies and visual blight, especially along Poway Road. • Provision for the enhancement and renovation of businesses within the project area to promote their economic vitality • Stimulation of investment of the private sector to full development of the project area • Expansion of the resources of developable land by making underutilized land available for development.	An RFP for the conceptual design of a town center project which included this property was issued in 2010 but was not pursued due to the dissolution of redevelopment.
5	None (Lease Expired. Building Vacant)		Phase I Environmental Assessment, Lead & Asbestos Survey, and Subsurface Assessment completed in 2008 No environmental remediation work performed.	Good	• The elimination of environmental deficiencies and visual blight, especially along Poway Road • Provision for the enhancement and renovation of businesses within the project area to promote their economic vitality. • Stimulation of investment of the private sector to full development of the project area. • Expansion of the resources of developable land by making underutilized land available for development.	An RFP for the conceptual design of a town center project which included this property was issued in 2010 but was not pursued due to the dissolution of redevelopment.
6	Term of the lease expired on 12/31/11, currently month-to-month. Lease can be terminated by either party with 30-day notice		Phase I Environmental Assessment, Lead & Asbestos Survey, & Subsurface Assessment completed in 2008 No environmental remediation work performed	Good	• The elimination of environmental deficiencies and visual blight, especially along Poway Road. • Provision for the enhancement and renovation of businesses within the project area to promote their economic vitality. • Stimulation of investment of the private sector to full development of the project area • Expansion of the resources of developable land by making underutilized land available for development.	An RFP for the conceptual design of a town center project which included this property was issued in 2010 but was not pursued due to the dissolution of redevelopment.
7	The property is currently used by the Ramada Inn for employee/customer parking through a Temporary Use and Hold Harmless Agreement. Original term of the agreement expired on 6/30/2009; currently month-to-month. Ramada Inn is responsible for on-going landscape and parking area maintenance for the life of the agreement.		Phase I and limited Phase II Environmental Assessments completed in August 2002 Environmental assessment, remediation, and monitoring activities active on site from 2004-2006. Case closure letter dated 5/24/06 on file from County of San Diego	Poor	• The elimination of environmental deficiencies and visual blight, especially along Poway Road • Provision for the enhancement and renovation of businesses within the project area to promote their economic vitality • Encouragement of cooperation and participation of residents, business-persons, public agencies, and community organizations in the revitalization of their properties.	None
8*	A reciprocal easement agreement with the adjacent hotel property encumbers the site. This agreement requires the restaurant property owner to contribute forty percent of maintenance and utility costs associated with areas common to the hotel and restaurant.		Phase I Environmental Assessment completed in 1997 by prior owner on file.	Good	• Provision for the enhancement and renovation of businesses to promote their economic vitality. • Encouragement of cooperation and participation of residents, business-persons, public agencies, and community organizations in the revitalization of their properties. • Replanning, redesign, and development of undeveloped areas, which are stagnant or improperly utilized. • Strengthening of the economic base of the Project Area and the community by the installation or provision of needed site improvements and public facilities to stimulate new commercial/light industrial expansion, employment, and economic growth	Broker marketed property 2009 to 2010. Eff 2010 staff began marketing site. Staff has met with two restaurant owners/operators who were interested in the site. No active development proposals are being negotiated however staff continues to market the site seeking an experienced restaurateur for this property.  Intended to be developed as a restaurant as contemplated in the DDA & REA with Ocean Park Hotels - PWY, LLC

**Successor Agency: City of Poway**

County: San Diego

**LONG RANGE PROPERTY MANAGEMENT PLAN**

\* Revised Permissible Use Classification

**Permissible Use:**

- Fulfill Enforceable Obligation
- Future Development
- Governmental Use
- Sale of Property

**EXHIBIT A**

No.	Property Type	HSC 34191.5(c)(2)		HSC 34191 5 (c)(1)(A)				SALE OF PROPERTY				HSC 34191.5(c)(1)(C)				HSC 34191.5 (c)(1)(D)	
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Use of Sales Proceeds	Proposed Sale Value	Proposed Sale Date	Purpose for Which Property was Acquired	Address	APN #	Lot Size (acres)	Current Zoning	Estimate of Current Parcel Value
9	Commercial	Fulfill Enforceable Obligation	Auto dealership Leased with option to Purchase (Pinnacle Realty of CA, LLC)	9/30/2010	Purchased with #10 \$2,864,759	\$ 1,826,803	Book	6/30/2014	NA	NA	New Toyota Site per DDA & Recorded Ground Lease with Pinnacle Realty of CA, LLC	13655 Poway Road	317-190-21	Includes #10 2.76	AGC	1,826,803	15 Year Lease with annual payments of approximately \$262,000
10	Commercial	Fulfill Enforceable Obligation	Auto dealership Leased with option to Purchase (Pinnacle Realty of CA, LLC)	9/30/2010	Purchased with #9	\$ 1,037,956	Book	6/30/2014	NA	NA	New Toyota Site per DDA & Recorded Ground Lease with Pinnacle Realty of CA, LLC	13655 Poway Road	317-190-45	Included with #9	AGC	1,037,956	Included with #9
11	Vacant Lot/Land	Governmental Use	Floodway Management and Open Space	1/11/2001	\$ 37,200	\$ 37,586	Book	6/30/2014	NA	NA	Floodway Management / Future Old Poway Park Expansion	14124 York Ave	314-201-03	1.03	RR-C	Unknown	None
12	Vacant Lot/Land	Governmental Use	Floodway Management and Open Space	05/03/2006	\$ 32,000	\$ 32,000	Book	6/30/2014	NA	NA	Floodway Management / Future Old Poway Park Expansion	York Avenue	314-201-04	0.6	RR-C	32,000	None

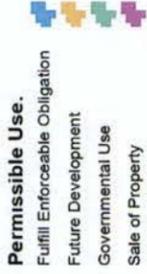
**EXHIBIT A**

No.	HSC 34191 5 (c)(1)(E) Contractual Requirements for Use of Income/Revenue	HSC 34191.5 (c)(1)(F) History of Environmental Contamination, Studies, and/or Remediation, and Designation as a Brownfield Site	HSC 34191 5 (c)(1)(G) Advancement of Planning Objectives of the Successor Agency	HSC 34191.5 (c)(1)(H) History of Previous Development Proposals Activity
	Description of Property's Potential For Transit Oriented Development			
9	<p><u>Tenant has option to purchase property for \$1.00.</u></p> <p>Tenant to receive credits for the preceding four (4) quarters of sales tax receipts towards Annual Rent Due in excess of the 2008 base year amount of \$303,000.</p>	<p>Phase I and limited Phase II environmental assessments completed in 2010.</p>	<p>Acquisition and resubdivision of properties that have been laid out in disregard of the contours and other topography or physical characteristics of the ground and surrounding conditions.</p> <ul style="list-style-type: none"> <li>Elimination of environmental deficiencies and visual blight, particularly along Poway Road</li> <li>Elimination and prevention of the reoccurrence of conditions of blight and deterioration and the conservation, rehabilitation, and redevelopment of the Project Area in accordance with the Redevelopment Plan and future annual work programs.</li> <li>Provision for the enhancement and renovation of businesses to promote their economic vitality</li> <li>Encouragement of cooperation and participation of residents, business-persons, public agencies, and community organizations in the revitalization of their properties</li> <li>Expansion of the resource of developable land by making underutilized land available for development.</li> <li>Upgrade of existing commercial and industrial uses in the Project Area</li> <li>Assembly and disposition of land into parcels suitable for modern integrated development with improved pedestrian and vehicular circulation.</li> <li>Strengthening of the economic base of the Project Area and the community by the installation or provision of needed site improvements and public facilities to stimulate new commercial/light industrial expansion, employment and economic growth.</li> </ul>	<p>Already developed as auto dealership.</p>
10	<p><u>Tenant has option to purchase property for \$1.00.</u></p> <p>Tenant to receive credits for the preceding four (4) quarters of sales tax receipts towards Annual Rent Due in excess of the 2008 base year amount of \$303,000</p>	<p>Phase I and limited Phase II environmental assessments completed in 2010.</p>	<p>Acquisition and resubdivision of properties that have been laid out in disregard of the contours and other topography or physical characteristics of the ground and surrounding conditions.</p> <ul style="list-style-type: none"> <li>Elimination of environmental deficiencies and visual blight, particularly along Poway Road</li> <li>Elimination and prevention of the reoccurrence of conditions of blight and deterioration and the conservation, rehabilitation, and redevelopment of the Project Area in accordance with the Redevelopment Plan and future annual work programs.</li> <li>Provision for the enhancement and renovation of businesses to promote their economic vitality</li> <li>Encouragement of cooperation and participation of residents, business-persons, public agencies, and community organizations in the revitalization of their properties</li> <li>Expansion of the resource of developable land by making underutilized land available for development.</li> <li>Upgrade of existing commercial and industrial uses in the Project Area.</li> <li>Assembly and disposition of land into parcels suitable for modern integrated development with improved pedestrian and vehicular circulation.</li> <li>Strengthening of the economic base of the Project Area and the community by the installation or provision of needed site improvements and public facilities to stimulate new commercial/light industrial expansion, employment and economic growth.</li> </ul>	<p>Already developed as auto dealership.</p>
11	<p>None</p>		<p>These properties were acquired to advance the former Redevelopment Agency's goals by providing land for future open space and/or recreational uses within the project area</p> <p>Recreational opportunities contribute to the elimination of blighted conditions within the project area and provide benefit to local residents and the entire community</p> <p>Property encumbered by the 100-year floodway of Rattlesnake Creek is blighted because it is flood prone and cannot be improved. Additionally, creeks and channels that cross the valley floor should be preserved for aesthetic, biological, and public safety reasons. Creeks and wetlands provide significant riparian environment. Poway's flood control depends primarily on natural channels rather than improved concrete channels. The City must keep creeks and channels unencumbered to reduce the chance of loss to life and property</p>	<p>Floodway management, open space, and recreational use</p>
12	<p>None</p>	<p>Phase I Environmental Assessments completed and on file.</p>	<p>Providing land for future open space and/or recreational uses within the project area.</p> <p>Recreational opportunities contribute to the elimination of blighted conditions within the project area and provide benefit to local residents and the entire community</p> <p>Property encumbered by the 100-year floodway of Rattlesnake Creek is blighted because it is flood prone and cannot be improved</p>	<p>Floodway management, open space, and recreational use</p>

