POWAY COMPREHENSIVE PLAN

VOLUME ONE - THE GENERAL PLAN

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RESOLUTION #91-131  
NOVEMBER 19, 1991
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INTRODUCTION

In any circumstance where people have come together with a common goal or purpose, it is essential that those people join together in agreement upon a system of basic community values, ideals and aspirations to govern their shared environment. In Poway the establishment of these values involved a two-step process. First, local control of municipal decisions and operations was gained through the incorporation of the City of Poway in December 1980. Second, a Comprehensive Plan for the City was prepared, and adopted in October 1983 to organize the desires of the residents of Poway in regard to the physical, social, economic and environmental character of the City.

As Poway moves into the second decade of cityhood, it is time to review the Comprehensive Plan, to reflect on what has been accomplished and what remains to be done, and to be sure that the Plan still embodies what Poway is now and desires to be in the foreseeable future.

The accomplishments of the City during the past ten years are too many to be listed here, but the following are among the most notable:

- The improved equestrian/pedestrian trails system was expanded from three miles to fifty miles;
- The three existing parks were expanded and seven new ones were added;
- An Olympic-standard community swim center was constructed;
- A multi-purpose room/gymnasium was constructed at the Twin Peaks Middle School campus;
- An 815-seat Center for the Performing Arts was constructed at the Poway High School Campus;
- The appearance of Poway Road has been greatly improved through the construction of landscaped medians and adoption and enforcement of the Sign Ordinance;
- The City's economic base and employment opportunities have been expanded through approval and beginning of development of the South Poway Business Park;
- New shopping centers have been constructed at Silver Lake Drive and Poway Road, Community Road and Poway Road, and Twin Peaks Road and Pomerado Road; and,
- Sales tax receipts have increased from $27.12 per capita in 1981 to $61.50 per capita in 1990.
STRUCTURE OF THE COMPREHENSIVE PLAN

Traditionally, local jurisdictions have developed separate general plan documents and zoning ordinances. Often a city zoning ordinance is actually older than the city general plan because legal mandates for zoning ordinances have been in force longer than the legal mandates for general plans. In addition, many local general plans are fragmented compilations of several planning documents adopted over an extended period of time in response to the ever-changing nature of California Planning Law. This has resulted in internally inconsistent general plans and zoning ordinances which do not meet the objectives of California Planning Law and the practical goal of comprehensive community planning.

In order to ensure a unified and consistent whole, Poway has chosen to have a Comprehensive Plan. As originally adopted in 1983, the Comprehensive Plan consisted of the General Plan, the Zoning Development Code and an Environmental Analysis Section. The purpose of the General Plan was to recommend the long-range physical planning of the City and provide general guidelines for decision making in regard to long-range social, economic and environmental goals. The Zoning Development Code provided the specific physical land use planning criteria. The Environmental Analysis Section analyzed the impact of the Comprehensive Plan on the existing and future community environment, functioning essentially as an environmental impact report for the Plan.

The 1991 update consists of a major review and update of the General Plan and the replacement of the Environmental Analysis section with a Master Environmental Assessment (MEA). A separate environmental impact report was adopted for the update. The Zoning Development Code will be reviewed and updated during fiscal year 1991/92.

The MEA was prepared pursuant to Section 15169 of the Guidelines for the California Environmental Quality Act. It is a technical data base which contains an inventory of the physical and biological characteristics of the City and the unincorporated adopted Sphere of Influence area. It is intended to be used to identify environmental constraints which may influence the design or location of a potential project and as a resource document for the preparation of initial studies, negative declarations and environmental impact reports. The MEA was used in the preparation of the update of the General Plan and the environmental impact report prepared in conjunction with the update.

While the General Plan is primarily a policy document, it too is an information base. It provides background and analysis relative to the policies which it contains.

The Poway Comprehensive Plan strives to be realistic about what is feasible and attainable for the City of Poway in the predictable future, a time frame of
approximately five to ten years. The Comprehensive Plan includes practical implementation measures that can be reasonably attained based upon anticipated economic and social conditions.

HISTORICAL PERSPECTIVE

The community of Poway has existed for over 120 years. The early growth was a result of transportation, agriculture and the availability of water. Poway began to take on increasing significance with the opening of the first all-weather road from Yuma, Arizona to San Diego in 1846. The expanding trade between San Diego and other parts of the country led to the establishment of the Butterfield Stage Route in 1858. Poway served as stop-off point along these transportation and trade routes. With the discovery of gold in the eastern county mountains, a stagecoach road through Poway to the Julian area was constructed. This road established Poway as a permanent link in the early Southern California road network.

By the late 1880s Poway's population had grown to about 800 people and it remained virtually static at that level for the following thirty years. The community was relatively remote from San Diego and did not have a water system that could support rapid growth. The formation of the Poway Municipal Water District in 1954, however, removed this constraint and by 1960 the population had grown to approximately 6,000 people.

The housing boom of the 1970s severely challenged Poway's rural character. Tremendous building activity occurred in both the residential and commercial sectors which is illustrated by the fact that approximately 70 percent of the dwelling units in Poway in 1980 were built after 1970 and over 50 percent of the commercial area along Poway Road was developed during the same period.

Poway was in the process of being changed from a small, relatively independent rural community to a suburb of San Diego. Many of the community's residents strongly objected to the lack of response by the County of San Diego to local concerns and, under the leadership of the Poway Planning and Development Program (a group of local residents who represented Poway in land planning matters with the County of San Diego) a movement began to retain local control over all matters affecting the destiny of the community through the incorporation of a new City of Poway.

The concept of cityhood was not new to the residents of Poway. Annexation into the City of San Diego had been proposed in 1963 and incorporation as an independent city in 1976. Both of these proposals were defeated. The final movement for incorporation began in 1979 and had a much wider base of community support. The primary issues of the incorporation proposal were taxes, financial independence, enhanced public services, local control over land use planning and the retention of Poway's traditional rural character. The November 1980 vote resulted in the
incorporation of the City on December 1, 1980.

The original Comprehensive Plan was an extension of the incorporation movement. Whereas the incorporation movement was based in the hopes and desires for the new City of Poway, the Comprehensive Plan addressed each of those issues in depth and made recommendations that would be used to make the decisions about Poway's future.

In November 1988, the voters of Poway moved to further lock Poway's future in place through adoption of Proposition FF which requires a vote of the people before any changes are made which would allow additional density or intensification of use in the rural areas of the community.

The 1991 update is an important milestone for the City. It is an opportunity to reaffirm for the future that original vision of Poway to carry on the successes of the first ten years of cityhood. It reflects the fact that the community has now traveled ten years down the path of cityhood, but at the same time still seeks to be a guidebook for consistent and successful municipal development aimed at the same vision held by the community at incorporation.

THE VISION

The simple phrase "the City in the Country" reflects the major theme of Poway since its incorporation in 1980. A series of seven meetings, held during late 1990 and early 1991 to get public input on the general plan and to further clarify the residents' vision of the community's future, resulted in the following description of the "ideal Poway":

It would be a community of open space reflected in the constant views of rocky, chaparral-covered hillsides ringing the valley floor, a town with human-scale development where people know each other and where their voices can be heard. It is a community which values the family, education and the natural environment, one which is safe, "a great place to raise a family". The ideal Poway would provide good recreational and cultural facilities and have housing opportunities for all. It would be easy to get around in and would have attractive places to shop.

THE REGION

While it is the City's desire to maintain the highest standards for its residents, Poway cannot exist unto itself. Today each person and every city must consider itself a member of the region. If we are to enhance the quality of life within our boundaries, we must participate in regional programs that address traffic congestion, air pollution, open space needs, water availability, sewage treatment, trash disposal and hazardous waste management.
THE GENERAL PLAN

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

The Government Code provides that the general plan may be adopted in any format deemed appropriate or convenient by the legislative body and that it may address topics of local interest and include elements in addition to those required. The seven elements which are required by State law (Land Use, Circulation, Housing, Conservation, Open-space, Noise and Safety) are included within the six master elements outlined above.

