



POWAY Today



A Quarterly Municipal Newsletter for the Residents of Poway, California

Winter 2012

Picking Up the **PACE** on Energy Efficiency

With the County program kick off on September 18, commercial property owners in Poway are now able to participate in a statewide loan program (CaliforniaFIRST) to finance energy-efficiency projects. The City of Poway is one of 126 cities taking part in the nation's largest Property Assessed Clean Energy (PACE) effort to connect property owners with low-cost capital. The CaliforniaFIRST financing framework offers the following:

- Lower interest rates
- Up to 20-year payback period
- Property-qualified financing; not credit-based
- Repayment obligation stays with property if property is sold or transferred
- Flexible and negotiated financing transaction

CaliforniaFIRST financing is available only to commercial and multi-family properties in participating communities. Commercial properties include non-residential properties, multi-family buildings with five or more units, industrial, retail, agricultural and office space properties. A residential program is not yet available.

The Program is offered by the California Statewide Communities Development Author-

ity (CSCDA), a statewide joint powers authority sponsored by the California State Association of Counties and the League of California Cities. Although the program concept has been talked about for several years, many challenging details had to be addressed before the PACE program could be implemented—including how to carry out a property-assessed financing mechanism without jeopardizing a property owner's first mortgage.

Under CaliforniaFIRST, property owners enter into an assessment contract with CSCDA to finance the installation of eligible clean energy projects. In the assessment contract, the property owner agrees to repay the cost of the improvements through a line item on their property tax bill. The line item obligation receives seniority over private liens and, consequently, secures the low cost financing.

Most clean energy retrofits are eligible for CaliforniaFIRST financing. Common energy-efficiency measures include windows, doors, electric vehicle charging stations, lighting, refrigeration, bathrooms, solar photovoltaic, fuel cells, solar thermal, insulation, heating, ventilation, air conditioning and cool roofs.

Commercial Property Loan Program Available for Energy Improvements

Property owners are also permitted to install custom measures that demonstrate energy or water saving benefits.

CaliforniaFIRST strongly encourages interested commercial property owners to review the program handbook prior to beginning the application process. The handbook can be downloaded at www.californiaFIRST.org. Property owners are allowed to form their own project installation team and work with any properly licensed contractor and qualified financing partner. The program encourages property owners to evaluate financing terms from multiple finance providers. Although enhanced by the program's senior lien PACE structure, key elements such as interest rates and payback terms may vary from one provider to another.

The CaliforniaFirst application requests basic information about the property and the proposed projects. The initial application will provide the property owner with feedback about the eligibility of the project prior to the investment of resources. For additional information, please visit www.californiaFIRST.org or call (510) 692-9955.

Water Meter Reading Schedules Changing

In December the City will begin a three-month project to restructure its meter reading routes. This project will save the City fuel and improve overall efficiency. In order to reorganize the routes, water meters may be read earlier in the two-month billing cycle. As a result, approximately 8,800 customers will see a water/sewer bill in January, February, or March that may be lower than usual for these months.

Currently, billing cycles consist of approximately 60 days. By reading meters earlier in the billing cycle, there may be fewer days included in the bill than usual. For some customers, this will result in two bills within a two-month period. However, these bills will likely be smaller, depending upon the customer's actual water consumption. For billing cycles of less than 60 days, fixed charges will be prorated. Once this three-month project is completed, customers will return to a billing cycle of approximately 60 days.

Check your mail in early December, when the City will send notices to affected customers providing more details. Also, customers may visit www.poway.org/meterroute for more information concerning the change in meter routes, or email meterroute@poway.org with any questions.

City Facilities "Energized" By Federal Grant Dollars

Energy Efficiency Improvements Provide Savings

In September, the City of Poway wrapped up a series of energy efficiency improvements at several facilities putting to good use almost \$213,000 in federal stimulus funding.

equipment, but will reduce energy use by 200,000 kilowatt hours and save the City about \$21,000 annually. Federal funds covered \$110,000 of the \$189,000 project and another \$18,000 was returned to the

City through SDG&E energy rebates.