**Successor Agency: City of Poway**

County: San Diego

**LONG RANGE PROPERTY MANAGEMENT PLAN**  
 \* Revised Permissible Use Classification



**EXHIBIT A**

No	Property Type	HSC 34191.5(c)(2)		HSC 34191.5 (c)(1)(A)				SALE OF PROPERTY				HSC 34191.5(c)(1)(B)			HSC 34191.5(c)(1)(C)			HSC 34191 5 (c)(1)(D)	Estimate of Income /Revenue
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Use of Sales Proceeds	Proposed Sale Value	Proposed Sale Date	Purpose for Which Property was Acquired	Address	APN #	Lot Size (acres)	Current Zoning	Estimate of Current Parcel Value		
13	Vacant Lot/Land	Governmental Use	Floodway Management and Open Space	09/30/2004	\$ 458,026	\$ 458,026	Book	6/30/2014	NA	NA	Floodway Management / Future Old Poway Park Expansion	14146 Sycamore Avenue	314-201-19	0.41	RR-C	458,026	None		
14	Vacant Lot/Land	Governmental Use	Floodway Management and Open Space	7/10/2003	\$ 348,800	\$ 348,800	Book	6/30/2014	NA	NA	Floodway Management / Future Old Poway Park Expansion	14134 Sycamore Avenue	314-201-20	0.34	RR-C	348,800	None		
15	Vacant Lot/Land	Governmental Use	Floodway Management and Open Space	10/21/2002	\$ 301,115	\$ 301,115	Book	6/30/2014	NA	NA	Floodway Management / Future Old Poway Park Expansion	14152 Sycamore Avenue	314-201-29	0.22	RR-C	301,115	None		
16	Vacant Lot/Land	Governmental Use	Floodway Management and Open Space	12/12/2005	\$ 1,000	\$ 1,635	Book	6/30/2014	NA	NA	Floodway Management / Future Old Poway Park Expansion	Alley west of Sycamore	314-201-30	0.01	RR-C	1,635	None		
17	Vacant Lot/Land	Governmental Use	Floodway Management and Open Space	01/08/2007	\$ 140,638	\$ 140,638	Book	6/30/2014	NA	NA	Floodway Management / Future Old Poway Park Expansion	York Avenue	314-201-35	0.53	RR-C	140,638	None		
18	Vacant Lot/Land	Governmental Use	Floodway Management and Open Space	03/17/2005	\$ 416,000	\$ 412,672	Book	6/30/2014	NA	NA	Floodway Management / Future Old Poway Park Expansion	14056 York Avenue	314-214-05	0.23	RR-C	412,672	None		
19	Vacant Lot/Land	Governmental Use	Floodway Management and Open Space	08/30/2002	\$ 326,000	\$ 321,400	Book	6/30/2014	NA	NA	Floodway Management / Future Old Poway Park Expansion	14055 York Avenue	314-214-08	0.39	RR-C	321,400	None		

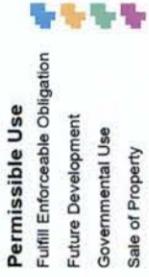
**Successor Agency: City of Poway**  
 County San Diego  
**LONG RANGE PROPERTY MANAGEMENT PLAN**  
 \* Revised Permissible Use Classification

**Permissible Use:**  
  
 Fulfill Enforceable Obligation  
 Future Development  
 Governmental Use  
 Sale of Property

**EXHIBIT A**

HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)		HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)	
No	Contractual Requirements for Use of Income/Revenue	History of Environmental Contamination, Studies, and/or Remediation, and Designation as a Brownfield Site	Description of Property's Potential For Transit Oriented Development	Advancement of Planning Objectives of the Successor Agency	History of Previous Development Proposals Activity		
13	None	Phase I Environmental Assessments completed and on file	Poor	Providing land for future open space and/or recreational uses within the project area Recreational opportunities contribute to the elimination of blighted conditions within the project area and provide benefit to local residents and the entire community Property encumbered by the 100-year floodway of Rattlesnake Creek is blighted because it is flood prone and cannot be improved.	Floodway management, open space, and recreational use		
14	None	Phase I Environmental Assessments completed and on file	Poor	Providing land for future open space and/or recreational uses within the project area Recreational opportunities contribute to the elimination of blighted conditions within the project area and provide benefit to local residents and the entire community Property encumbered by the 100-year floodway of Rattlesnake Creek is blighted because it is flood prone and cannot be improved.	Floodway management, open space, and recreational use		
15	None	Phase I Environmental Assessments completed and on file	Poor	Providing land for future open space and/or recreational uses within the project area Recreational opportunities contribute to the elimination of blighted conditions within the project area and provide benefit to local residents and the entire community Property encumbered by the 100-year floodway of Rattlesnake Creek is blighted because it is flood prone and cannot be improved.	Floodway management, open space, and recreational use		
16	None	Phase I Environmental Assessments completed and on file	Poor	Providing land for future open space and/or recreational uses within the project area Recreational opportunities contribute to the elimination of blighted conditions within the project area and provide benefit to local residents and the entire community Property encumbered by the 100-year floodway of Rattlesnake Creek is blighted because it is flood prone and cannot be improved.	Floodway management, open space, and recreational use		
17	None	Phase I Environmental Assessments completed and on file	Poor	Providing land for future open space and/or recreational uses within the project area Recreational opportunities contribute to the elimination of blighted conditions within the project area and provide benefit to local residents and the entire community Property encumbered by the 100-year floodway of Rattlesnake Creek is blighted because it is flood prone and cannot be improved.	Floodway management, open space, and recreational use		
18	None	Phase 1 Environmental Assessment, and Lead and Asbestos Surveys on file	Poor	Providing land for future open space and/or recreational uses within the project area Recreational opportunities contribute to the elimination of blighted conditions within the project area and provide benefit to local residents and the entire community Property encumbered by the 100-year floodway of Rattlesnake Creek is blighted because it is flood prone and cannot be improved.	Floodway management, open space, and recreational use		
19	None	Phase 1 Environmental Assessment, and Lead and Asbestos Surveys on file	Poor	Providing land for future open space and/or recreational uses within the project area Recreational opportunities contribute to the elimination of blighted conditions within the project area and provide benefit to local residents and the entire community Property encumbered by the 100-year floodway of Rattlesnake Creek is blighted because it is flood prone and cannot be improved.	Floodway management, open space, and recreational use		

**Successor Agency: City of Poway**  
 County San Diego  
**LONG RANGE PROPERTY MANAGEMENT PLAN**  
 \* Revised Permissible Use Classification



**EXHIBIT A**

No.	Property Type	HSC 34191.5(c)(2)		HSC 34191.5(c)(1)(A)				SALE OF PROPERTY			HSC 34191.5(c)(1)(C)				HSC 34191.5(c)(1)(D)	Estimate of Income /Revenue	
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Use of Sales Proceeds	Proposed Sale Value	Proposed Sale Date	Purpose for Which Property was Acquired	Address	APN #			Lot Size (acres)
20	Vacant Lot/Land	Governmental Use	Floodway Management and Open Space	07/07/2005	Purchased with #21 \$543,000	\$ 235,738	Book	6/30/2014	NA	NA	Floodway Management / Future Old Poway Park Expansion	14049 York Avenue	314-214-09	0.61	RR-C	235,738	None
21	Vacant Lot/Land	Governmental Use	Floodway Management and Open Space	07/07/2005	Purchased with #20	\$ 339,462	Book	6/30/2014	NA	NA	Floodway Management / Future Old Poway Park Expansion	14049 York Avenue	314-214-10	0.37	RR-C	339,462	None
22	Vacant Lot/Land	Governmental Use	Floodway Management and Open Space	8/2/2002	Purchased with #27 \$317,500	\$ 142,162	Book	6/30/2014	NA	NA	Floodway Management / Future Old Poway Park Expansion	York Avenue (Same Grant Deed as 314-214-38)	314-214-20	0.51	RR-C	142,162	None
23	Vacant Lot/Land	Governmental Use	Floodway Management and Open Space	11/15/2001	Purchased with #24, #25, and #26 \$65,000	\$ 15,934	Book	6/30/2014	NA	NA	Floodway Management / Future Old Poway Park Expansion	Community Road	314-214-29	Includes #24, #25, and #26 1.55	RR-C	15,934	None
24	Vacant Lot/Land	Governmental Use	Floodway Management and Open Space	11/15/2001	Purchased with #23, #25, and #26	\$ 15,934	Book	6/30/2014	NA	NA	Floodway Management / Future Old Poway Park Expansion	Community Road	314-214-30	Included with #23, #25, and #26	RR-C	15,934	None
25	Vacant Lot/Land	Governmental Use	Floodway Management and Open Space	11/15/2001	Purchased with #23, #24, and #26	\$ 17,528	Book	6/30/2014	NA	NA	Floodway Management / Future Old Poway Park Expansion	Community Road	314-214-31	Included with #23, #24, and #26	RR-C	17,528	None
26	Vacant Lot/Land	Governmental Use	Floodway Management and Open Space	11/15/2001	Purchased with #23, #24, and #25	\$ 17,129	Book	6/30/2014	NA	NA	Floodway Management / Future Old Poway Park Expansion	Community Road	314-214-32	Included with #23, #24, and #25	RR-C	17,129	None

**EXHIBIT A**

HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)		HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)	
No.	Contractual Requirements for Use of Income/Revenue	History of Environmental Contamination, Studies, and/or Remediation, and Designation as a Brownfield Site	Description of Property's Potential For Transit Oriented Development	Advancement of Planning Objectives of the Successor Agency	History of Previous Development Proposals Activity		
20	None	Phase 1 Environmental Assessment, and Lead and Asbestos Surveys on file	Poor	Providing land for future open space and/or recreational uses within the project area. Recreational opportunities contribute to the elimination of blighted conditions within the project area and provide benefit to local residents and the entire community Property encumbered by the 100-year floodway of Rattlesnake Creek is blighted because it is flood prone and cannot be improved.	Floodway management, open space, and recreational use.		
21	None	Phase 1 Environmental Assessment, and Lead and Asbestos Surveys on file	Poor	Providing land for future open space and/or recreational uses within the project area. Recreational opportunities contribute to the elimination of blighted conditions within the project area and provide benefit to local residents and the entire community Property encumbered by the 100-year floodway of Rattlesnake Creek is blighted because it is flood prone and cannot be improved.	Floodway management, open space, and recreational use		
22	None	Phase 1 Environmental Assessment, and Lead and Asbestos Surveys on file	Poor	Providing land for future open space and/or recreational uses within the project area. Recreational opportunities contribute to the elimination of blighted conditions within the project area and provide benefit to local residents and the entire community Property encumbered by the 100-year floodway of Rattlesnake Creek is blighted because it is flood prone and cannot be improved.	Floodway management, open space, and recreational use		
23	None	None	Poor	Providing land for future open space and/or recreational uses within the project area. Recreational opportunities contribute to the elimination of blighted conditions within the project area and provide benefit to local residents and the entire community Property encumbered by the 100-year floodway of Rattlesnake Creek is blighted because it is flood prone and cannot be improved.	Floodway management, open space, and recreational use		
24	None	None	Poor	Providing land for future open space and/or recreational uses within the project area. Recreational opportunities contribute to the elimination of blighted conditions within the project area and provide benefit to local residents and the entire community Property encumbered by the 100-year floodway of Rattlesnake Creek is blighted because it is flood prone and cannot be improved.	Floodway management, open space, and recreational use.		
25	None	None	Poor	Providing land for future open space and/or recreational uses within the project area. Recreational opportunities contribute to the elimination of blighted conditions within the project area and provide benefit to local residents and the entire community Property encumbered by the 100-year floodway of Rattlesnake Creek is blighted because it is flood prone and cannot be improved.	Floodway management, open space, and recreational use.		
26	None	None	Poor	Providing land for future open space and/or recreational uses within the project area. Recreational opportunities contribute to the elimination of blighted conditions within the project area and provide benefit to local residents and the entire community Property encumbered by the 100-year floodway of Rattlesnake Creek is blighted because it is flood prone and cannot be improved.	Floodway management, open space, and recreational use.		