The purpose of the planning process is to facilitate the making of intelligent, informed decisions. The role of each community’s general plan is to act as a "constitution" for development, the foundation upon which all land use decisions are based. It expresses community development goals and embodies public policy relative to the distribution of future land use, both public and private.

At one time, the local general plan was looked upon as a set of broad policies that had little actual role in development decisions. Changes to the law occurring since 1971 have vastly boosted the importance of the plan. A general plan may no longer be merely a "wish list" or vague picture of the community's future; it must now provide concrete direction for decision making. It is at the top of the hierarchy of local government law regulating land use. Zoning ordinances, specific plans, redevelopment plans and individual project plan proposals must be consistent with the goals, policies and strategies contained in the General Plan. In addition, all capital improvements and public works projects must be consistent with the General Plan.

RELATIONSHIP AMONG ELEMENTS AND ISSUES

The State General Plan Guidelines describes the relationship among elements and issues as follows:

While state planning law divides a general plan's required contents into seven distinct elements, this division is more a product of the incremental nature of the legislative process than of conscious design. The division of the general plan provisions into elements tends to mask the
Statutory and functional interrelationships among the elements and issues to be addressed in the general plan.

Statutorily, the requirements for the elements overlap and intertwine. For instance, geologic hazards are mentioned specifically in the safety element and also appear under "open space for public health and safety" in the open-space element. Open space, in turn is mentioned as one of the categories to be addressed in the land use element. Similarly, natural resources are to be addressed in the open-space and conservation elements as well as in the land use element. The noise element is directly tied to both the land use and the circulation elements.

The issues to be addressed in the general plan also interrelate functionally. The consideration of fire hazards in wild land areas involves the analysis of vegetation, topography, weather, availability of water, density of development, adequacy of road systems and fire protection services. As another example, housing considerations are directly linked to questions of land availability, the adequacy of public services, seismic, geology, and fire hazards and noise.

Such structural and functional interrelations points out the problems of treating issues in isolation and the need to think of the general plan as an integrated whole. For these reasons and because of local topographic, geologic, climatologic, political, socioeconomic, economic, cultural and historical diversities, cities and counties should design their general plan formats to suit local needs.

PUBLIC PARTICIPATION

Background information for the General Plan update was provided by the 1988 Citizen Survey and the 1990 Housing Needs Assessment, both of which involved surveys of the population.

In an attempt to gather as much public input as possible into the General Plan process, seven public meetings were held in November and December of 1990 and January of 1991. Invitations to these meetings were sent to all churches, service clubs, home owners associations and environmental groups in the community. Advertisements were run in the weekly Poway News Chieftain and the daily Escondido Times-Advocate. News articles were also run in several local papers mentioning the public meetings and inviting written comment.

Meetings were held with the Chamber of Commerce Board of Directors and general membership to discuss the General Plan update, especially items of interest to the business community.

Topics of specific interest were discussed with various City committees, including
the Parks and Recreation Committee, the Migrant Relations and Migrant Housing Committees, Transportation Advisory Committee, and Business Advisory Committee.

The Council held discussions of housing issues at four meetings prior to release of the draft update for public review. During the public review period, three hearings on the Plan were held.

ENVIRONMENTAL REVIEW

An Environmental Impact Report was prepared to discuss the potential impacts of the updated General Plan. This document received concurrent public review and Council adoption with the General Plan.
The General Plan of the City of Poway is a statement of what the present residents want for their community in the future. Its function is to allow the citizens to consciously consider the shape their City will take for the foreseeable future and to preserve and enhance those qualities they presently find so appealing. It accomplishes this by setting forth broad goals, translating these goals into specific policy statements and specifying strategies to accomplish the objectives of the plan.

The General Plan Guidelines which were published by the State Office of Planning and Research in November of 1990 defines a general plan as "a statement of development policies." It suggests that "a goal is a direction-setter. It is an ideal future end, condition, or state related to the public health, safety, or general welfare toward which planning and planning implementation measures are directed." A policy is defined as "a specific statement that guides decision making. It indicates a clear commitment of the local legislative body." Strategies are the specific means by which the City plans to achieve its goals.

While the California Government Code establishes seven mandatory elements which must be included in the General Plan, it also acknowledges that these elements, and others which may be included by choice, are inextricably intertwined. Strategies adopted to further one goal may affect the attainment of another and goals often deal with issues which may be discussed in more than one element of the plan. To make it easier to see the overall picture being presented by the general plan, therefore, all of the goals, policies and strategies included are presented here in one list. Those relating to each master element will be repeated at the end of that document.
GENERAL PLAN GOALS

1. It is the goal of the City of Poway to preserve Poway's unique and desirable character as "The City in the Country" and to maintain high quality design and environmental standards in all new development and redevelopment.

2. 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.

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

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

5. It is the goal of the City of Poway to achieve a climate for economic growth and stability which will attract high quality commercial and industrial development to serve the employment, shopping, recreation and service needs of Poway residents and will provide a healthy and diverse economic base for the community.

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

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

8. It is the goal of the City of Poway to minimize injuries, loss of life and property damage resulting from natural and man-made hazards.

9. 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.
10. It is the goal of the City of Poway to reduce the community's consumption of non-renewable energy resources and promote the efficient use of renewable energy sources.

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

12. It is the goal of the City of Poway to encourage regional cooperation and coordination.
GOAL I. IT IS THE GOAL OF THE CITY OF POWAY TO PRESERVE POWAY'S UNIQUE AND DESIRABLE CHARACTER AS "THE CITY IN THE COUNTRY" AND TO MAINTAIN HIGH QUALITY DESIGN AND ENVIRONMENTAL STANDARDS IN ALL NEW DEVELOPMENT AND REDEVELOPMENT.

Policy A - Streetscape
Seek to develop an attractive streetscape which reflects the rural, small town character of the City.

Strategies

1. Streetscape design should encourage an aesthetic roadway area that integrates street hardware, signs, lighting, landscaping and pedestrian access.

2. Screening such as solid walls or fencing should principally serve as a device to restrict visual and acoustical impacts, but should also be designed to enhance the streetscape

3. Where trees are now encroaching into the public right-of-way, the City shall establish a program that plants replacement trees in anticipation of removal of existing trees.

4. Entry statements including landscaping and signs displaying City name and relevant information should be located within the median at selected entry points to the City.

5. All utilities, except electrical lines carrying more than 34.5 KV, should be located underground

6. Covenants, conditions and restrictions (CC&Rs) shall be adopted for all new subdivisions which require appropriate use and maintenance of lot areas which are visible from off-site in order to protect and enhance the character and image of the City.
Signs

7. Signs should balance the need for identification of the business with the maintenance of the rural character of the City.

8. Signs should be coordinated with the design of the building or center.

9. The location of signs should consider visibility, location, sight distance and integration with overall site design.

10. Signs should use complementary colors and be coordinated with the design of the building or center. Sign height and size should be consistent with the low profile nature and scale of buildings that are characteristic of Poway's rural character.

11. The location of freestanding signs shall be integrated with other site planning elements, particularly building location and orientation, landscaping and access points.

12. Signs and landscaping should be provided at the major entry to residential neighborhood areas based upon the following guidelines:
   - Signs shall be low-profile, not to exceed four feet in height from the adjacent grade;
   - Signs should be made of materials compatible with the type and style of the residential units within the neighborhood;
   - Signs in planned communities and developments should be compatible in form, hierarchy and graphic display;
   - Landscaping shall be characteristic of the landscaping provided within the residential area.

13. Signs shall not distract drivers, obstruct visibility or otherwise interfere with the safe operation of vehicles or with pedestrian safety.

Policy B - Subdivision Design
Subdivisions should be designed to ensure that future land development supports the goals of the General Plan.