Several lighting projects in various City facilities were also completed using grant dollars and rebates. These improvements are expected to capture several hundred dollars of annual savings, bringing total estimated savings from this round of energy-efficiency projects to 450,677 kilowatt hours and almost \$51,000 annually.

The effort also generated another round of potential energy improvement projects that will be evaluated for future efforts.



Replacing the chiller unit and installing variable speed drives to improve the Poway Center for Performing Arts' air conditioning capabilities not only replaced aging

Poway Refinances Debt for City Buildings

In 2003, the City issued \$17.6 million of debt securities, called "certificates of participation" (COP), along with a \$4 million cash down payment, to fund the construction of City Hall and the City Council Chambers. The total project cost was \$21.6 million. On October 5, 2012 the City sold refunding certificates, to refinance the debt at a lower true interest cost. The refunding certificates were purchased at a competitive sale by Citigroup Global Markets, and were offered to investors at yields ranging from 0.25% in 2013 to 3.375% in 2033.

According to City Manager Penny Riley, "The refunding is estimated to save the City about \$200,000 per year, or \$4 million over the life of the debt. This is great news for the residents of Poway."

The 2003 COPs were structured to first be

S&P Credit Rating

AA+

eligible for refinancing in January 2013. That date coincides with the favorable interest rates currently available in the bond market. The outstanding amount of the 2003 COPs was \$14,490,000.

The term of the borrowing is not extended and the amount borrowed did not increase. Furthermore, the 2012 COPs are structured with a standard 10-year "call protection period" to allow a future refunding in 2023, assuming market conditions are favorable. The proceeds of the new borrowing will only be used to pay off the old COPs sold in 2003.

The certificates are rated "AA+" by Standard & Poor's (S&P) Rating Services, which cited the City's strong economic base, an unemployment rate that tracks below the national average, and a very strong household income profile. The S&P analysis also highlighted the City's "demonstrated willingness to adjust expenditures to maintain balanced operations during a period of slowing revenue growth." Also receiving significant mention in the S&P report was the City's sustained very strong financial position and "good financial policies and practices."

This Issue:

PCPA's Entertaining Lineup

The 2012/2013 Season heats up with five sensational and diverse shows at the Center.

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Too Much Turkey? Hit the Trail!

Poway's trails are perfect for that post-Thanksgiving outing. pg. 2



Construction In Poway

City street repair, grading permits, and affordable housing updates. pg. 15



Remember the 5 R's this Holiday Season

Think before you buy to make recycling more cost-effective. pg. 16



POW! IT'S SHOW TIME!

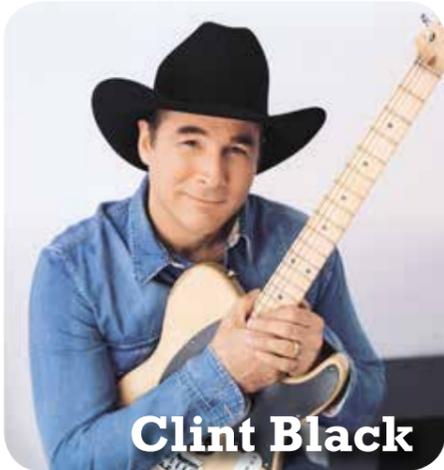
POWAY CENTER for the PERFORMING ARTS



Are you looking for a live theater experience close to home? Look no further than your own Poway Center for the Performing Arts (PCPA). The PCPA Foundation (POW!) will present five sensational and diverse shows in Winter 2012 and Spring 2013.

"We are tremendously excited to be part of the West Coast tour for Country music legend **Clint Black** who will perform on January 18," says Michael Rennie, POW! Foundation Executive Director. "Fans will experience an intimate evening of songs and stories with Clint backed by a pair of musicians – just the sort of show that plays perfectly in the 800-seat house." Black has sold more than 20-million albums worldwide including his 1989 debut album, *Killin' Time*, which went triple platinum and yielded five #1 hits including "Nothin' But the Taillights," "A Better Man" and "Put Yourself in My Shoes."

After an 11-year hiatus, the hilarious comedy troupe, **The Capitol Steps**, returns to the PCPA on February 16 for a post-election year special. Fear not! They will tickle both sides of the political aisle.