**Successor Agency City of Poway**  
 County San Diego  
**LONG RANGE PROPERTY MANAGEMENT PLAN**  
 \* Revised Permissible Use Classification

**Permissible Use:**  
 Fulfill Enforceable Obligation  
 Future Development  
 Governmental Use  
 Sale of Property

**EXHIBIT A**

No.	Property Type	HSC 34191.5(c)(2)		HSC 34191.5(c)(1)(A)				SALE OF PROPERTY			HSC 34191.5(c)(1)(B)			HSC 34191.5(c)(1)(C)			HSC 34191.5(c)(1)(D)	
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Use of Sales Proceeds	Proposed Sale Value	Proposed Sale Date	Purpose for Which Property was Acquired	Address	APN #	Lot Size (acres)	Current Zoning	Estimate of Current Parcel Value	Estimate of Income /Revenue
27	Vacant Lot/Land	Governmental Use	Floodway Management and Open Space	8/2/2002	Purchased with #22	\$ 170,036	Book	6/30/2014	NA	NA	Floodway Management / Future Old Poway Park Expansion	14038 York Ave	314-214-38	0.61	RR-C	170,036	None	
28	Other	Governmental Use	Floodway Management, Wetland Mitigation, Passive Recreation Use	10/24/2003	Purchased with #46, #47, and #29 \$845,000	\$ 183,956	Book	6/30/2014	NA	NA	Purchased for wetland mitigation related to Scripps Poway Parkway	Old Pomerado Road	317-232-39	Includes #46, #47, and #29 2.38	CG	183,956	None	
29	Other	Governmental Use	Floodway Management, Wetland Mitigation, Passive Recreation Use	10/24/2003	Purchased with #46, #47, and #28	\$ 15,996	Book	6/30/2014	NA	NA	Purchased for wetland mitigation related to Scripps Poway Parkway	Old Pomerado Road	317-232-40	Included with #46, #47, and #28	CG	15,996	None	
30	Other	Governmental Use	Floodway Management, Wetland Mitigation, Passive Recreation Use	2/3/1998	Purchased with #31 \$71,000	\$ 63,290	Book	6/30/2014	NA	NA	Purchased for wetland mitigation related to Scripps Poway Parkway	Old Pomerado Road	317-232-41	Includes #31 1.09	CG/RS-2	63,290	None	
31	Other	Governmental Use	Floodway Management, Wetland Mitigation, Passive Recreation Use	2/3/1998	Purchased with #30	\$ 8,710	Book	6/30/2014	NA	NA	Purchased for wetland mitigation related to Scripps Poway Parkway	Old Pomerado Road	317-232-42	Included with #30 15	CG/RS-2	8,710	None	
32	Roadway/Walkway	Governmental Use	Floodway Management and Emergency Access to/from Scripps-Poway Parkway	5/31/1991	\$ 350,000	\$ 539,000	Book	6/30/2014	NA	NA	Road that provides emergency access to Old Pomerado Road	11907 Old Pomerado Road	317-251-31	0.89	RS-2	539,000	None	
33*	Parking Lot/Structure	Sale of Property	Auto Storage Lot - Leased (Poway Auto Dealers Association, LLC)	2/7/2002	\$ 4,825,550		Market	11/5/2015	Unknown	Unknown	Lot for loading/unloading and storage of vehicle inventory for Poway auto dealers	13875 Kirkham Way	323-501-02	5.37	LI-S	-	\$1/annually	

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HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)		HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)	
No.	Contractual Requirements for Use of Income/Revenue	History of Environmental Contamination, Studies, and/or Remediation, and Designation as a Brownfield Site	Description of Property's Potential For Transit Oriented Development	Advancement of Planning Objectives of the Successor Agency	History of Previous Development Proposals Activity		
27	None	Phase 1 Environmental Assessment and Lead and Asbestos Surveys on file	Poor	Providing land for future open space and/or recreational uses within the project area.  Recreational opportunities contribute to the elimination of blighted conditions within the project area and provide benefit to local residents and the entire community.  Property encumbered by the 100-year floodway of Rattlesnake Creek is blighted because it is flood prone and cannot be improved.	Floodway management, open space, and recreational use.		
28	None	None	Poor	Acquired for habitat or mitigation purposes. The 100-Year Floodway or Floodplain of Beeler Creek encumbers this property. Adjacent to the historic Big Stone Lodge property and was purchased and restored as riparian mitigation land for the Scripps Poway Parkway. The Agency restored the riparian habitat in 2000 and there is a continuing obligation to wildlife agencies to maintain the habitat.	Biologically restored and enhanced. Must be retained for mitigation.		
29	None	None	Poor	Acquired for habitat or mitigation purposes. The 100-Year Floodway or Floodplain of Beeler Creek encumbers this property. Adjacent to the historic Big Stone Lodge property and was purchased and restored as riparian mitigation land for the Scripps Poway Parkway. The Agency restored the riparian habitat in 2000 and there is a continuing obligation to wildlife agencies to maintain the habitat.	Biologically restored and enhanced. Must be retained for mitigation.		
30	None	None	Poor	Acquired for habitat or mitigation purposes. The 100-Year Floodway or Floodplain of Beeler Creek encumbers this property. Adjacent to the historic Big Stone Lodge property and was purchased and restored as riparian mitigation land for the Scripps Poway Parkway. The Agency restored the riparian habitat in 2000 and there is a continuing obligation to wildlife agencies to maintain the habitat.	Biologically restored and enhanced. Must be retained for mitigation.		
31	None	None	Poor	Acquired for habitat or mitigation purposes. The 100-Year Floodway or Floodplain of Beeler Creek encumbers this property. Adjacent to the historic Big Stone Lodge property and was purchased and restored as riparian mitigation land for the Scripps Poway Parkway. The Agency restored the riparian habitat in 2000 and there is a continuing obligation to wildlife agencies to maintain the habitat.	Biologically restored and enhanced. Must be retained for mitigation.		
32	None	None	Poor	The current use as emergency ingress and egress for the properties on Old Pomerado Road advances the Successor Agency's planning objectives. Furthermore, property encumbered by the 100-year floodway is blighted because it is flood prone and cannot be improved.	Already developed as emergency access road.		
33*	Parking Facility Lease with Poway Auto Dealer Association LLC (Hyundai, Chrysler, Honda, and Norm's RV) effective July 2005, with three 5-year optional extensions. The current lease is valid thru July 2020.  Under the terms of the Lease, the Lessee is responsible for all costs, taxes, charges and expenses, including maintenance costs, security, signage, and landscaping associated with operating the storage lot. The Lessee is also responsible for maintaining operating reserves equal to three-months of operating expenses and a \$30,000 Capital Maintenance Reserve account.	None	Poor	<ul style="list-style-type: none"> <li>Elimination of traffic circulation deficiencies and the provision of future access to accommodate regional traffic demands and service in currently undevelopable outlying areas</li> <li>Provision of adequate roadways and traffic and circulation improvements to correct street alignment problems and substandard alleys, to eliminate road hazards, and to provide adequate street and freeway access</li> <li>Alleviation of certain environmental deficiencies including substandard vehicular and pedestrian circulation systems, insufficient street lights, off-street parking and other similar public improvements.</li> </ul>	Already developed as car storage lot with security office and security fencing.		

**Successor Agency - City of Poway**  
 County - San Diego  
**LONG RANGE PROPERTY MANAGEMENT PLAN**  
 \* Revised Permissible Use Classification

**Permissible Use:**  
 Fulfill Enforceable Obligation  
 Future Development  
 Governmental Use  
 Sale of Property

**EXHIBIT A**

No.	Property Type	HSC 34191.5(c)(2)		HSC 34191.5(c)(1)(A)				SALE OF PROPERTY				HSC 34191.5(c)(1)(B)				HSC 34191.5(c)(1)(C)				HSC 34191.5(c)(1)(D)	
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Use of Sales Proceeds	Proposed Sale Value	Proposed Sale Date	Purpose for Which Property was Acquired	Address	APN #	Lot Size (acres)	Current Zoning	Estimate of Current Parcel Value	Estimate of Income /Revenue			
34*	Police/Fire Station	Fulfill Enforceable Obligation	Poway Sheriff's /Poway Skate Park	12/2/1993	\$ 560,323	\$ 560,323	Book	6/30/2014	NA	NA	Municipal Facilities	13100 Bowron Rd	317-472-29	3.77	TC	560,323	\$284,500 - Sheriff's Station Lease				
35	Park	Governmental Use	Public Parking for Old Poway Park and Community Events	11/30/2001	Purchased with #36, #37, #38, #39, #40, #41 and #42 \$1,323,000	\$ 412,191	Book	6/30/2014	NA	NA	Open Space/Recreation	Midland Rd	314-212-02	0.77	OS-R	412,191	None				
36	Park	Governmental Use	Public Parking for Old Poway Park and Community Events	11/30/2001	Purchased with #35, #37, #38, #39, #40, #41, and #42	\$ 112,416	Book	6/30/2014	NA	NA	Open Space/Recreation	Midland Rd	314-212-03	0.21	OS-R	112,416	None				
37	Park	Governmental Use	Public Parking for Old Poway Park and Community Events	11/30/2001	Purchased with #35, #36, #38, #39, #40, #41, and #42	\$ 208,772	Book	6/30/2014	NA	NA	Open Space/Recreation	Midland Rd	314-212-04	0.39	OS-R	208,772	None				
38	Park	Governmental Use	Public Parking for Old Poway Park and Community Events	11/30/2001	Purchased with #35, #36, #37, #38, #40, #41, and #42	\$ 144,534	Book	6/30/2014	NA	NA	Open Space/Recreation	Midland Rd	314-212-05	0.27	OS-R	144,534	None				
39	Park	Governmental Use	Public Parking for Old Poway Park and Community Events	11/30/2001	Purchased with #35, #36, #37, #38, #39, #41 and #42	\$ 117,769	Book	6/30/2014	NA	NA	Open Space/Recreation	Midland Rd	314-220-33	0.22	OS-R	117,769	None				
40	Park	Governmental Use	Public Parking for Old Poway Park and Community Events	11/30/2001	Purchased with #35, #36, #37, #38, #39, #41 and #42	\$ 85,650	Book	6/30/2014	NA	NA	Open Space/Recreation	Midland Rd	314-220-34	0.16	OS-R	85,650	None				
41	Park	Governmental Use	Public Parking for Old Poway Park and Community Events	11/30/2001	Purchased with #35, #36, #37, #38, #39, #40, and #42	\$ 203,419	Book	6/30/2014	NA	NA	Open Space/Recreation	Midland Rd	314-220-35	0.38	OS-R	203,419	None				

**Successor Agency: City of Poway**

County: San Diego

**LONG RANGE PROPERTY MANAGEMENT PLAN**

\* Revised Permissible Use Classification

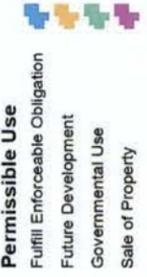
**Permissible Use:**

-  Fulfill Enforceable Obligation
-  Future Development
-  Governmental Use
-  Sale of Property