Strategies

1. New development should be of a density and design compatible with surrounding, existing development.
2. Lot sizes and shapes should allow for properly spaced buildings, provide areas for landscaping and reduce conflicts between incompatible land uses.

3. Lot size and spacing should encourage a variety in the design, orientation and placement of structures.

4. Residential neighborhoods are encouraged to include an entry statement and exterior walls along arterial roadways.

5. Lot sizes and shapes should follow a rectangular pattern with a lot depth to lot width ratios between 2:1 and 3:1.

6. Lot widths and depths should be varied where feasible.

7. The use of rural residential flag lots is encouraged where necessary to reduce land alteration for roadways.

8. Lots less than 8,000 square feet in area should utilize more uniform rectangular lot configurations. Lots in rural residential areas where there is more slope should be designed to follow the natural contour, minimize land alteration, and be consistent with the City's hillside development criteria.

9. Within the High Valley area (boundaries on file at the Planning Services Department) the following criteria shall apply:

   • two net acres shall be the minimum lot size;
   • all lots prepared for division less than eight net acres in size shall include a minimum of one contiguous net acre building site with an average slope of less than 25 percent; and
   • the building site shall be logically located in regard to access consistent with City ordinances and policies and the preservation of significant natural resources such as watercourses, significant treestands, rock outcroppings or ridgelines.

10. No existing, legally subdivided parcels shall be deemed nonconforming by virtue of the slope requirements in the rural residential land use categories.

11. Significant existing natural resources shall be incorporated into the design of new projects rather than removed. These shall include, but are not limited to, large mature trees, sensitive biological habitat and vegetation, streams, steep hillsides, major rock outcroppings and archaeological and historical structures.
12. Whenever possible the City shall require that all residential lots in rural areas have local feeder trails.

13. Within the rural residential land use categories, lot averaging is encouraged where it will preserve areas of unique topographic features, riparian woodlands or other significant open space areas of community importance. The following guidelines shall apply:

- Lot averaging shall not result in an increase to the overall density of the subdivision. The project proponent shall clearly demonstrate, through submission of a conventional subdivision design, that the proposed number of lots could be created without lot averaging;
- The number of lots allowable shall be calculated based upon the average and individual slope criteria and minimum lot size formula;
- Open space areas to be preserved shall be included as separate lettered lots which shall when appropriate be dedicated in-fee to the City;
- Other than dedicated lettered open space lots, no lot may be created which is smaller than the minimum for the zone;
- Lots created as a result of lot averaging may not be further subdivided.

14. Proponents may be required to prove that a lot requested for subdivision was not created as a result of lot averaging.

15. Developers shall be required to employ proper site planning so as to minimize the amount of grading needed for development and utility construction.

16. Development sites and associated roadways should be oriented to follow the natural terrain to maintain landform integrity.

17. Development should be concentrated in the least environmentally sensitive locations in order to preserve open space, retain natural vegetation and protect natural, cultural and historic features.

18. Development should be sited to avoid potentially hazardous areas and environmentally sensitive areas such as land known to contain large concentrations of Friars Formation, landslides, faults and valuable biological resources such as riparian corridors, mixed chaparral and coastal sage scrub.
Policy C - Site Design
Attractive, efficient site design shall be required of all development.

Strategies

1. The layout of a site should consider the planning of adjoining parcels to ensure visual and functional compatibility with surrounding development.

2. Building orientation in multiple-family housing should consider indoor and outdoor privacy, noise, solar access and overall aesthetic appearance.

3. Outdoor public spaces with seating areas should be integrated into the site design of commercial centers to provide a pedestrian-oriented commercial area. Other public spaces such as small amphitheaters may be integrated into larger commercial centers to provide entertainment and attractions.

4. Restaurants in commercial centers should provide outdoor eating areas where possible.

5. Buildings should be oriented to maximize southern exposure to large window areas to encourage passive solar heating in the winter months.

6. Existing live trees shall be retained unless found to be in a seriously declining or dangerous condition. All mature trees removed as a result of development shall be replaced as required by the City’s tree protection ordinance.

7. For all multi-family, commercial and industrial projects, front setback areas shall be landscaped with a combination of trees, shrubs and ground covers to help soften the appearance of structures and define pedestrian paths and the site area.

8. Structures should be located, oriented or designed to avoid general views from the street of long linear buildings.

9. For multi-family, commercial and industrial developments, all auxiliary structures such as trash enclosures, kiosks, utility boxes and storage buildings shall be located outside of the front yard area. All auxiliary structures and mechanical equipment shall be screened from view by architectural projections, solid walls, fencing or landscaping. Accessory buildings in single-family neighborhoods shall be set back from rear and side yard property lines so as to not detract from the value of adjoining properties.

10. Mailboxes should be located where they are readily accessible to all served and where they do not reduce the area of the sidewalk or interfere with its use.
11. For commercial and industrial projects, the site plan should consider the feasibility of cooperative agreements for parking and access.

12. Walkways, landscaping, building and driveway design shall be coordinated to improve the line-of-sight for pedestrian and vehicular travel.

13. All loading and storage areas shall be adequately screened from view from the street and adjacent residential areas.

**Hillside Developments**

14. Prominent ridgelines and hilltops shall not be built upon.

15. Buildings should be sited so as not to project above the natural landform when possible.

16. Intermediate ridges and hilltops shall be preserved in a natural state to the maximum extent possible. Development on intermediate ridges shall only be permitted in association with the preservation of significant open space, habitat, tree and rock outcroppings, unique geographic features and/or cultural or agricultural uses within the same project. Open space proposed for dedication to the City should perform multiple functions such as view maintenance, resource protection and hazard avoidance.

17. Driveways shall be designed to avoid cuts or fills in excess of ten feet in height and at no greater than 2:1 inclination.

18. For projects with slopes of 15 percent or greater, a visual impact analysis shall be prepared to determine the most suitable location(s) for the building pad(s).

19. The maximum allowable area of the lot that may be graded for driveway, residence and accessory functions is determined by the degree of average natural slope as follows:

<table>
<thead>
<tr>
<th>Slope</th>
<th>Graded Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 - 14.9</td>
<td>Entire lot</td>
</tr>
<tr>
<td>15 - 19.9</td>
<td>50% or 35,000 sq. ft. whichever is greater</td>
</tr>
<tr>
<td>20 - 24.9</td>
<td>20% or 25,000 sq. ft. whichever is greater</td>
</tr>
<tr>
<td>25 - 44.9</td>
<td>10% or 20,000 sq. ft. whichever is greater</td>
</tr>
<tr>
<td>45+</td>
<td><strong>No grading or development permitted and no developable acreage credit given</strong></td>
</tr>
</tbody>
</table>
* Sensitive biological or other environmental constraints may require the application of stricter standards.

** Exemptions apply to the High Valley area for slopes in excess of 45 percent for determining parcel size. (Amended per GPA 93-02C)

20. Hillside development should vary the location and design of structures, landscaping and access to give a more natural appearance and should be designed to follow the natural contour of the land and to limit land alteration.

21. Where construction is proposed on portions of lots where the slope exceeds 15 percent, the use of custom homes with multiple foundation levels is encouraged. Where construction is proposed on portions of lots where the slope exceeds 25 percent, the use of custom homes with multiple foundation levels is required.

22. Building pads, driveways, roads and structures, including recreational courts and accessory buildings, in hillside areas shall follow and not significantly alter the natural contour of the land.

23. Natural vegetation shall be preserved where feasible; clearing should be limited to access roads, homesites and fire break buffering. Where visible slopes are created adjacent to areas of natural vegetation, similar plant materials shall be introduced for erosion control and to mitigate the visual impact of land alteration.

24. A brush management plan shall be required before clearing of native vegetation for any reason including fire control.

**Single-Family**

25. Front yard setbacks should be varied to discourage a monotonous line of buildings each the same distance from the street.

26. Side yard setbacks shall also be varied to create greater solar access, provide more useful private open space in side yards and avoid a monotonous pattern of houses.