Clint Black

More than 20 performers and a full orchestra will present a lavish production of Gilbert & Sullivan's ***Pirates of Penzance***. Stash the gold, guard the women, and hide the rum—the "Pirates" will arrive on March 30!

On April 20, **Loretta Swit**, of M*A*S*H fame, stars in a new production of ***Eleanor: Her Secret Journey***. Loretta breathes life into one of history's most intriguing first ladies, Eleanor Roosevelt.

See tomorrow's stars on stage today! The Missoula Children's Theatre transforms more than 60 local children into stage-savvy thespians in a free, week-long theatre camp. On March 16, the culmination of the week is an all-new musical version of ***Snow White and the Seven Dwarfs***. Auditions for the theatre camp will be held on Monday, March 11 at 4:00pm and is open to youth, Kindergarten through Grade 12.

For more information about our programs, visit www.powayarts.org.



The Capitol Steps

Poway Affordable Housing Provides Endless Opportunities

Each of Poway's affordable housing developments provides vital after school programs for residents, helping countless numbers of Poway kids achieve educational and personal success. The results of these programs can be seen in two bright young women from Poway's affordable communities.

Jacqueline Baranda is currently attending Chico State University and previously volunteered at Valley Elementary school. Prior to starting classes at Chico State this fall, Ms. Baranda was a resident of Parkview Terrace apartments in Poway. Jacqueline dreamed of becoming a teacher since she was very young. "Teachers are inspirational, intelligent, and genuinely care for their students' well-being. I want to become a teacher because I believe every child needs someone to believe in them and encourage their dreams."

Mariah Vincent is studying at Miramar College and plans to transfer to SDSU where she will pursue a degree in nursing. Mariah will be the first in her family to attend college and is determined to obtain her degree. Ms. Vincent is a current resident at Hillside Village apartments. She has volunteered in the learning center at Hillside Village since middle school. "Volunteering has taught me how to communicate more effectively, and shown me multiple ways to teach others." Mariah's senior project was a fashion show to benefit the Ronald McDonald House.

Senior Center Starts New Year with New Roof

2013 Brings Round of Improvements for Busy City Venue



benefit from several reinvestment projects planned to renew the classic City facility.

The most extensive project is a new roof. Barring any unfore-

seen circumstances, the work is scheduled for completion in January at an estimated cost of \$168,000. Depending on bid results and available funding, the exterior of the Center may also get a new coat of paint to go with its new roof. Also, the facility is scheduled for a series of minor projects in spring 2013, including drainage improvements in the center courtyard, the installation of additional electrical circuits, a new rolling partition to allow concurrent uses of the main hall, and continued lighting retrofits.

Look for the popular Weingart Senior Center to receive a little tender loving care in 2013. The Center will



Take Your Own Turkey Trot!

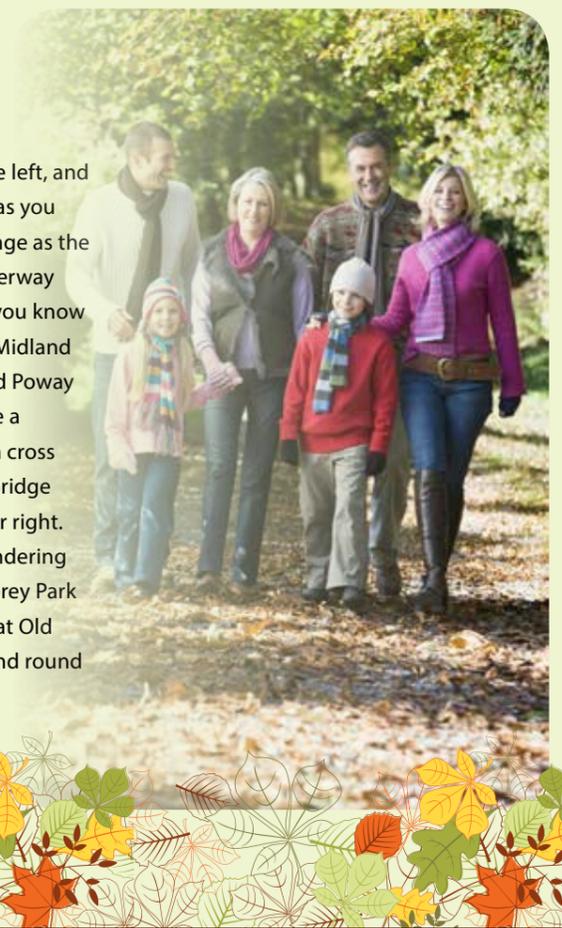
The Perfect Trek to Burn Off That Holiday Meal