**EXHIBIT A**

No	HSC 34191.5 (c)(1)(E)	HSC 34191.5 (c)(1)(F)	Description of Property's Potential For Transit Oriented Development	HSC 34191.5 (c)(1)(G)	HSC 34191.5 (c)(1)(H)
	Contractual Requirements for Use of Income/Revenue	History of Environmental Contamination, Studies, and/or Remediation, and Designation as a Brownfield Site		Advancement of Planning Objectives of the Successor Agency	History of Previous Development Proposals Activity
34*	<p>Sheriff's Station 30-year lease with County of San Diego commenced on February 11, 1998. Annual rent is used exclusively to pay the debt service for the building.</p> <p>Certificates of Participation were issued in 1996 to build the station. These certificates were refunded in 2005 and are still secured by the City's Sheriff Station. The certificates mature in 2026.</p> <p>County pays for all costs associated with the operation and maintenance of the interior portion of the building. Includes services and repairs to interior plumbing and domestic water systems, interior electrical systems, minor repairs to building HVAC systems and controls, routine relamping, minor interior damage repairs to walls and floors, and routine maintenance service requests. The County is also responsible for paying all utilities and custodial and trash removal services</p>	None	Poor	The property advances the Successor Agency's planning objectives in its current use as a Sheriff's Station and as a community recreation amenity (skateboard park)	Already developed as Sheriff Station and Skate Park.
35	None As of September 2013 the Poway Farmer's Market location is on Midland Road	None	Poor	Expand the recreational, cultural, and commercial opportunities in accordance with the Old Poway Park Master Plan	Site is developed with permanent paved public parking lot and provides free public parking for approximately 5,000 visitors each week at Old Poway Park, and for community events at the park.
36	None As of September 2013 the Poway Farmer's Market location is on Midland Road	None	Poor	Expand the recreational, cultural, and commercial opportunities in accordance with the Old Poway Park Master Plan	Site is developed with permanent paved public parking lot and provides free public parking for approximately 5,000 visitors each week at Old Poway Park, and for community events at the park.
37	None As of September 2013 the Poway Farmer's Market location is on Midland Road	None	Poor	Expand the recreational, cultural, and commercial opportunities in accordance with the Old Poway Park Master Plan	Site is developed with permanent paved public parking lot and provides free public parking for approximately 5,000 visitors each week at Old Poway Park, and for community events at the park.
38	None As of September 2013 the Poway Farmer's Market location is on Midland Road	None	Poor	Expand the recreational, cultural, and commercial opportunities in accordance with the Old Poway Park Master Plan	Site is developed with permanent paved public parking lot and provides free public parking for approximately 5,000 visitors each week at Old Poway Park, and for community events at the park.
39	None	None	Poor	Expand the recreational, cultural, and commercial opportunities in accordance with the Old Poway Park Master Plan	Previously considered for development as a fine arts center. In 2006, Old Poway Park Master Plan was amended to reflect the site would be improved with asphalt grindings, trees, and minor drainage improvements so it could be used as free public parking lot for Old Poway Park.
40	None	None	Poor	Expand the recreational, cultural, and commercial opportunities in accordance with the Old Poway Park Master Plan	Previously considered for development as a fine arts center. In 2006, Old Poway Park Master Plan was amended to reflect the site would be improved with asphalt grindings, trees, and minor drainage improvements so it could be used as free public parking lot for Old Poway Park.
41	None	None	Poor	Expand the recreational, cultural, and commercial opportunities in accordance with the Old Poway Park Master Plan	Previously considered for development as a fine arts center. In 2006, Old Poway Park Master Plan was amended to reflect the site would be improved with asphalt grindings, trees, and minor drainage improvements so it could be used as free public parking lot for Old Poway Park.

**Successor Agency: City of Poway**  
 County San Diego  
**LONG RANGE PROPERTY MANAGEMENT PLAN**  
 \* Revised Permissible Use Classification



**EXHIBIT A**

No.	Property Type	HSC 34191.5(c)(2)		HSC 34191.5 (c)(1)(A)				SALE OF PROPERTY		HSC 34191.5(c)(1)(B)			HSC 34191.5(c)(1)(C)			HSC 34191.5 (c)(1)(D)	Estimate of Income /Revenue
		Permissible Use	Permissible Use Detail	Acquisition Date	Value at Time of Purchase	Estimated Current Value	Value Basis	Date of Estimated Current Value	Use of Sales Proceeds	Proposed Sale Value	Proposed Sale Date	Purpose for Which Property was Acquired	Address	APN #	Lot Size (acres)		
42	Park	Governmental Use	Public Parking for Old Poway Park and Community Events	11/30/2001	Purchased with #35, #36, #37, #39, #40, #41 and #38	\$ 64,238	Book	6/30/2014	NA	NA	Open Space/Recreation	Midland Rd	314-212-06	Included with #35, #36, #37, #39, #40, #41 and #38	OS-R	64,238	None
43	Park	Governmental Use	Public Parking for Old Poway Park and Community Events	2/8/1991	Purchased with #44 \$394,646	\$ 197,323	Book	6/30/2014	NA	NA	Open Space/Recreation	Temple & Adrian Streets	314-220-02	Includes #44 32	OS-R	197,323	None
44	Park	Governmental Use	Public Parking for Old Poway Park and Community Events	2/8/1991	Purchased with #43	\$ 197,323	Book	6/30/2014	NA	NA	Open Space/Recreation	Temple & Adrian Streets	314-220-03	Included with #43	OS-R	197,323	None
45*	Other	Sale of Property	Poway Valley Community Garden	5/23/1995	Remnant parcel	\$ 474,974	Book	6/30/2014	Unknown	Unknown	Municipal Facility	13112 Vista View Drive	323-261-31	1 01	RS-1	474,974	\$1/Annually
46	Park	Governmental Use	Floodway Management, Passive Recreation Use, and Historic Preservation of Big Stone Lodge	10/24/2003	Purchased with #29, #47, and #28	\$ 483,884	Book	6/30/2014	NA	NA	Municipal Facility - To be retained by the City	12237 Old Pomerado Road	317-232-22	Included with #29, #47, and #28	CG	483,884	None
47	Park	Governmental Use	Floodway Management, Passive Recreation Use, and Historic Preservation of Big Stone Lodge	10/24/2003	Purchased with #46, #29, and #28	\$ 195,953	Book	6/30/2014	NA	NA	Municipal Facility - To be retained by the City	12237 Old Pomerado Road	317-232-36	Included with #46, #29, and #28	CG	195,953	None
48	Police/Fire Station	Governmental Use	Fire Station #3	11/27/2000	\$ 480,000	\$ 480,000	Book	6/30/2014	NA	NA	Municipal Facility - To be retained by the City	14322 Pomerado Road	314-040-25	18 64	RR-C	480,000	None
49	Park	Governmental Use	Veterans Park	2/15/1991	\$ 500,000	\$ 703,313	Book	6/30/2014	NA	NA	Municipal Facility - To be retained by the City	Midland Road	314-193-55	0 45	OS-R	703,313	None