27. Houses may be placed at zero side yard setback on lots of 10,000 square feet or less. A minimum 15 foot side yard shall be provided on the remaining side.

28. Solar access for each residential dwelling shall be provided in structure placement and location.
RESOLUTION NO. 05-034

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF POWAY, CALIFORNIA
INITIATING GENERAL PLAN AMENDMENT 05-03

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, Section 17.46.020B of the Poway Municipal Code provides that any change to City regulations may be initiated by Resolution of the City Council.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Poway as follows:

Section 1: The City Council does hereby initiate General Plan Amendment 05-03 to amend the Community Design Element of the General Plan regarding the City's ability to approve grading plans that exceed the maximum graded area permitted by the General Plan, based on the size and slope for the parcel, to achieve the maximum 20% driveway and road slope requirement.

PASSED, ADOPTED and APPROVED by the City Council of the City of Poway, State of California, this 10th day of May 2005.

Michael P. Cafagna, Mayor

ATTEST:

L. Diane Shea, City Clerk
I, L. Diane Shea, City Clerk of the City of Poway, do hereby certify, under the penalty of perjury, that the foregoing Resolution No. 05-034, was duly adopted by the City Council at a meeting of said City Council held on the 10th day of May 2005, and that it was so adopted by the following vote:

AYES: BOYACK, EMERY, HIGGINSON, REXFORD, CAFAGNA

NOES: NONE

ABSENT: NONE

DISQUALIFIED: NONE

L. Diane Shea, City Clerk
City of Poway
29. At least 25 percent of all lots within a subdivision shall provide sufficient side yard area and setbacks for recreational vehicle parking.

30. Private open space should be provided adjacent to dwelling units.

**Policy D - Grading**

Necessary grading should be done so as to minimize the disturbance to the site and the environmental and aesthetic impacts.

**Strategies**

1. Mass grading of custom residential subdivision lots in hillside areas is prohibited.

2. Grading in hillside areas shall leave rounded-off, natural appearing slopes, and shall use a variable slope ratio instead of manicured cut-and-fill areas. Grading shall be limited to that required for building pad placement and for driveways and utility lines.

3. To the extent possible, cut slopes should be concealed by the structure.

4. All exposed graded slopes shall be revegetated with plant materials compatible with surrounding vegetation.

5. Land should be graded and landscaped in workable increments to avoid exposing expanses of bared earth at any given time.

6. Topsoil removed during grading should be retained and replaced on the landscaped areas of the building site to minimize the grading and removal of top soil from other locations.

7. Long-term erosion shall be controlled by vegetation replanting or erosion control materials as well as the installation of proper drainage control devices where necessary.

8. Soils having a high or moderate permeability capacity or rate should be left in their natural state to reduce run-off and encourage groundwater recharge.

**Policy E - Interior Circulation and Parking**

Adequate, safe and efficient on-site circulation and parking areas should be provided for vehicles, which do not conflict with pedestrian areas or visually dominate the appearance of the development.
Strategies

1. Decorative paving is encouraged in parking areas to direct traffic flow, delineate pedestrian areas and provide visual relief from large areas of asphalt.

2. A minimum of two garage parking spaces shall be provided for each single-family residential unit. Recreational vehicle parking shall be located adjacent to the driveway and outside of the front yard or within a fenced rear yard.

3. Parking areas shall drain so that storm and surface water will not be concentrated across sidewalks.

4. Internal access and flow in parking areas shall be safe, well marked and take into consideration the safety of the pedestrian.

5. Motorcycle and bicycle parking areas are encouraged.

Multi-Family Areas

6. Adequate parking for multi-family housing shall be provided based upon the number of bedrooms in individual units. Parking areas shall be located outside of the front yard setback in the side or rear yard.

Residential Apartment units shall be provided with parking according to the following guidelines:

- 1 bedroom: 1 covered and .50 uncovered
- 2 bedroom: 1 covered and 1.25 uncovered
- 3 bedroom: 1 covered and 1.75 uncovered

Residential Condominium units shall be provided with parking according to the following guidelines:

- 1 bedroom: 1 garage and .75 guest
- 2 bedroom: 2 garages and .75 guest
- 3 bedroom: 2 garages and 1 guest

Guest spaces should be within combined parking areas. A minimum of two access points to an improved public right-of-way should be provided to all parking areas.
Commercial and Industrial Areas

7. Access shall be to side streets rather than primary or major arterials whenever feasible.

8. Major access points to centers or groups of parcels sharing a single point of ingress and egress shall be coordinated with openings in the center median and existing or planned access points on the opposite side of the roadway.

9. The feasibility of shared parking areas and access between adjoining lots shall be considered. New development, redevelopment or modified conditional use permits shall encourage reciprocal access agreements.

10. Adequate space shall be provided for the turning movements of trucks for loading as well as for Fire Department emergency apparatus. Loading facilities shall be located in the rear of the primary structure.

11. Parking areas shall be screened by any or a combination of the following:
   - earthmounding;
   - landscaping;
   - low decorative wall.

12. For individual freestanding commercial structures, parking areas should be located to the side or rear of the building.

13. Where limited retail operations are included with an industrial use, parking shall be provided for the retail areas under commercial use standards.

14. Hours of operation for parking and loading may be limited by the proximity of residential land uses.

Policy F - Architecture
The design of buildings should be aesthetically pleasing and consistent with the City’s desire to retain Poway’s small town character and image.

Strategies

1. The City shall maintain appropriate legislation for full design review of all development in the City including architecture, site planning, landscaping, signing, grading and land use and zoning review.
2. Future buildings to be built in vicinity of the hospital should incorporate design elements of that structure in their planning and construction.

3. All public and private buildings, except those in the South Poway industrial park, shall be compatible with the City's small town character and image.

4. Structures shall be no higher than two stories or 35 feet, whichever is less. Exceptions may be made for architectural projections such as church steeples and freestanding clock towers and as specified in the Old Poway Specific Plan. If any addition to the existing Pomerado Hospital building is constructed, the expansion may be the same overall height from grade as the existing structure, if it is attached or connected to the existing structure. (Amended per GPA 93-01A)

5. The relationship of width and height, and the overall height of a new or renovated commercial structure should be compatible with similar proportions of existing adjacent buildings.

6. Materials used in construction should have textured surfaces such as rough sawn woods, split-face block, stucco and facade brick. Excessive use of smooth surface materials such as metal, plastic and glass should be discouraged or offset by overhangs or architectural projections. Buildings should be enhanced with complementary trim in materials such as rough sawn wood or textured veneers of stone or river rock.

7. All structures shall be of a muted color scheme, with style and texture which reflect the traditional/rural character of the community and natural environment. They shall not be bright, reflective, metallic or otherwise visually out of character with the community or natural setting. A color palette shall be submitted as part of the site plan.

8. The size, type, color and materials of the roof should complement the size, height and shape of the building and be compatible with adjacent structures.

9. Projections and architectural details shall be used to enhance the facades of structures by providing relief and variety. Walkways in commercial centers should be covered by a structural projection such as a canopy, trellis or arcade.

10. The design, scale and materials of all new and remodeled buildings shall be compatible with surrounding structures.

11. In commercial and industrial developments, all rooftop mechanical equipment shall be completely screened from view from any adjoining street level and reasonably screened from adjoining residential areas by parapets or other roof structures.
RESOLUTION NO. 95-059
A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF POWAY, CALIFORNIA
AMENDING STRATEGY I.F.4
OF THE GENERAL PLAN OF THE CITY OF POWAY
(GPA 95-01A)

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, the City of Poway has initiated a General Plan Amendment, GPA 95-01A for a modification to Strategy I.F.4 to allow the South Poway Community Plan to permit structures exceeding 35' in height; and

WHEREAS, the City of Poway held a properly noticed public hearing in accordance with the California Government Code and the California Environmental Quality Act to consider that request; and

WHEREAS, the City Council finds that proposed General Plan Amendment 95-01A will not have significant adverse impacts on the environment and hereby issues a Negative Declaration; and

WHEREAS, the City Council further finds that the proposed amendment would further the City's ability to attract businesses to the South Poway Business Park.