In addition to the very popular Iron Mountain Trail and the multiple majestic trail loops in the Lake Poway area, Poway's extensive trail system offers dozens of adventure hikes. With the holiday season upon us, you may find just the perfect remedy to burn off that delicious Thanksgiving meal!

If you decide that you'd like to take a short hike after enjoying a bountiful holiday feast, consider starting an adventure in Old Poway Park. Begin your two-mile venture by departing to the east of the park along the north side of Adrian Street. As you pass Veteran's Park, the trail appears to end abruptly, but as you continue east to

the top of the hill, you find a well depicted entrance where the trail picks back up. Continuing east, you soon find yourself at Tierra Bonita Road where you will make a sharp left turn to the north. As you make your way down Tierra Bonita, take time to enjoy the beautiful grounds and majestic trees of Poway's historic Dearborn Cemetery. Immediately after passing the cemetery, the scenery abruptly changes to the wild-west. With the Poway Valley Rider's Association Arena on your left and the large grid of privately owned horse stables to your right, you get a good feel for why Poway is deemed, "The City in the Country." As you reach the end of the arena, cross

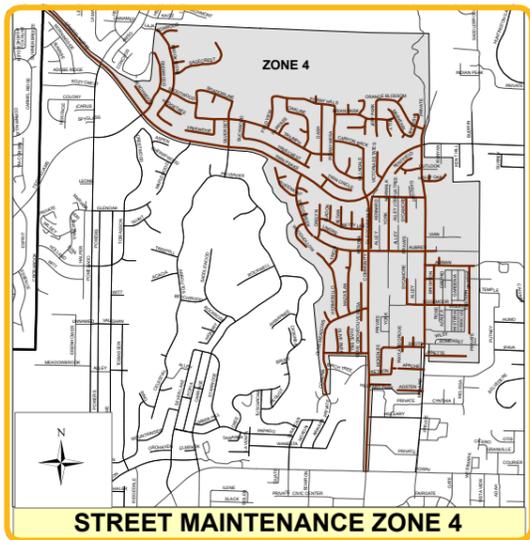
over the creek, make an immediate left, and continue walking along the creek as you head west. You'll see a subtle change as the creek transitions from a major waterway into a natural eco-reserve. Before you know it, you'll find yourself back out on Midland Road just a short distance from Old Poway Park. Cross over Midland and make a left turn to the south. As you again cross over the creek, watch for the footbridge that leads into Aubrey Park on your right. Complete your adventure by meandering through the rural pathways of Aubrey Park and you'll soon find yourself back at Old Poway Park, likely ready for a second round of holiday feasting!



2012-2013 PAVING PROGRAM A Progressive Process

Paving work on City streets is like a newly started painting, it begins with lines, blotches, spots, and patches—the masterpiece in progress cannot be fully appreciated until complete. When finished, however, the roads are an infrastructure masterpiece with a rejuvenated life.

This year's work in Zone 4 includes Community Road north of Poway Road; Midland Road north of Janette; many residential streets surrounding Community Road north of Hilleary; some streets off Midland Road in the Janette, Edgemoor, Aubrey and Kentfield areas; Twin Peaks Road between Midland and Pomerado; and many residential streets just north of Twin Peaks between Midland and Deerwood.



Residents on affected streets will be notified before work begins. Major road closures will be announced on the City's website and through press releases. Depending on weather and barring any unforeseen circumstances, Zone 4 is scheduled to be complete by September 2013.

If your street is included in this year's program, you may notice the following phases over the 11-month annual effort (October 2012 through September 2013). We appreciate your patience as your street "rests" in-between each of the phases, allowing the most economical approach to zone paving.