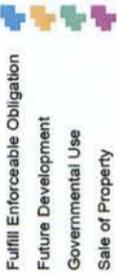
**Successor Agency: City of Poway**

County: San Diego

**LONG RANGE PROPERTY MANAGEMENT PLAN**

\* Revised Permissible Use Classification

**EXHIBIT A**

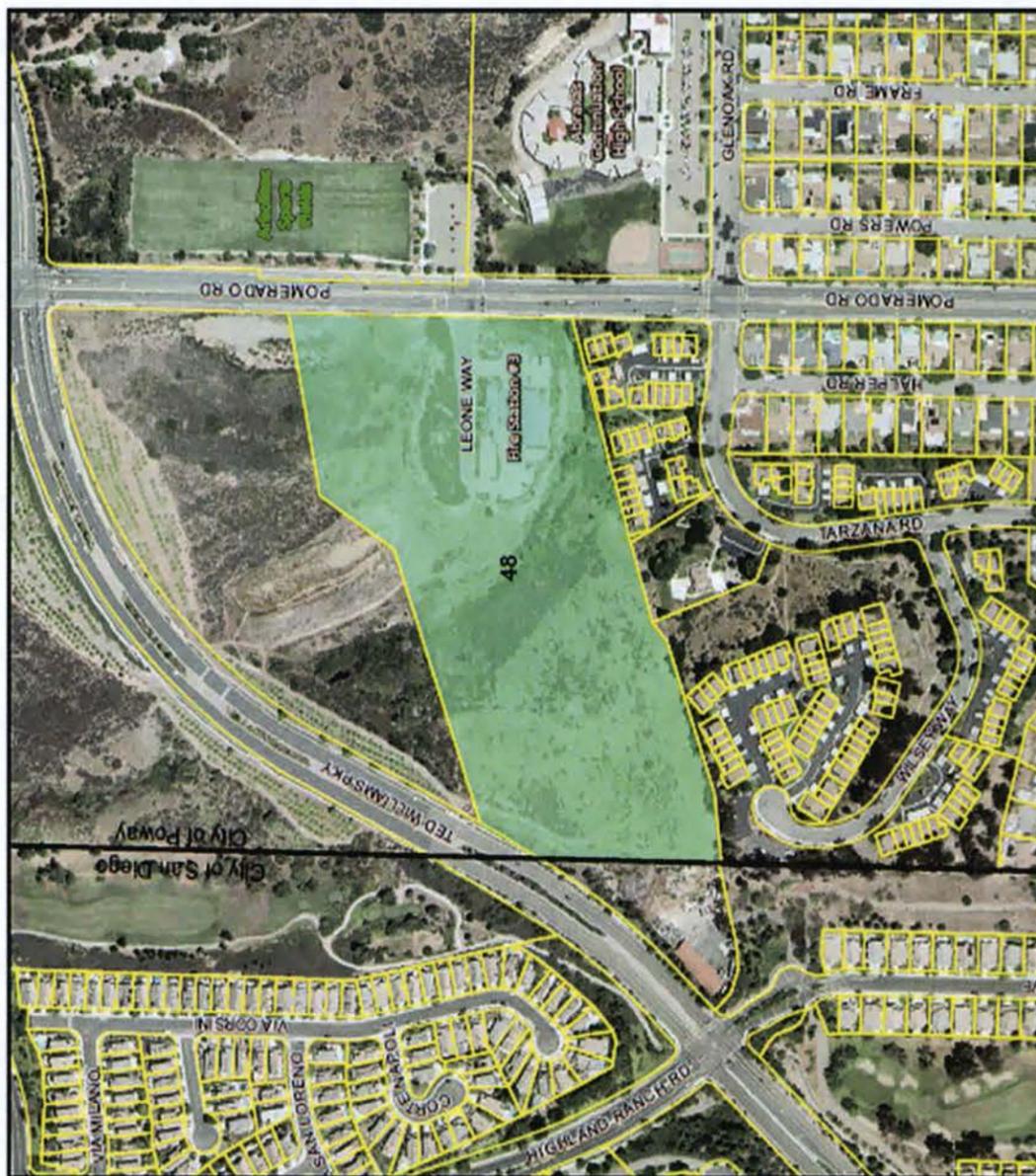
**Permissible Use**  


HSC 34191.5 (c)(1)(E)		HSC 34191.5 (c)(1)(F)		HSC 34191.5 (c)(1)(G)		HSC 34191.5 (c)(1)(H)	
No.	Contractual Requirements for Use of Income/Revenue	History of Environmental Contamination, Studies, and/or Remediation, and Designation as a Brownfield Site	Description of Property's Potential For Transit Oriented Development	Advancement of Planning Objectives of the Successor Agency	History of Previous Development Proposals Activity		
42	None As of September 2013 the Poway Farmer's Market location is on Midland Road	None	Poor	Expand the recreational, cultural, and commercial opportunities in accordance with the Old Poway Park Master Plan	Site is developed with permanent paved public parking lot and provides free public parking for approximately 5,000 visitors each week at Old Poway Park, and for community events at the park.		
43	None	None	Poor	Expand the recreational, cultural, and commercial opportunities in accordance with the Old Poway Park Master Plan	Previously considered for fine arts center In 2006, Old Poway Park Master Plan was amended to reflect the site would be improved with asphalt grindings, trees, and minor drainage impt. So it could be used as free pub Parking lot for Old Poway Park.		
44	None	None	Poor	Expand the recreational, cultural, and commercial opportunities in accordance with the Old Poway Park Master Plan	Previously considered for fine arts center In 2006, Old Poway Park Master Plan was amended to reflect the site would be improved with asphalt grindings, trees, and minor drainage impt. So it could be used as free pub Parking lot for Old Poway Park.		
45*	Term of the lease expired 5/1/12; currently month-to-month Tenant is responsible for site maintenance and all utility costs.	None	Poor	The property in its current use as a community garden advances the Successor Agency's planning objectives The Poway Community Garden is beneficial for the residents of Poway, particularly for those with limited space for home gardening	None		
46	None	Phase I Environmental Assessment (2003), Phase II Environmental Assessment (2004) and Lead & Asbestos Survey (2006) on file Environmental assessment, remediation, and monitoring activities active on site from 2003 -2006 Case closure letter dated 10/12/06 from County of San Diego on file	Poor	The historic Big Stone Lodge property was retained for a passive recreational use and a trailhead. Use of the site as a passive park will further the Successor Agency's planning objectives by creating, improving or expanding parks and open spaces and providing recreational opportunities to the community	Existing 5,337 s.f historic structure proposed as passive park.		
47	None	Phase I Environmental Assessment (2003), Phase II Environmental Assessment (2004), and Lead & Asbestos Survey (2006) on file Environmental assessment, remediation, and monitoring activities active on site from 2003 -2006. Case closure letter dated 10/12/06 from County of San Diego on file. The site has been surveyed for endangered species. The California Gnatcatcher (Polioptila California) has been identified on the site The site also contains other biological resources, including vernal pools.	Poor	The historic Big Stone Lodge property was retained for a passive recreational use and a trailhead. Use of the site as a passive park will further the Successor Agency's planning objectives by creating, improving or expanding parks and open spaces and providing recreational opportunities to the community	Existing 5,337 s.f historic structure proposed as passive park.		
48	None		Poor	The property advances the Successor Agency's planning objectives in its current use as a fire station A study commissioned by the City in 1999 indicated that, in order to respond to the number, type and location of fire and medical emergencies within the City, a new fire station (#3) would be required to fulfill existing and future needs.	Site is Developed as Poway Fire Station 3		
49	None	None	Poor	The current use of the site as a community park (Poway Veterans Park) advances the Successor Agency's planning objectives as a recreational and cultural land use.	Site is Developed as Poway Veterans Park		



**Long Range  
Property Management Plan  
Page 1**

- Permissible Use:**
- Fulfill Enforceable Obligation
  - Future Development
  - Governmental Use
  - Sale of Property



Property Number	APN	Address
11	160208	160208 Powerado Rd
12	160209	160209 Powerado Rd
13	160210	160210 Powerado Rd
14	160211	160211 Powerado Rd
15	160212	160212 Powerado Rd
16	160213	160213 Powerado Rd
17	160214	160214 Powerado Rd
18	160215	160215 Powerado Rd
19	160216	160216 Powerado Rd
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22	160219	160219 Powerado Rd
23	160220	160220 Powerado Rd
24	160221	160221 Powerado Rd
25	160222	160222 Powerado Rd
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28	160225	160225 Powerado Rd
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100	160297	160297 Powerado Rd

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1 in = 400 ft

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**Long Range  
Property Management Plan  
Page 2**

- Permissible Use:**
- Fulfill Enforceable Obligation
  - Future Development
  - Governmental Use
  - Sale of Property



Property Number	APN	Address
1	160208	160208 Powerado Rd
2	160209	160209 Powerado Rd
3	160210	160210 Powerado Rd
4	160211	160211 Powerado Rd
5	160212	160212 Powerado Rd
6	160213	160213 Powerado Rd
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**Long Range  
Property Management Plan  
Page 3**

- Permissible Use:**
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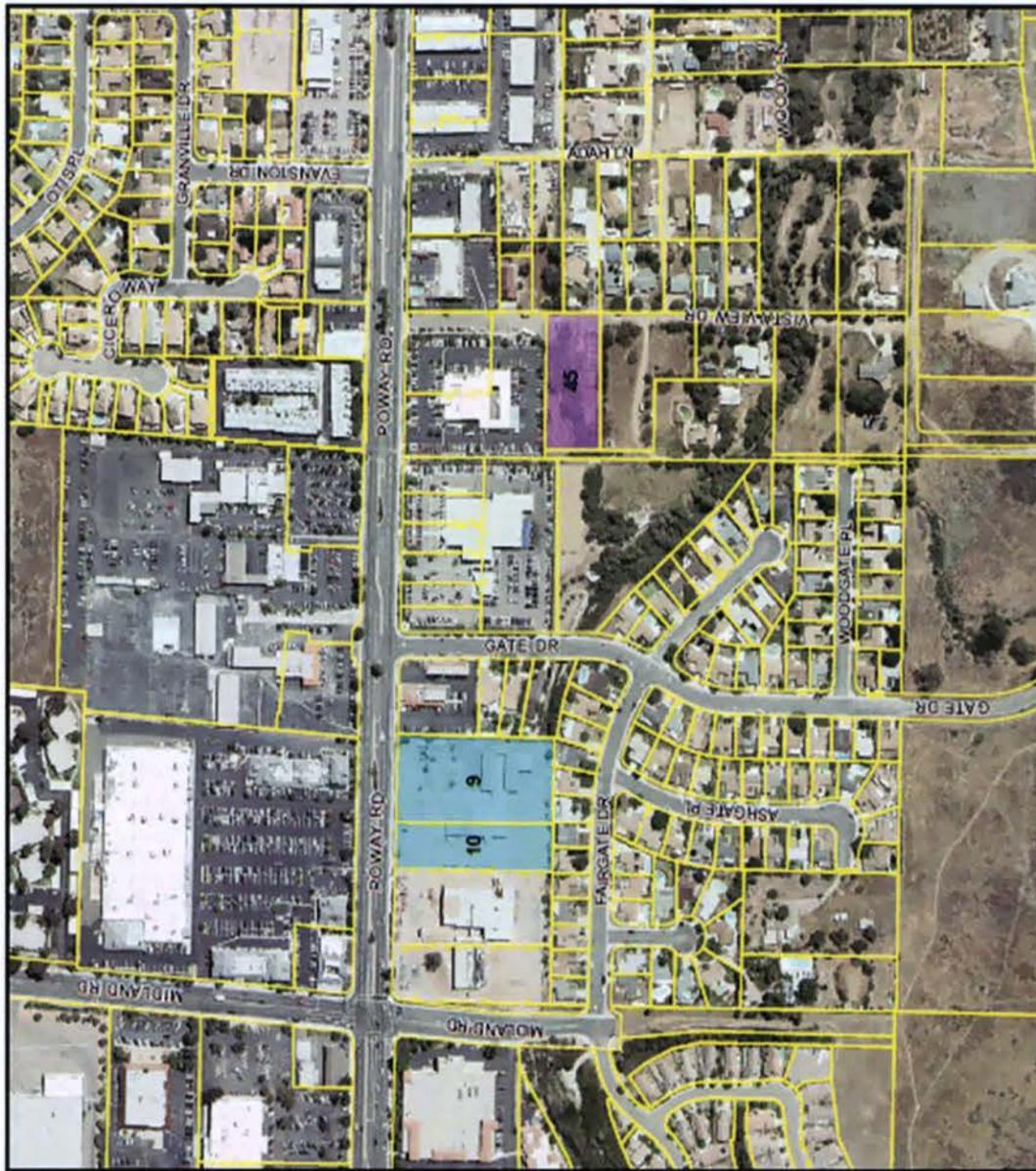


Property Number	APN	Address
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# Long Range Property Management Plan Page 5

- Permissible Use:**
- Fulfill Enforceable Obligation
  - Future Development
  - Governmental Use
  - Sale of Property