NOW, THEREFORE, BE IT RESOLVED that the City Council does hereby amend strategy I.F.4 of the City of Poway General Plan to read as follows:

I.F.4. Structures shall be no higher than two stories or 35 feet, whichever is less. Exceptions may be made for architectural projections such as church steeples and freestanding clock towers and as specified in the Old Poway Specific Plan and the South Poway Community Plan. If any addition to the existing Pomerado Hospital building is constructed, the expansion may be the same overall height from grade as the existing structure, if it is attached or connected to the existing structure.

APPROVED and ADOPTED by the City Council of the City of Poway, State of California, this 27th day of June, 1995.

Don Higginson, Mayor

ATTEST:

Marjorie K. Wahlsten, City Clerk
Multi-Family Residential Development

12. Individual building heights shall be varied by the combination of one and two-story units into a single building, through the use of different roof styles or grade variations.

13. In row-type townhouses, each unit should be varied as to setback and height to provide visual relief. Variations in facade should be provided.

14. Building entrances and windows should be enhanced by canopies, balconies or other architectural details that complement the building design, color and materials.

15. All buildings shall have roof with overhangs designed to give a rural appearance and to block the summer sun from window areas while allowing winter sun access.

16. Front facades shall be broken up with entries or other areas recessed to avoid flat-front structures.

17. Individual buildings in the Residential Condominium zones should contain no more than six dwelling units. In the Residential Apartment zone, buildings should contain no more than ten units each unless their design incorporates varying facades and rooflines to give the appearance of more than one building.

18. Zero lot-line homes, patio homes and town houses are encouraged in the Residential Condominium zone.

Single-Family Development

19. Residential areas should be comprised of custom homes or homes that simulate custom homes to every extent feasible. Tract subdivision construction shall conform with the following:

- There shall be a sufficient number of exterior architectural elevation designs and interior floor plans to promote and achieve housing variety and the objective of simulating custom home development. The number of designs and floor plans shall be commensurate with the total number of residential lots in the subdivision pursuant to the Zoning Ordinance;
- Rooflines should vary in angle and height to provide a changing profile and should emphasize the natural land forms in the vicinity and help blend the structures into the natural environment;
- The use of side entry or rear garages is encouraged.
20. Custom homes should be constructed of textured materials and should utilize primarily earthtone colors and complementary accents in muted shades of reds, blues, greens, grays, browns and yellows.

21. Every house shall be identified by house numbers which are easily visible from the adjoining street.

22. Accessory uses and buildings should be screened from general viewing and should not detract from the desired character of the surrounding area.

Policy G - Landscaping
Appropriate and well-maintained landscaping should be used to enhance the appearance of development and to modify climatic conditions on-site.

Strategies

1. All landscaped areas shall be regularly maintained in a neat, healthy, and thriving condition free of weeds, trash and debris.

2. The use of drought-tolerant landscaping materials and xeriscape design principles is highly encouraged.

3. The front yard area of all single-family homes shall be fully landscaped. Accent paving and hardscape (including boulders, dry streambeds, patterned concrete, etc.) is encouraged provided that the predominant landscape elements are trees, shrubs and ground covers.

4. Street trees should be located to shade the pedestrian travel area but not interfere with pedestrian movement through the following mechanisms:
   - Trees used adjacent to sidewalks should have high crowns and be trimmed periodically to leave a minimum walking area at least eight feet in height;
   - Tree wells may be cut in the sidewalk if covered with an iron grating to avoid reducing the walkway area.

Multi-Family, Commercial, and Industrial Projects

5. Landscaping shall be installed according to a detailed plan, approved by the City Landscape Architect, which delineates the species to be used, plant size, location, method of planting, irrigation details and provisions for long-term maintenance. All landscaping shall meet the requirements of the adopted City Landscape standards.
6. Trees and landscaping within the median, along the walkway (street trees) and within commercial properties should be integrated to encourage complementary materials, locations, heights and color.

7. Landscaping materials used should compliment the dominant structures in height, size and location.

8. Seating areas should be landscaped with deciduous trees to block summer sun yet permit winter sun. Deciduous trees should also be used in yard spaces adjacent to large windows on the southern and western building exposures to screen summer sun yet permit winter sun access.

9. Landscaping in parking areas shall include a minimum of one 15 gallon tree for every three parking spaces evenly distributed throughout the parking area. Large planting islands every eight to ten spaces are encouraged, rather than central planter strips between rows of parking. Landscaping in parking areas shall be dominated by trees that are maintained so as to shade the majority of the parking area.

**Policy H - Walls and Fencing**

Walls and fencing should be provided where necessary to ensure privacy or provide noise attenuation.

**Strategies**

1. Solid masonry walls shall be installed to separate commercial and industrial uses from adjacent residential.

2. Solid fences or walls, not less than six feet high shall be placed along all property lines adjoining access or parking areas in condominium and apartment projects except where adjacent to another multiple-family housing area.

3. For single-family tracts, lots between 6,000 and 10,000 square feet in areas shall be provided with solid wood or decorative block fencing to enclose the side and rear lot area.

4. For all residential projects, slump block masonry walls shall be provided along arterial roadways according to the following standards:

   - Walls should be located a minimum of 15 feet behind the edge of curbs with the entire area to be landscaped and to include a sidewalk or walkway;
   - Street names shall be incorporated into return walls at each street entrance into the project;
The monotony of long walls shall be broken by the installation of pilasters or the periodic recessing of sections of the wall;

Walls which enclose the rear or side yard of a dwelling shall be a minimum of six feet and maximum of eight feet in height as measured from the highest finished grade;

Walls which do not enclose a rear or side yard may be between three and six feet in height.

5. All walls and fences which are adjacent to arterial roadways shall be enhanced by pilasters or offsets and landscaping shall be provided to soften the visual impact.

**Policy I - Lighting**

Lighting should provide for public convenience and safety but not conflict with the rural nature of the community.

**Strategies**

1. Areas other than rural residential areas should be provided with street lights.

2. Public and semi-public parking lots and driveways should be adequately lighted for public safety. Except for single-family homes, only low pressure sodium lighting may be used for exterior lighting between 11:00 p.m. and dawn.

3. All lighting shall be shielded and directed so as to not shine on adjoining properties.

4. Lighting placed upon the building should be architecturally integrated into the design.

5. Lighting shall be provided to adequately illuminate building entrances, access areas, parking areas, walkways and stairways.

6. Lighting for home security should generally be provided through street lighting, however, supplemental residential-type lighting may be provided for security providing that it does not adversely affect adjacent properties.

**Policy J - Amenities**

Multi-family projects shall incorporate amenities to ensure a pleasant living environment for the residents.
RESOLUTION NO. 97-084

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POWAY, CALIFORNIA
AMENDING GOAL I POLICY I OF THE POWAY GENERAL PLAN
CONCERNING LIGHTING FOR PUBLIC SAFETY
(GPA 97-02)

WHEREAS, the City Council periodically finds it necessary to amend the General Plan; and

WHEREAS, the City Council is supportive of the research activities undertaken at the Palomar Observatory and understands the impacts of light in the night sky on that research; and

WHEREAS, the safety of its citizens and visitors is of paramount concern to the City Council; and

WHEREAS, the proposed General Plan amendment is not subject to the California Environmental Quality Act; and

WHEREAS, a properly noticed hearing was conducted in accordance with Section 65350, et seq., of the California Government Code to consider this amendment;

NOW, THEREFORE, the City Council does hereby amend Goal I Policy I of the Goals, Policies & Strategies of the General Plan as follows:

Policy I - Lighting
Lighting should provide for public convenience and safety but not conflict with the rural nature of the community.