Phase One, October through December: Visual inspections, treatment determination, marking of deteriorated areas.



Phase Two, January to Summer: Crack sealing from January to March; asphalt dig outs and skin patching in the summer.



Phase Three, Summer: Final pavement treatments. Work is completed with striping and legend painting.

During this process, some inconvenience is unavoidable but every effort is taken to minimize disruptions. The City appreciates your caution in these work areas and your patience as we strive to deliver high-quality road surfaces that maximize road safety and travel comfort.

The Ins and Outs of Grading Permits

Why do I need a Grading Permit? Obtaining a grading permit allows the City of Poway and other agencies to ensure that your grading project complies with applicable codes, and is performed safely. Grading done without proper permits and inspection can be harmful to the environment, and can create drainage problems and unsafe conditions for both the project site and adjacent properties.

When do I need a Grading Permit? Chances are, if you will be grading, excavating or clearing, you will be required to have a grading permit. Retaining walls over three feet in height also require a building permit. If you are planning a grading project let the Development Services Department help you in determining whether or not permits are required for the work. The Municipal Code does provide certain exemptions from grading permits. These can include:

- Grading of less than 50 cubic yards with cut or fill slopes that do not exceed two feet in depth, and do not result in cut or fill slopes which are steeper than what is allowed by Code.
- Landscape grading on developed lots of less than 250 cubic yards, not located in an area where a structure is planned, which does not result in cut or fill slopes which are steeper than what is allowed by Code.

It is very important to check with the Development Services Department before you begin your project because other factors may cause a permit to be required even if your project falls within the above limits. These additional factors include, among other things, work within easements, work close to property lines, and any work that may affect existing drainage patterns. The City can also help you determine if your project will require permits from State or Federal resource agencies.



What if I don't obtain a Grading Permit?

If you begin grading without proper permits, the City will issue a Stop Work notice for your project, which will remain in effect until proper permits are obtained. The permit fee is then doubled and an immediate cash deposit is required for full cost recovery of plan check and inspections to get a permit and resume work. You will be responsible for all costs incurred if the City has to perform corrective work or prosecute the violation to obtain compliance. And, if proper erosion protection is not provided, or if work is done in an environmentally sensitive area without proper resource agency permits, such as the Army Corps of Engineers, the Regional Water Quality Control Board, and the California Department of Fish and Game, you could be subject to agency fines amounting to tens of thousands of dollars or more. A simple phone call can potentially save you thousands of dollars.

My neighbor didn't obtain a Grading Permit! Please help us protect our environment and the quality of life we all enjoy. To report illegal grading activity, please contact the Development Services Department at (858) 668-4600.



POWAY'S NEWEST AFFORDABLE HOUSING DEVELOPMENT IS COMPLETE

Poway's newest affordable housing development, Orange Gardens, is now complete. Thanks to a partnership between the Poway Housing Authority and Affirmed Housing Group, this 52-unit rental development is now a beautiful and affordable place for residents to call home. Rental rates for these 1, 2, and 3-bedroom apartments are based on household income levels, and are available to low- and very-low income households. Renovation of Orange Gardens began in fall 2011, which included interior and exterior enhancements, a new community building, tot lot, drought tolerant landscaping, and complete redesign of an adjacent private driveway that runs along the west side of the site and connects Poway and Oak Knolls Roads. Renovation of the private driveway included the addition of speed pillows, new sidewalk, street lights, and paving and landscape improvements, making this a safer path of travel for vehicles and pedestrians.

This project complements the Oak Knoll Villas affordable rental project and nearby public infrastructure improvements that were completed earlier this year. Although redevelopment funding in California was eliminated through legislative action taken in 2011, the Poway Housing Authority remains committed to providing quality affordable housing for the community. It keeps families together and ensures local businesses have a base of talented employees to draw from. The social service programs provided to residents at each development encourage upward mobility and enable residents to save for higher education and/or home ownership.

For more information about the Orange Gardens project, or to be placed on the waiting list, please contact the onsite manager at (858) 748-9090. More information about other affordable housing opportunities in Poway can be found on the City's website at <http://www.poway.org>.