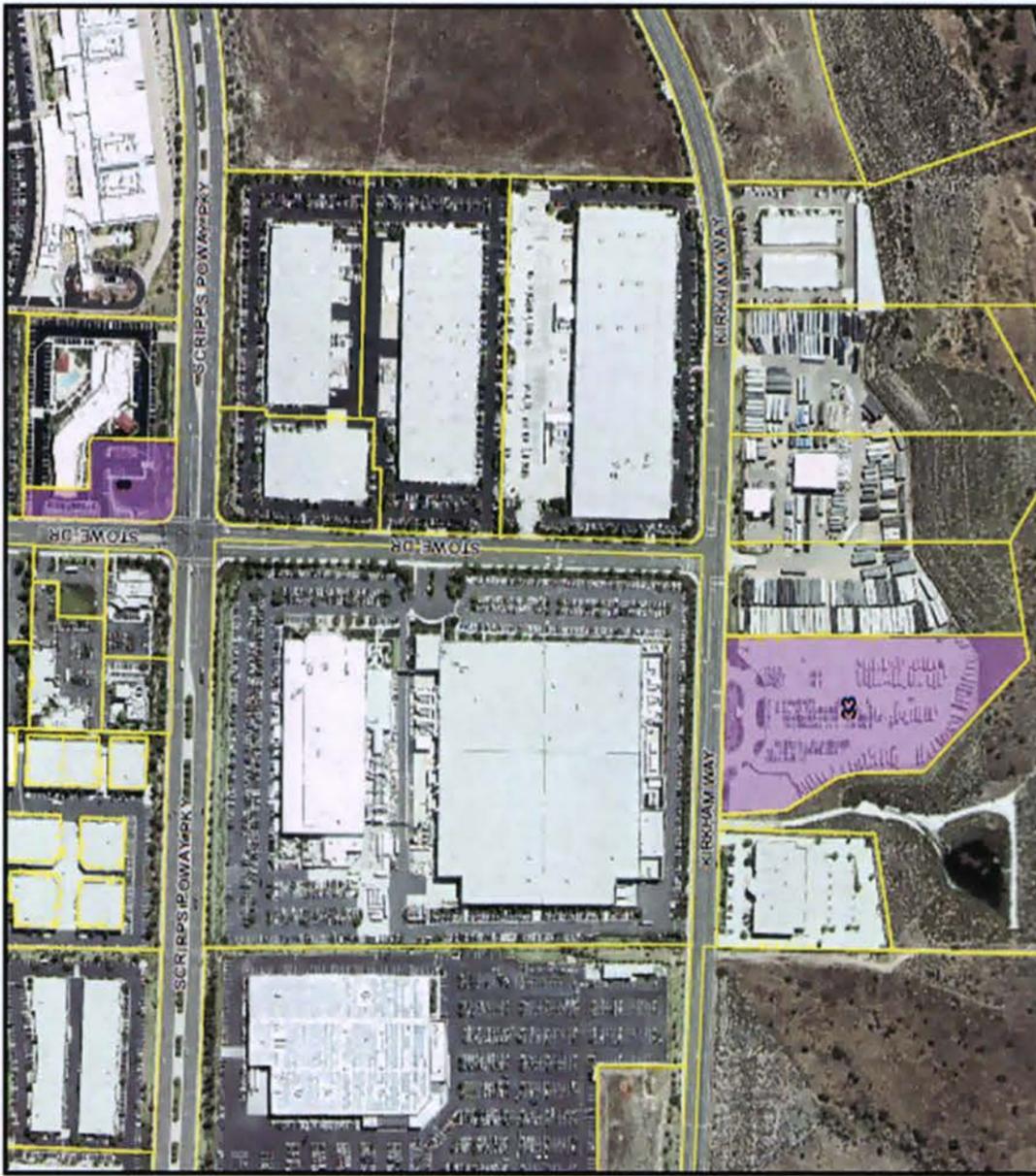


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**Long Range  
Property Management Plan  
Page 7**

- Permissible Use:**
- Fulfill Enforceable Obligation
  - Future Development
  - Governmental Use
  - Sale of Property



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89	120288	120288
90	120289	120289
91	120290	120290
92	120291	120291
93	120292	120292
94	120293	120293
95	120294	120294
96	120295	120295
97	120296	120296
98	120297	120297
99	120298	120298
100	120299	120299

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**GOVERNMENTAL USE PROPERTIES**

Assessor's Parcel Number	Map #	Address	Governmental Use
314-040-025	48	14322 Pomerado Road	Fire Station #3
314-193-55	49	Northeast corner of Midland Road & Adrian Street	Veterans Park
314-201-03	11	14124 York Avenue	Floodway management and open space
314-201-04	12	West side of York Avenue	Floodway management and open space
314-201-19	13	14146 Sycamore Avenue	Floodway management and open space
314-201-20	14	14134 Sycamore Avenue	Floodway management and open space
314-201-29	15	14152 Sycamore Avenue	Floodway management and open space
314-201-30	16	Adjacent to 14134 Sycamore Avenue	Floodway management and open space
314-201-35	17	York Avenue alignment	Floodway management and open space
314-212-02, 314-212-03, 314-212-04, 314-212-05, 314-212-06	35, 36, 37, 38, 42	West side of Midland Road	Public parking for Old Poway Park and community events
314-214-05	18	14056 York Avenue	Floodway management and open space
314-214-08	19	14055 York Avenue	Floodway management and open space
314-214-09, 314-214-10	20, 21	14049 York Avenue	Floodway management and open space
314-214-20, 314-214-38	22, 27	14038 York Avenue	Floodway management and open space
314-214-29, 314-214-30, 314-214-31, 314-214-32	23, 24, 25, 26	Community Road	Floodway management and open space
314-220-02, 314-220-03	43, 44	Brighton Avenue between Temple and Adrian Streets (east of Midland Road)	Public parking for Old Poway Park and community events
314-220-33, 314-220-34, 314-220-35	39, 40, 41	East side of Midland Road	Public parking for Old Poway Park and community events
317-101-06	1	13100 Poway Road	Public parking for Civic Center
317-232-22, 317-232-36	46, 47	12237 Old Pomerado Road	Floodway management, passive recreation use, and historic preservation of Big Stone Lodge
317-232-39, 317-232-40, 317-232-41, 317-232-42	28, 29, 30, 31	Old Pomerado Road	Floodway management, wetland mitigation, passive recreation use
317-251-31	32	11907 Old Pomerado Road	Floodway management and emergency access to/from Scripps-Poway Parkway

**ENFORCEABLE OBLIGATION PROPERTIES**

Assessor's Parcel Number	Map #	Address	Enforceable Obligation
317-190-21	9	13655 Poway Rd	Tenant has option to purchase property
317-190-45	10	13655 Poway Rd	Tenant has option to purchase property
317-472-29	34	13100 Bowron Rd	Lease payments to the City from the County for the Sheriff station are used to pay the City's lease payments to the RDA (now SA), which are pledged for the repayment of the COPs which expire in August 1, 2026.

May 15, 2015

Mr Andrew White, Finance Manager  
City of Poway  
13325 Civic Center Drive  
Poway, CA 92064

Dear Mr White

Subject: Long-Range Property Management Plan

Pursuant to Health and Safety Code (HSC) section 34191 5 (b), the City of Poway (Agency) submitted a Long-Range Property Management Plan (LRPMP) to the California Department of Finance (Finance) on November 15, 2013. During a conference call held on August 12, 2014, the Agency was informed of the initial results of Finance's review of the LRPMP. On February 19, 2015, the Agency requested Finance issue a denial letter stating which items need to be changed in order for Finance to approve the Agency's LRPMP.

HSC section 34191 5 defines the requirements of the LRPMP. Based on our review and application of the law, the Agency's LRPMP is not approved for the following reasons:

- Item Nos. 1 through 49 – The Agency did not provide a current value for any properties listed on the LRPMP as directed in HSC section 34191 5 (c) (1) (D).
- Item Nos. 1 through 7 – The Agency intends to sell these properties, however, as required by HSC section 34191 5 (c) (2) (A), the Agency needs to list whether the sale proceeds will be used to fund the Agency's enforceable obligations or whether the proceeds will be remitted to the County Auditor-Controller for distribution to the affected taxing entities.
- Item No. 8 – The Agency listed the disposition for this property located at 14082 Stowe Drive (Assessor's Parcel Number (APN) 323-481-19) as a transfer to the City of Poway (City) for future development. However, during our conference call on August 12, 2014, it is our understanding the intended disposition for this property is to sell it.
- Item Nos. 33 and 35 through 44 – The Agency intends to transfer these properties to the City for governmental purposes pursuant to HSC section 34181 (a). Our review indicates the properties are not exclusively used for governmental purposes. These properties are parking lots available for public use. HSC section 34181 (a) authorizes the OB to direct the Agency to transfer ownership of assets that were constructed and used for a governmental purpose, such as roads, schools buildings, parks, police and fire stations, libraries, and local agency administrative buildings to the appropriate public jurisdiction. These parking lots do not meet the definition of a government purpose.

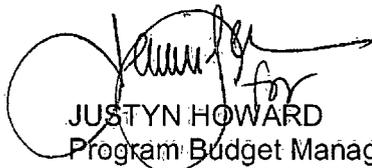
- Item No 45 – The Agency has proposed to transfer the garden located at 13112 Vista View Drive (APN 323-261-31) as a governmental purpose property. In our review it was determined the property does not meet the requirements of HSC section 34181 (a) to transfer as a governmental purpose. The parcel is 1.01 acres and the garden located upon the parcel makes up approximately twenty-five percent of the parcel. The majority of the parcel remains undeveloped and as such does not meet the requirements of HSC section 34181 (a).

As authorized by HSC section 34191.5 (b), Finance is not approving the LRPMP. The Dissolution Act does not allow a meet and confer for Finance's review of the LRPMP. Therefore, the Agency should revise the LRPMP to address the issues noted above and resubmit an OB approved revised LRPMP to Finance for approval.

Pursuant to HSC section 34167.5, the California State Controller's Office (Controller) has the authority to claw back assets that were inappropriately transferred to the city, county, or any other public agency. Determinations outlined in this letter do not in any way eliminate the Controller's authority. Should the Controller claw back real property assets not contemplated in the existing approved LRPMP, the LRPMP must be revised to include these additional real assets. The revised LRPMP must be approved by the OB and Finance before the disposition of the clawed back assets can occur.

Please direct inquiries to Wendy Griffe, Supervisor, or Jared Smith, Lead Analyst at (916) 445-1546.

Sincerely,



JUSTYN HOWARD  
Program Budget Manager

- cc Mr Jay Virata, Economic Development Manager, City of Poway  
Ms Ashley Jones, Senior Management Analyst, City of Poway  
Mr Jon Baker, Senior Auditor and Controller Manager, San Diego County  
California State Controller's Office

# LEGEND

Property Number	APN	Address
1	31710106	13100 Poway Rd
2	31747212	Southwest Corner of Poway Rd. and Civic Center Dr.
3	31747218	13033 Poway Road
4	31747223	13123-13125 Poway Rd
5	31747224	13053 Poway Rd
6	31747225	13029 1/2 Poway Road
7	31754073	12430 Poway Road
8	32348119	14082 Stowe Drive
9	31719021	13655 Poway Road
10	31719045	13655 Poway Road
11	31420103	14124 York Ave
12	31420104	York Avenue
13	31420119	14146 Sycamore Avenue
14	31420120	14134 Sycamore Avenue
15	31420129	14152 Sycamore Avenue
16	31420130	Alley west of Sycamore
17	31420135	York Avenue
18	31421405	14056 York Avenue
19	31421406	14055 York Avenue
20	31421409	14049 York Avenue
21	31421410	14049 York Avenue
22	31421420	York Avenue (Same Grant Deed as 314-214-38)
23	31421429	Community Road
24	31421430	Community Road
25	31421431	Community Road

Property Number	APN	Address
26	31421432	Community Road
27	31421438	14038 York Ave
28	31723239	Old Pomerado Road
29	31723240	Old Pomerado Road
30	31723241	Old Pomerado Road
31	31723242	Old Pomerado Road
32	31725131	11907 Old Pomerado Road
33	32350102	13875 Kirkham Way
34	31747229	13100 Bowron Rd
35	31421202	Midland Rd
36	31421203	Midland Rd
37	31421204	Midland Rd
38	31421205	Midland Rd
39	31422033	Midland Rd
40	31422034	Midland Rd
41	31422035	Midland Rd
42	31421206	Midland Rd
43	31422002	Temple & Adrian Streets
44	31422003	Temple & Adrian Streets
45	32326131	13112 Vista View Drive
46	31723222	12237 Old Pomerado Road
47	31723236	12237 Old Pomerado Road
48	31404025	14322 Pomerado Road
49	31419355	Midland Road



# Long Range Property Management Plan

## Page 1

- Permissible Use:**
- Fulfill Enforceable Obligation +
  - Future Development +
  - Governmental Use +
  - Sale of Property +