Strategies

1. Areas other than rural residential areas should be provided with street lights.

2. Public and semi-public parking lots and driveways should be adequately lighted for public safety. Except for single-family homes, only low pressure sodium lighting may be used for exterior lighting between 11:00 p.m. and dawn except as required for public safety and permitted by the city.

3. All lighting shall be shielded and directed so as to not shine on adjoining properties.

4. Lighting placed upon the building should be architecturally integrated into the design.

5. Lighting shall be provided to adequately illuminate building entrances, access areas, parking areas, walkways and stairways.
6. Lighting for home security should generally be provided through street lighting, however, supplemental residential-type lighting may be provided for security providing that it does not adversely affect adjacent properties.

APPROVED and ADOPTED by the City Council of the City of Poway, State of California, this 30th day of September 1997.

[Signature]
Don Higginson, Mayor

ATTEST:

[Signature]
Marjorie K. Wahlsten, City Clerk

STATE OF CALIFORNIA )
COUNTY OF SAN DIEGO ) SS.

I, Marjorie K. Wahlsten, City Clerk of the City of Poway, do hereby certify, under the penalty of perjury, that the foregoing Resolution, No. 97-084, was duly adopted by the City Council at a meeting of said City Council held on the 30th day of September, 1997, and that it was so adopted by the following vote:

AYES: CAFAGNA, EMERY, GOLDBY, REXFORD, HIGGINSON

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

[Signature]
Marjorie K. Wahlsten, City Clerk
City of Poway
Strategies

1. Recreational amenities such as pools, spas, playground equipment, clubhouses, ball courts and turf playing fields shall be provided based upon the type of units and expected residents' recreational needs.

2. Private open spaces, such as patios or balconies, shall be provided for each unit and shall equal at least 10 percent of the floor area of the attached unit in size.

3. Laundry areas shall be provided unless provisions are made for individual laundry areas in each unit.

4. Public spaces should be located within central areas accessible to the majority of the surrounding units.
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
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.

1Strategies 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.
and surrounding residents and that the uses are consistent with the policies of the Land Use and Community Design Elements.

8. In rural residential areas, most uses other than agricultural and residential shall be limited to areas with natural slopes of 10 percent or less. Other uses such as hiking and riding trails, driving ranges, golf courses and other recreational uses may be considered on steeper slopes providing that they do not significantly alter the landform. Buildings and parking lots must adhere to slopes of less than 10 percent.

9. The distribution of land uses should consider the health, safety and welfare of the community in regard to natural hazards.

10. Public or quasi-public structures (schools, churches, hospitals) shall be located in low-risk seismic or geologic hazard areas.

11. The area which includes the Pomerado Hospital Campus and adjacent properties along Pomerado Road from Monte Vista Road to Bernardo Heights Parkway shall be recognized as a high activity area with a primary focus on medical uses.

12. Community commercial land uses that will serve the entire community or subregion in which Poway is located are encouraged along Poway Road, adjacent to existing uses of similar intensity.

13. Limited neighborhood commercial activities may be located on the border of rural residential and urban land uses.

14. Mobile home park 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.

15. New urban development projects (residential areas with greater than two dwelling units per acre (du/ac), commercial and manufacturing) shall be bounded on a minimum of two sides by existing urban land uses and existing public facilities.

16. Where a commercial area abuts a residential area, the following improvements shall be made to ensure compatibility:

- Structures shall be adequately set back from the residential property line to avoid land use impacts;
- An eight foot high solid masonry wall shall be constructed along the residential property line, except where it is clearly demonstrated that a shorter wall will adequately protect the residential property;
POWAY COMPREHENSIVE PLAN: GENERAL PLAN

- 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.

17. 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.

18. 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.

19. Manufacturing uses shall be located so as not to create adverse impacts on surrounding land uses and/or the City transportation system.

20. 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.

21. 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.

22. Generally, facilities to service the medical needs of the community should be clustered at and around Pomerado Hospital. Ambulatory clinics and services should, however, be located in other areas of the community as well as the Hospital Campus to facilitate neighborhood access to services. (Amended per GPA 93-01A)

23. The area which includes the Pomerado Hospital Campus and adjacent properties along Pomerado Road from Monte Vista Road to Bernardo Heights Parkway shall be recognized as a high activity area with a primary focus on medical uses. (Amended per GPA 93-01A)
24. 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**

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

26. 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.

27. Critical emergency uses (hospitals, fire stations, police stations, public administration buildings, and schools) shall not be located in flood hazard areas.

28. Development within the 100 year floodway is prohibited.

29. 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.

30. For purposes of land division, floodway areas shall not be included in the calculation of net area.

31. 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.

32. 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 C - Land Use and Transportation
Ensure that the City's transportation system does not become overburdened.

Strategies

1. Avoid approving any development that will increase the traffic on a City roadway above the existing design capacity at Level of Service C unless traffic/roadway design mitigation is available and/or will be implemented to achieve the desired Level of Service. Or if no feasible alternatives are available, cumulative land use impacts on roadways should be assessed to ascertain the contribution of each new use being considered.

2. Prohibit development which will result in Level of Service E or F at any intersection unless no feasible alternatives exist and an overriding public need can be demonstrated.

3. Developments which will result in a concentration of people (such as multiple-family residential developments) should be located in proximity to commercial services and along primary roadway corridors or in other locations of high transit potential or access.

4. Continue to develop neighborhood parks in proximity to residential areas to encourage pedestrian travel to recreation facilities.

5. Generally, facilities to service the medical needs of the community should be clustered at and around Pomerado Hospital. Ambulatory clinics and services should, however, be located in other areas of the community as well as the Hospital Campus, to facilitate neighborhood access to services.

Policy D - Public Service Constraints
The land use pattern and population should be consistent with the capability of existing and planned public services and facilities.
Strategies

1. Development should not overburden the ability of local school districts to provide a consistent level of quality educational services and facilities to community residents. The City supports changes to state law which would remove restrictions on local jurisdictions' ability to deny development based on inadequate schools.

2. Land uses and development review applications that are inconsistent with the capability of any public service agency to provide cost-effective service shall not be approved.

3. The number and location of dwelling units in the City shall be limited to that which can be adequately served by public services and facilities.

4. Sewage treatment capacity shall be available prior to the approval of any new development application which requires community sewer service.

5. New development should not increase overall water consumption. All possible water conservation techniques shall be incorporated into the design of the project and the remaining water requirement shall be offset through contribution to appropriate retro-fit programs or increased supply programs such as wastewater treatment facilities.

6. Land use decisions which may influence the provision of medical services in the community should be coordinated with the Palomar Pomerado Health System. Copies of all submitted development proposals that may cause an increase or change in medical service demand shall be submitted to the health system for comment. In addition, regular reports of building permit activity shall be submitted to the System. (Amended per GPA 93-01A)
GOAL III. IT IS THE GOAL OF THE CITY OF POWAY TO ENHANCE THE WELL-BEING OF POWAY RESIDENTS BY PROVIDING OPPORTUNITIES FOR RELAXATION, REST, ACTIVITY AND EDUCATION THROUGH A WELL BALANCED SYSTEM OF PRIVATE AND PUBLIC FACILITIES DISTRIBUTED TO SERVE THE ENTIRE COMMUNITY.

Policy A - Parks
A diversified, comprehensive park system should be provided for the residents of Poway, utilizing adopted standards, contemporary concepts and planning strategies.

Strategies

1. Encourage public involvement in the site acquisition and design development of park facilities to ensure community needs are met.

2. All park land dedicated as a requirement of residential development shall be developed and used for park purposes.

3. Seek to ensure that every neighborhood is served within a one-half mile radius by an elementary school site or park.

4. Seek to provide adequate playing fields to serve the organized sports needs of the residents, including softball, soccer and other organized sports.