Take Time This Holiday Season to Practice the Five R's!

Rethink Refuse Reduce Reuse Recycle

One are the good old days and simplicity of the original three R's: Reduce, Reuse and Recycle! The new thinking asks that we do a little thoughtful reflection before we plunk

down that dollar for a new purchase and that we support and participate in making recycling as convenient and cost effective as possible.

RETHINK the purchase. Is it necessary? Could there be a substitute for the product? Are there alternatives that are easier to recycle and/or that contain less hazardous material or are more environmentally friendly?

REFUSE to purchase products that might hinder recycling. Avoid excessive plastic and packaging material whenever possible.

REDUCE the amount of waste you generate. Also apply this principle to the amount of

chemical and hazardous waste you create by purchasing only as much as you need for your current project and using it all up.

REUSE products when you can. Consider selling unneeded items or giving them to a friend or a charitable organization. Donating electronics for reuse extends a valuable product and keeps it out of the waste stream. In addition to being an environmentally preferred alternative, donating working equipment can benefit schools, non-profit organizations, and folks who may not have the resources to buy them.

RECYCLE all the acceptable materials.



Make the most of blue bin recycling and reduce the amount of waste that goes into your gray trash container.

For more information about these or other City recycling and disposal programs, please visit www.poway.org.



New Captain at the Poway Sheriff's Station

In August 2012, the City of Poway welcomed William Donahue back to the Poway Sheriff's Station—this time as a Captain to replace Captain Mike Hernandez who was transferred to the Sheriff's Special Investigations Division.

Captain Donahue has worked for the San Diego County Sheriff's Department for 29 years in a variety of assignments including detention facilities, traffic investigations, patrol, detectives, homicide detail, the Regional Auto Theft Taskforce, Communications Center, Internal Affairs, and the Court Services Bureau. He earned a bachelor's degree from San Diego State University in 1983, and while working his way up the ladder of the Sheriff's Department, he also earned a master's degree from the University of Phoenix.

Captain Donahue is happy to return to Poway where he grew up. In fact, at the age of 18 he worked for the Poway Municipal Water District as a park ranger and park maintenance worker. Later as a Sheriff's deputy, he was assigned to the Poway Sheriff's Station in 1987 for nine years, and then he was back in Poway again as a sergeant in 2002 for two years.

Captain Donahue and his wife Teri live in Ramona and have three grown sons.

The City of Poway is fortunate to have another experienced veteran officer in charge of the Poway Sheriff's Station. Welcome Captain Donahue!

A Holiday Gift for Mother Nature

Local Retailers Help Shoppers Make the Switch to Reusable Bags

On Thursday, December 20, 2012, residents and businesses in Poway are invited to participate in this year's "A Day Without A Disposable Bag" event.

On the third Thursday of December each year, residents and businesses join forces to promote the use of reusable bags as an alternative to single-use plastic and paper bags. Each year, people in the greater San Diego region use more than 1.7 billion plastic bags, which is about 500 bags per person annually. Even though plastic bags are recyclable, studies show that less than 5% are actually recycled. Even when properly disposed of, plastic bags are often blown out of trash cans or pulled out by birds and are easily carried by the wind to

become tangled in vegetation, clog storm drains, or make their way to waterways and the ocean where they become a threat to marine life.

Participating retailers and outlets will be giving away FREE reusable shopping bags to use for the day, and hopefully on a regular basis, to help decrease the number of disposable bags used in the region.

Information about the event will be available in December at www.NoBagDaySD.org.



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www.poway.org



Trout Season

Starts November 21 | Lake Poway

Christmas in the Park

Saturday, December 8 | Old Poway Park

Poway Winterfest

Friday-Saturday, December 14-15 | Community Park

Folk Concerts in the Park

December 1, 2012 & February 9, 2013 | Old Poway Park

Youth Fishing Derby Campout

Friday, February 8, 2013, Setup starts at 7:00am | Lake Poway

Youth Fishing Derby

Saturday, February 9, 2013, 6:00am | Lake Poway

For more information on these and other Poway events, visit: www.poway.org



Ice Skating at Community Park

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