Property Number	APN	Address
1	3178100	13100 Poway Rd
2	3174012	Southwest Corner of Poway Rd. and Civic Center Dr
3	3174215	13013 Poway Road
4	3174219	13123-13125 Poway Rd
5	3174214	13023 Poway Rd
6	3174220	13029 102 Poway Road
7	3178875	12410 Poway Road
8	3054818	14022 Stone Circle
9	3173402	13055 Poway Road
10	3178906	12618 Poway Road
11	3142100	14124 York Ave
12	3142104	York Avenue
13	3142119	14148 Spycamore Avenue
14	3142120	14134 Spycamore Avenue
15	3142122	14152 Spycamore Avenue
16	3142130	14150 Spycamore Avenue
17	3142135	York Avenue
18	3142406	14016 York Avenue
19	3142444	14015 York Avenue
20	3142449	14049 York Avenue
21	3142448	14019 York Avenue
22	3142426	York Avenue (State Grant Deed as 314-214-30)
23	3142429	Community Road
24	3142430	Community Road
25	3142434	Community Road

Property Number	APN	Address
26	3142140	Community Road
27	3142146	14038 York Ave
28	3172320	Old Pomerado Road
29	3172304	Old Pomerado Road
30	3172304	Old Pomerado Road
31	3172304	Old Pomerado Road
32	3172304	Old Pomerado Road
33	3172304	Old Pomerado Road
34	3172304	11907 Old Pomerado Road
35	3060060	13875 Kishon Way
36	3142720	13101 Diverse Rd
37	3142120	Midland Rd
38	3142130	Midland Rd
39	3142134	Midland Rd
40	3142136	Midland Rd
41	3142100	Midland Rd
42	3142100	Midland Rd
43	3142200	Temple & Adair Streets
44	3142000	Temple & Adair Streets
45	3029481	10110 Village View Drive
46	3172326	12237 Old Pomerado Road
47	3172326	12237 Old Pomerado Road
48	3194000	14222 Pomerado Road
49	3141800	Midland Road

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1 in = 400 ft

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# Long Range Property Management Plan Page 2

## Permissible Use:

- Fulfill Enforceable Obligation ■
- Future Development ■
- Governmental Use ■
- Sale of Property ■



Property Number	APN	Address
1	3178406	13100 Poway Rd
3	3178232	Southwest Corner of Poway Rd. and Ohio Center Dr.
8	3178239	13003 Poway Road
9	3178228	1192 S 131st St Poway Rd
10	3178224	13023 Poway Rd
11	3178225	13029 S2 Poway Road
12	3178075	13439 Poway Road
13	3234418	14032 Union Drive
14	3178821	12815 Poway Road
15	3178995	12815 Poway Road
16	3142803	34124 York Ave
17	3142804	York Avenue
18	3142818	34140 Sycamore Avenue
19	3142820	34134 Sycamore Avenue
20	3142822	34132 Sycamore Avenue
21	3142824	34130 Sycamore Avenue
22	3142826	York Avenue
23	3142828	York Avenue
24	3142830	York Avenue
25	3142832	York Avenue
26	3142834	York Avenue
27	3142836	York Avenue
28	3142838	York Avenue
29	3142840	York Avenue
30	3142842	York Avenue
31	3142844	York Avenue
32	3142846	York Avenue
33	3142848	York Avenue
34	3142850	York Avenue
35	3142852	York Avenue
36	3142854	York Avenue
37	3142856	York Avenue
38	3142858	York Avenue
39	3142860	York Avenue
40	3142862	York Avenue
41	3142864	York Avenue
42	3142866	York Avenue
43	3142868	York Avenue
44	3142870	York Avenue
45	3142872	York Avenue
46	3142874	York Avenue
47	3142876	York Avenue
48	3142878	York Avenue
49	3142880	York Avenue

Property Number	APN	Address
26	3901462	Community Road
27	3901464	14038 York Ave
28	3923206	Old Pomerado Road
29	3923208	Old Pomerado Road
30	3923210	Old Pomerado Road
31	3923212	Old Pomerado Road
32	3923214	Old Pomerado Road
33	3923216	Old Pomerado Road
34	3923218	Old Pomerado Road
35	3923220	Old Pomerado Road
36	3923222	Old Pomerado Road
37	3923224	Old Pomerado Road
38	3923226	Old Pomerado Road
39	3923228	Old Pomerado Road
40	3923230	Old Pomerado Road
41	3923232	Old Pomerado Road
42	3923234	Old Pomerado Road
43	3923236	Old Pomerado Road
44	3923238	Old Pomerado Road
45	3923240	Old Pomerado Road
46	3923242	Old Pomerado Road
47	3923244	Old Pomerado Road
48	3923246	Old Pomerado Road
49	3923248	Old Pomerado Road



1 in = 400 ft

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# Long Range Property Management Plan Page 3

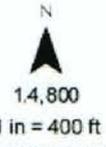
## Permissible Use:

- Fulfill Enforceable Obligation +
- Future Development +
- Governmental Use +
- Sale of Property +



Property Number	APN	Address
1	3178166	13108 Poway Rd
2	3178212	3428 West Corner of Poway Rd and Oak Knoll Circle Dr
3	3178216	13023 Poway Road
4	3178220	13123-13125 Poway Rd
5	3178224	13028 Poway Rd
6	3178228	13019-13021 Poway Road
7	3178232	13010 Poway Road
8	3258119	14922 Stone Circle
9	3178601	13015 Poway Road
10	3178605	13015 Poway Road
11	3142105	14124 York Ave
12	3142104	York Avenue
13	3142110	14148 Sycamore Avenue
14	3142120	14134 Sycamore Avenue
15	3142129	14122 Sycamore Avenue
16	3142130	Alley west of Sycamore
17	3142135	York Avenue
18	3142140	14018 York Avenue
19	3142146	14015 York Avenue
20	3142146	14018 York Avenue
21	3142149	14016 York Avenue
22	3142150	York Avenue (Urban Grand Blvd as 314-214-30)
23	3142159	Community Road
24	3142150	Community Road
25	3142161	Community Road

Property Number	APN	Address
26	3401402	Community Road
27	3401404	14020 York Ave
28	3402200	Old Pomerado Road
29	3402200	Old Pomerado Road
30	3402201	Old Pomerado Road
31	3402202	Old Pomerado Road
32	3402201	11807 Old Pomerado Road
33	3402203	13825 Hickham Way
34	3402209	13101 Severn Rd
35	3402200	Midland Rd
36	3402200	Midland Rd
37	3402204	Midland Rd
38	3402200	Midland Rd
39	3402200	Midland Rd
40	3402204	Midland Rd
41	3402205	Midland Rd
42	3402206	Midland Rd
43	3402200	Temple & Adair Streets
44	3402200	Temple & Adair Streets
45	3402201	13112 White View Circle
46	3402202	12237 Old Pomerado Road
47	3402206	12237 Old Pomerado Road
48	3404805	14322 Pomerado Road
49	3404805	Midland Road



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# Long Range Property Management Plan

## Page 4

### Permissible Use:

Fulfill Enforceable Obligation

Future Development

Governmental Use

Sale of Property



Property Number	APN	Address
1	3478166	13100 Poway Rd
2	3478212	Southwest Corner of Poway Rd and Civic Center Dr
3	3478218	1302 S Poway Road
4	3478223	1302 S 151 St Poway Rd
5	3478224	1302 S Poway Rd
6	3478226	1302 S 152 Poway Road
7	3478073	12610 Poway Road
8	3284119	1482 S Stone Drive
9	3478921	1365 S Poway Road
10	3478609	1365 S Poway Road
11	3423800	14524 York Ave
12	3423894	York Avenue
13	3423819	14548 Sycamore Avenue
14	3423820	14534 Sycamore Avenue
15	3423819	14552 Sycamore Avenue
16	3423819	May west of Sycamore
17	3423825	York Avenue
18	3423846	14254 York Avenue
19	3423846	14254 York Avenue
20	3423888	14249 York Avenue
21	3423819	14249 York Avenue
22	3423829	York Avenue (Corner Grant Deed as 314-21-4-3)
23	3423829	Community Road
24	3423836	Community Road
25	3423831	Community Road

Property Number	APN	Address
26	3423462	Community Road
27	3423460	14039 York Ave
28	3423286	CM Periwade Road
29	3423280	CM Periwade Road
30	3423284	CM Periwade Road
31	3423286	CM Periwade Road
32	3423254	11907 CM Periwade Road
33	3285880	13875 Hiram Way
34	3474720	13183 Severan Rd
35	3423136	Midland Rd
36	3423130	Midland Rd
37	3423134	Midland Rd
38	3423136	Midland Rd
39	3423130	Midland Rd
40	3423134	Midland Rd
41	3423136	Midland Rd
42	3423136	Midland Rd
43	3423000	Temple & Adkin Streets
44	3423000	Temple & Adkin Streets
45	3285881	13112 Vista View Drive
46	3423282	12237 CM Periwade Road
47	3423284	12237 CM Periwade Road
48	3423282	14222 Periwade Road
49	3418256	Midland Road



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# Long Range Property Management Plan Page 5