5. Development of a sports complex in South Poway at Stowe Drive and Mclvers Court, which should include three basketball fields, two basketball courts, four volleyball courts, batting cages, two tennis courts, a "pay for play" racquetball facility, a tot lot and concession facilities.

6. Pursue the development of a soccer park.

7. Neighborhood parks shall serve as the day-to-day recreational areas of the City. The facilities should include playgrounds, playing fields and turf areas where local residents can enjoy the outdoors in a safe and refreshing environment.

8. Maximize the usage of all park facilities through the centralized scheduling and extended use hours where feasible to meet community needs. Evaluate park sites on an individual basis for the inclusion of sports lighting.
9. Include preschool age and handicapped accessible equipment in each park and provide balanced active and passive recreational opportunities.

10. Design all parks to incorporate xeriscape landscaping techniques.

11. Cooperate with the School District to ensure that the school fields being used by youth sports are maintained adequately and continue to explore ways to maximize the use of school fields for youth sports through renovating the fields and, if possible, providing lighting.

**Financing**

12. Maintain legislation under the Quimby Act to require the dedication of land, payment of in-lieu fees or a combination thereof, as a condition of residential development approval to the equivalent of five acres of land per 1,000 population anticipated in the proposed development.

13. Pursue appropriate regional, state and federal grant-in-aid programs.

14. Encourage consideration of public/private partnerships to share cost and benefit its operation.

**Policy B - Recreation Facilities**

The City shall seek to provide a wide range of facilities which address the recreational needs of all ages in the community.

**Strategies**

1. Promote added family activity facilities to serve the community.

2. Continue to explore alternative recreational facilities and opportunities for the teen population.

3. Explore ways to provide golfing opportunities to the public at an affordable fee.

4. Research means of providing self sustaining or corporately funded camp programs for a variety of interests.

5. Work closely with local youth sports organizations in providing athletic activities for youth and children.
6. Offer adult leagues in a variety of sports and operate on a demand basis as much as possible. They shall function on a self-sufficient level with reduced rates for resident teams.

7. Maintain aquatic programs and pool facility operating hours to serve the optimum number of residents in a cost-effective and safe manner.

8. Provide recreation classes to meet the needs of a wide range of ages and interests.

**Policy C - Private Recreational Facilities**
The City encourages the development of private recreational facilities to fulfill a portion of the City's recreational needs.

**Strategies**

1. Private recreational facilities can be used to reduce the total amount of land to be dedicated and/or fees paid in-lieu to 50 percent of the requirement per residential development proposal.

2. Private recreational facilities shall meet the standards for similar public facilities.

3. Private recreational facilities shall be maintained by the developer, owner, a homeowners' association or an assessment district.

4. Adequate provisions shall be made to ensure that private recreational facilities remain available in perpetuity or the residents and the City shall be compensated accordingly.

**Policy D - Cultural and Educational Facilities**
The City shall seek to provide adequate facilities to address the cultural and educational needs of the community.

**Strategies**

**Library**

1. Construct a modern, comfortable, well-planned community library to achieve and maintain a level of library services appropriate to the cultural, educational and recreational needs of the community. The ultimate goal is to provide a facility that is based on a sliding scale of 0.5 to 0.8 square feet of library space and three to five items of library materials per resident.
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2. Maintain a Citizens' Library Committee to advise on building, planning, evaluating and administering the library.

3. Encourage coordination and cooperation with other area library agencies to maximize the breadth and quality of library services available in our community.

4. Develop a plan to establish, maintain, and fund a level of library staff and materials commensurate with the library service plan.

The Arts

5. Establish a use policy which will ensure a balanced program of professional, school and community performing arts activities as the priority use for the Poway Center for the Performing Arts.

6. Encourage and develop a plan to provide special children's performances, lecture demonstrations and master classes by touring artists scheduled to perform at the Center for the Performing Arts.

7. Establish a plan to produce youth oriented performing arts programming, such as young people's concerts, children's theater and participatory dance activities.

8. Investigate the feasibility of a Festival of the Arts featuring local arts organizations, regional professional companies and touring artists on a scale similar to Community Days.

9. Investigate the feasibility of a program to permanently provide art in public places.

10. Develop a plan to incorporate a space for rotating art exhibitions in public facilities where practical and appropriate.

Policy E - Public Meeting Space
The City shall seek to provide meeting space for both public and private purposes consistent with approved policies and legal constraints.

Strategies

1. Public meeting space shall be designed to meet community needs and shall be available at rental rates comparable with fees charged by other public agencies for similar facilities.
Policy F - Special Events
Special events should be provided which are designed to attract general as well as special interest groups and which highlight the leisure experience of the participants.

Strategies
1. Continue to develop and improve youth and family-oriented programs.
2. Seek corporate funding to provide increased event programming.
3. Encourage volunteers as a means of promoting interest and providing leadership in existing and future programs in a fiscally sound manner.
4. Encourage a farmers and arts and crafts fair at Old Poway Park.

Policy G - Disabled Services
The City shall seek to develop avenues for residents with special needs to participate in a variety of recreational programs and activities.

Strategies
1. Work closely with existing programs provided by service organizations and PUSD and research and consider for development, both mainstream and specialized programs based on the needs of the community.
2. Maintain an appropriate level of staff training and volunteer coordination relating to the special needs population.

Policy H - Fiscal Impact
All public facilities should be adequately staffed and maintained.

Strategies
1. Projected operating costs and revenue sources should be determined and analyzed prior to approval of any proposed new public facility.
GOAL IV. IT IS THE GOAL OF THE CITY OF POWAY TO PRESERVE ITS NATURAL, SCENIC, AND CULTURAL RESOURCES FOR THE FUTURE BENEFIT AND ENJOYMENT OF ITS RESIDENTS AND TO PROTECT BIOLOGICAL AND ECOLOGICAL DIVERSITY.

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.

Strategies
1. Significant open space areas and scenic vistas along local scenic roadways should be protected.
2. The mountains, hillsides and prominent ridgelines are a valuable natural resource and should be preserved through appropriate land use policies.

Policy B - Waterways
The natural character of creeks and channels should be maintained or restored to the greatest extent possible with consideration for maintaining adequate flood protection.

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 any 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. 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.
3. 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.
4. 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.

5. Public access to creeks, via trails, paths and greenways, shall be encouraged to the extent possible without negatively impacting the riparian habitat value.

6. Coordinate with other jurisdictions to monitor and maintain acceptable water quality standards in local streams.

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.

5. Access of humans and domestic animals to preserved biological habitats and sensitive biological areas shall be limited as deemed necessary to preserve the integrity of the areas.

6. Confinement of horses, cattle and other livestock shall not be permitted in natural open space areas or sensitive biological areas.

7. Mitigation for significant impacts to biological resources in the form of preservation (onsite and offsite) or restoration shall be required. All preservation and restoration areas shall be dedicated as permanent biological open space.

8. The City and development community should use the important biological resource areas, as identified in the *Detailed Biological Assessment*, as the foundation for a City-wide system of reserves and wildlife corridors. Efforts should be made to acquire unprotected lands within and adjacent to these areas, through mitigation banking programs or other land transfer and acquisition programs, for the purposes of biological resource preservation and natural open space management.

9. Require biological monitoring during construction where there is the potential to impact sensitive biological resources. Construction monitoring shall be conducted by a qualified biologist and follow the guidelines outlines in the Detailed Biological Assessment to ensure that all construction practices consider the protection of sensitive biological resources both on and offsite.

10. Long-term biological management plans for open space areas within a proposed development should be developed by a qualified biologist and implemented by the developer.

11. Habitat conservation plans should be developed for endangered resources.

**Wildlife**

12. The hunting of wildlife shall be prohibited in Poway.
13. Development proposals shall consider areas determined to be particularly valuable to wildlife, as identified for each quadrant of the City in the *Detailed Biological Assessment*. Efforts shall be made to minimize encroachment into these areas.