## Permissible Use:

Fulfill Enforceable Obligation 

Future Development 

Governmental Use 

Sale of Property 



Property Number	APN	Address	Property Number	APN	Address
1	3179106	13100 Poway Rd	28	340340	Commodity Road
2	3179210	South West Corner of Poway Rd. and Chlo Center Dr	29	340149	14036 York Ave
3	3179219	10033 Poway Road	30	317209	Old Powevado Road
4	3179225	10233-10125 Poway Rd	31	317209	Old Powevado Road
5	3179224	10033 Poway Rd	32	317209	Old Powevado Road
6	3179224	10033 Poway Rd	33	317209	Old Powevado Road
7	3179875	2430 Poway Road	34	317209	Old Powevado Road
8	3234819	14033 Stone Drive	35	317209	Old Powevado Road
9	3179803	10035 Poway Road	36	309090	13105 Jordan Way
10	3179805	10035 Poway Road	37	317429	13100 Gordon Rd
11	3143700	14024 York Ave	38	340120	Midland Rd
12	3143104	York Avenue	39	340120	Midland Rd
13	3143119	14040 Sycamore Avenue	40	340120	Midland Rd
14	3143120	14034 Sycamore Avenue	41	340280	Midland Rd
15	3143124	14032 Sycamore Avenue	42	340280	Midland Rd
16	3143130	Alley west of Sycamore	43	340280	Midland Rd
17	3143130	York Avenue	44	340120	Midland Rd
18	3143140	14026 York Avenue	45	340280	Midland Rd
19	3143140	14026 York Avenue	46	340280	Midland Rd
20	3143140	14049 York Avenue	47	340280	Midland Rd
21	3143140	14049 York Avenue	48	340280	Midland Rd
22	3143140	York Avenue (Same Grant Deed as 314-214-33)	49	317320	12237 Old Powevado Road
23	3143140	Commodity Road	50	317320	12237 Old Powevado Road
24	3143140	Commodity Road	51	340480	14322 Powevado Road
25	3143140	Commodity Road	52	340480	14322 Powevado Road
26	3143140	Commodity Road	53	340480	14322 Powevado Road
27	3143140	Commodity Road	54	340480	14322 Powevado Road
28	3143140	Commodity Road	55	340480	14322 Powevado Road
29	3143140	Commodity Road	56	340480	14322 Powevado Road
30	3143140	Commodity Road	57	340480	14322 Powevado Road
31	3143140	Commodity Road	58	340480	14322 Powevado Road
32	3143140	Commodity Road	59	340480	14322 Powevado Road
33	3143140	Commodity Road	60	340480	14322 Powevado Road
34	3143140	Commodity Road	61	340480	14322 Powevado Road
35	3143140	Commodity Road	62	340480	14322 Powevado Road
36	3143140	Commodity Road	63	340480	14322 Powevado Road
37	3143140	Commodity Road	64	340480	14322 Powevado Road
38	3143140	Commodity Road	65	340480	14322 Powevado Road
39	3143140	Commodity Road	66	340480	14322 Powevado Road
40	3143140	Commodity Road	67	340480	14322 Powevado Road
41	3143140	Commodity Road	68	340480	14322 Powevado Road
42	3143140	Commodity Road	69	340480	14322 Powevado Road
43	3143140	Commodity Road	70	340480	14322 Powevado Road
44	3143140	Commodity Road	71	340480	14322 Powevado Road
45	3143140	Commodity Road	72	340480	14322 Powevado Road
46	3143140	Commodity Road	73	340480	14322 Powevado Road
47	3143140	Commodity Road	74	340480	14322 Powevado Road
48	3143140	Commodity Road	75	340480	14322 Powevado Road
49	3143140	Commodity Road	76	340480	14322 Powevado Road
50	3143140	Commodity Road	77	340480	14322 Powevado Road
51	3143140	Commodity Road	78	340480	14322 Powevado Road
52	3143140	Commodity Road	79	340480	14322 Powevado Road
53	3143140	Commodity Road	80	340480	14322 Powevado Road
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55	3143140	Commodity Road	82	340480	14322 Powevado Road
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57	3143140	Commodity Road	84	340480	14322 Powevado Road
58	3143140	Commodity Road	85	340480	14322 Powevado Road
59	3143140	Commodity Road	86	340480	14322 Powevado Road
60	3143140	Commodity Road	87	340480	14322 Powevado Road
61	3143140	Commodity Road	88	340480	14322 Powevado Road
62	3143140	Commodity Road	89	340480	14322 Powevado Road
63	3143140	Commodity Road	90	340480	14322 Powevado Road
64	3143140	Commodity Road	91	340480	14322 Powevado Road
65	3143140	Commodity Road	92	340480	14322 Powevado Road
66	3143140	Commodity Road	93	340480	14322 Powevado Road
67	3143140	Commodity Road	94	340480	14322 Powevado Road
68	3143140	Commodity Road	95	340480	14322 Powevado Road
69	3143140	Commodity Road	96	340480	14322 Powevado Road
70	3143140	Commodity Road	97	340480	14322 Powevado Road
71	3143140	Commodity Road	98	340480	14322 Powevado Road
72	3143140	Commodity Road	99	340480	14322 Powevado Road
73	3143140	Commodity Road	100	340480	14322 Powevado Road

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# Long Range Property Management Plan Page 6

## Permissible Use:

Fulfill Enforceable Obligation



Future Development



Governmental Use



Sale of Property



Property Number	APN	Address
1	3178100	13100 Poway Rd
2	3178212	Southwest Corner of Poway Rd. and Civic Center Dr.
3	3178216	1300 S Poway Road
4	3178225	13123-13125 Poway Rd
5	3178224	1305 S Poway Rd
6	3178225	1305 S 1/2 Poway Road
7	3178225	1305 S Poway Road
8	3234119	14012 Stowe Center
9	3178667	1365 S Poway Road
10	3178668	1365 S Poway Road
11	3142085	14124 York Ave
12	3142084	York Avenue
13	3142018	14140 Sycamore Avenue
14	3142020	14134 Sycamore Avenue
15	3142023	14152 Sycamore Avenue
16	3142030	Alley west of Sycamore
17	3142026	York Avenue
18	3142485	14026 York Avenue
19	3142486	14026 York Avenue
20	3142488	14049 York Avenue
21	3142410	14049 York Avenue
22	3142420	York Avenue (for use Great Deal as 314-214-38)
23	3142420	Commonwealth Road
24	3142420	Commonwealth Road
25	3142421	Commonwealth Road

Property Number	APN	Address
26	3462140	Commonwealth Road
27	3462146	14035 York Ave
28	3472340	Old Pomarado Road
29	3472340	Old Pomarado Road
30	3472340	Old Pomarado Road
31	3472340	Old Pomarado Road
32	3472344	11902 Old Pomarado Road
33	3208883	13875 130th Way
34	3472339	13100 Sycamore Rd
35	3462130	Midland Rd
36	3462130	Midland Rd
37	3462136	Midland Rd
38	3462136	Midland Rd
39	3462200	Midland Rd
40	3462204	Midland Rd
41	3462205	Midland Rd
42	3462136	Midland Rd
43	3462200	Temple & Adair Streets
44	3462204	Temple & Adair Streets
45	3208884	13112 130th Way
46	3472322	12237 Old Pomarado Road
47	3472324	12237 Old Pomarado Road
48	3444225	14322 Pomarado Road
49	3444226	Midland Road

N  
14,800  
1 in = 400 ft

This map is provided without warranty of any kind, either express or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose, and may not reflect the most recent changes to landuse and zoning designations. This map has been prepared for descriptive purposes only and its accuracy cannot be guaranteed. Last revised 11/3/2015



# Long Range Property Management Plan Page 7

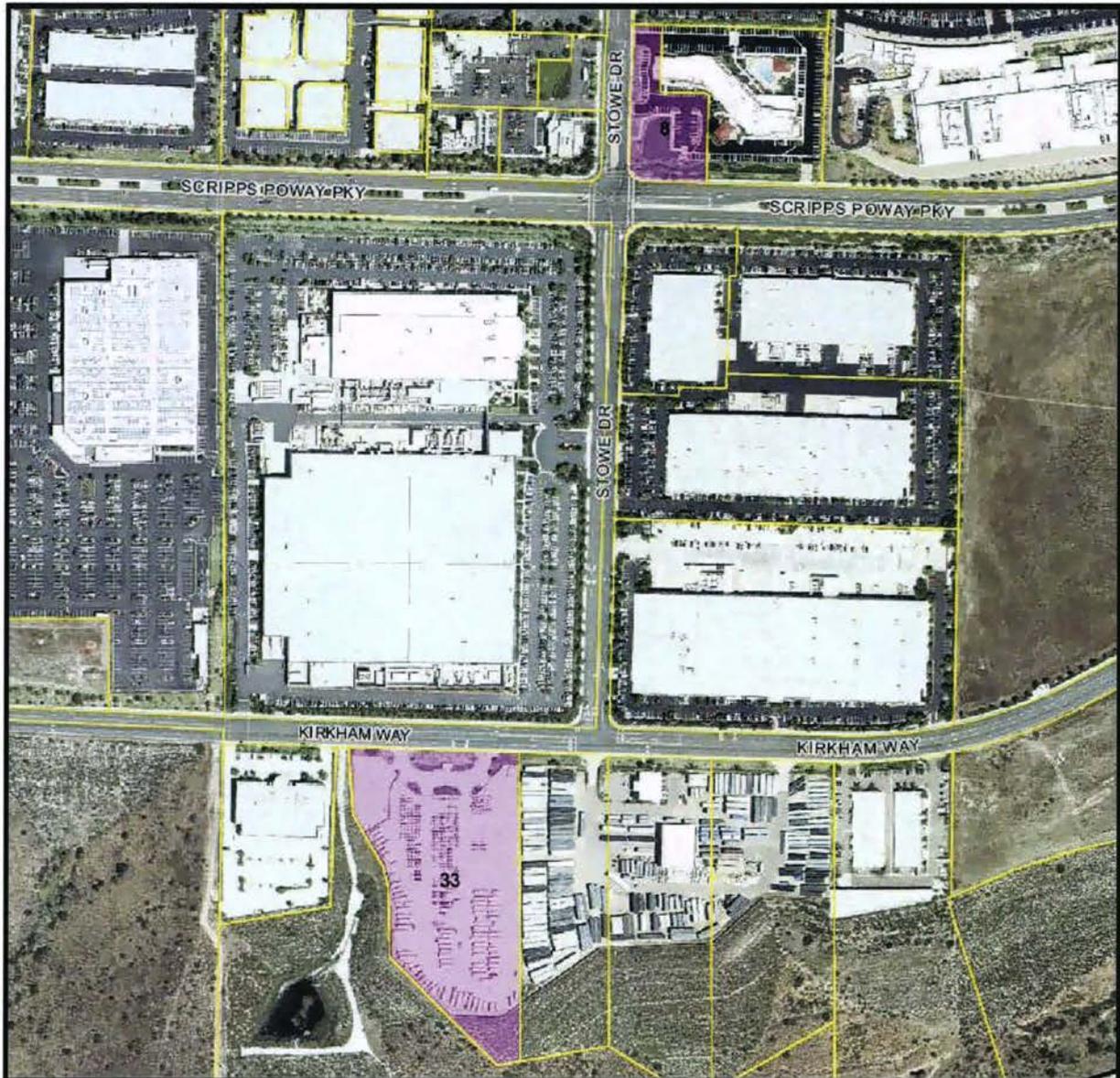
## Permissible Use.

Fulfill Enforceable Obligation 

Future Development 

Governmental Use 

Sale of Property 



Property Number	APN	Address	Property Number	APN	Address
1	3174004	13101 Poway Rd	32	340342	Commodity Road
2	3174212	Southwest Corner of Poway Rd and Chiswick Circle Dr	37	340340	14028 York Ave
3	3174246	13013 Poway Road	38	317220	Chiswick Road
4	3174223	13123-13125 Poway Rd	39	317200	Chiswick Road
5	3174224	13053 Poway Rd	40	317204	Chiswick Road
6	3174245	13025-132 Poway Road	41	317202	Chiswick Road
7	3175073	13010 Poway Road	42	317204	11887 Chiswick Road
8	3254818	14012 Stowe Drive	43	326040	13075 Stephens Way
9	3178051	13055 Poway Road	44	3174229	13100 Geneva Rd
10	3178060	13058 Poway Road	45	340330	Midland Rd
11	3142815	14124 York Ave	46	340320	Midland Rd
12	3142816	York Avenue	47	340304	Midland Rd
13	3142818	14140 Spycamore Avenue	48	340305	Midland Rd
14	3142819	14134 Spycamore Avenue	49	340300	Midland Rd
15	3142820	14152 Spycamore Avenue	50	340304	Midland Rd
16	3142821	14000 West of Spycamore	51	340285	Midland Rd
17	3142815	York Avenue	52	340326	Midland Rd
18	3142405	14010 York Avenue	53	340280	Temple & Arden Streets
19	3142406	14025 York Avenue	54	340280	Temple & Arden Streets
20	3142406	14040 York Avenue	55	326099	13170 Mills View Drive
21	3142406	14060 York Avenue	56	317202	12217 Chiswick Road
22	3142429	York Avenue (State Grant) (as of 3/14/21-4-30)	57	317204	12217 Chiswick Road
23	3142429	Commodity Road	58	340485	14322 Poway Road
24	3142429	Commodity Road	59	340390	Midland Road
25	3142431	Commodity Road			

N  
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