**Plants**

14. Plant resources, particularly large expanses of undisturbed natural areas, oak woodlands, riparian corridors, significant tree stands and sensitive, declining, threatened and endangered species should be preserved through appropriate means such as buffering and dedicated open space.

15. Large tree stands comprised of oaks, sycamores or eucalyptus should be retained and integrated into project designs. The understory in these stands should also be retained or enhanced with native species as deemed appropriate by a qualified biologist or native plant horticulturist. Areas preserved shall be designated as permanent natural open space.

16. A permit is required prior to the removal of any coast live oak, holly oak, California Sycamore or any tree within the public right-of-way.

**Policy D - Archaeological Sites**

Archaeological resources are an important part of our heritage and should be preserved and protected.

**Strategies**

1. Archaeological guidelines for the treatment of archaeological resources discovered during the environmental review process shall be implemented. These guidelines are on file at the City of Poway.

2. The City shall require that all artifacts recovered from sites within Poway during environmental impact studies be presented to the City for permanent curation. This is also recommended for the sphere of influence. The City shall designate a repository (i.e., a museum) for the artifacts or direct that a suitable structure be built or converted within the city boundaries to house the collections. The City shall ensure the proper treatment of the artifacts by selecting an archaeologist/historian to define the necessary elements for curation of specimens as outlined by the National Park Service. If the City cannot designate a facility to curate the artifacts, then an agreement could be reached with the Poway Historical Society or the San Diego Archaeological Society to temporarily curate the artifacts.
3. Consider mitigation alternatives which include "in kind" measures that provide unusual or more beneficial results than the mitigation measures listed in the City archaeological/historical guidelines.

4. Maintain a listing of significant prehistoric sites and document the locations of all open space easements that include archaeological sites. These easements have been granted to protect resources; however, without acknowledging the locations of such easements, the success of the use of such easements for resource protection cannot be assured. The City should conduct a research effort to determine where easements for archaeological sites are located, especially those easements which were "inherited" from the County of San Diego when the city was incorporated.

Policy E - Historical Sites
The historical structures which remain in Poway contribute significantly to the rural small town character of the community and should be preserved.

Strategies

1. Complete a comprehensive survey to identify and evaluate historic structures and sites in Poway.

2. Maintain a Historic Sites List that will include a register of locations, photographs, and historically relevant information regarding each site, structure or feature recognized as historically sensitive or significant to the city's heritage. The Historic Sites List will include as its foundation, the criteria for relative categories of significance included in the City's Ordinance 296. The method to be used for adding structures to the Historic Sites List is also provided in Ordinance 296. Prehistoric sites should not be included on this list, as it will be available to the public and the locations of significant prehistoric sites should not be made publicly known.

3. Support community efforts to register local prehistoric and historic features that fulfill state or federal requirements. The basis for the registration of local sites of historic and prehistoric significance will be the Historic Sites List. The City shall consider funding a periodic review of the Historic Sites List by a qualified historian for the purpose of completing nomination forms for the National Register and state landmarks list.

4. Maintain appropriate legislation to apply alternative building code requirements as deemed necessary on an individual basis to preserve historic structures. The City shall also maintain appropriate legislation prohibiting the demolition of an historic
structure without an evaluation of the condition of the structure and the costs of rehabilitation.

5. Study the feasibility of securing contracts with the owners of historic structures or places to restrict the use or alteration of the property or structures as defined in Government Code Section 50280 et. seq. for tax advantages in the form of a historic easement. In the event that a contract or historic easement is executed, the City shall inform the County Assessor of any agreement reached for the purpose of historic preservation, and encourage the Assessor to re-examine the assessment of the property based upon the agreement.

6. Prior to the demolition of any historic structure (for a definition of a historic structure, see Ordinance 296 and the archaeological guidelines filed at the City of Poway Planning Services Department), that structure shall be fully documented with plans, photographs and an archaeological/architectural assessment. In the event that demolition is permitted for any historic structure within Categories A, B or C as described in Ordinance 296, mitigation may be accomplished through the payment of a fee which would be applied to the improvement of Old Poway Park. The City shall determine an equitable mitigation fee for the demolition of historic structures.

7. Mitigation of impacts to significant or sensitive historic structures may be accomplished by moving the structure to a new location within the city. This location should be similar in setting to the original site, depending upon the uniqueness of the original site.

8. Historic structures or places should not be designated for land uses that would lead to their demolition or to a depreciation in their value. Adjacent land uses should not conflict with the preservation of an historic structure or place.

9. Standards should be developed for community design adjacent to historic structures to preserve the integrity of the structure and its surrounds.

10. New development and physical improvements proposed on the east and west sides of Midland Road, between Hilleary Place and Twin Peaks Road, shall be consistent with the adopted Old Poway Specific Plan.
GOAL V. IT IS THE GOAL OF THE CITY OF POWAY TO ACHIEVE A CLIMATE FOR ECONOMIC GROWTH AND STABILITY WHICH WILL ATTRACT HIGH QUALITY COMMERCIAL AND INDUSTRIAL DEVELOPMENT TO SERVE THE EMPLOYMENT, SHOPPING, RECREATION, AND SERVICE NEEDS OF POWAY RESIDENTS AND WILL PROVIDE A HEALTHY AND DIVERSE ECONOMIC BASE FOR THE COMMUNITY.

Policy A - Commercial
It is desirable to have a mix of activity in the community representing a wide range of sizes, products and ownerships.

Strategies

1. Implement the Poway Marketing Plan.

2. A central commercial activity area should be established to provide community commercial uses within an architecturally integrated and enhanced area. Within and adjacent to this area the City should examine the feasibility of the development of a multi-faceted Town Center. The City should prepare a feasibility study to determine the full potential of the Town Center concept. The feasibility study should address the following issues:
   - types of uses (e.g. commercial, civic, recreation)
   - size of area
   - aesthetic standards
   - improvement of market demand
   - revitalization and redevelopment

3. The Community Commercial Land Use category shall be designated within the Town Center area where appropriate to encourage centers and uses that will provide community-wide services.

4. Focal points or high activity areas should be enhanced through community design features to encourage viable commercial areas. The following areas are designated as focal points because of current or future high activity:
   - the western entry along Poway Road from Oak Knoll Road to Pomerado Road;
   - Poway Road from Quate Court to Gate Drive;
   - the intersection of Twin Peaks Road and Pomerado Road;
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- the eastern entrance to the Poway Road business area at Garden Road excluding Garden Road itself;
- Midland Road from Edgemoor Street to Aubrey Street.

5. Design of developments at focal points shall incorporate the best representations of Poway's rural character and shall be consistent with adopted specific plans.

6. General commercial uses and services such as restaurants, financial institutions, services and roadway-oriented retail stores should be encouraged along Poway Road and at the intersections of Pomerado Road with Twin Peaks Road, SR-56, and Scripps Poway Parkway.

7. Encourage the continuation and enhancement of the Old Poway commercial area on Midland Road as a specialty commercial center.

8. Poway Road should be the principal commercial activity area within the City and other commercial areas should not detract from Poway Road's economic viability.

9. A fiscal analysis should be required for all major new commercial projects. New businesses which complement existing businesses are actively encouraged. The impact of proposed new development on the viability of existing commercial development should be considered.

10. Poway Road from the western city limit to Garden Road should be revitalized as Poway's primary commercial area based on the recommendations of the Final Report of the Poway Road Revitalization Advisory Committee published in October 1982 as well as on more recent studies.

11. The City should initiate and complete a Poway Road Specific Plan.

Policy B - Manufacturing
Strive to achieve a healthy manufacturing sector.

Strategies

1. Encourage manufacturing uses where compatible with existing land uses.

2. Encourage a broad range of manufacturing uses in the South Poway Specific Plan area including research and development and light industrial uses.
GOAL VI. IT IS THE GOAL OF THE CITY OF POWAY TO PROVIDE A SAFE, REALISTIC, EFFICIENT, AND INTEGRATED TRANSPORTATION SYSTEM TO SERVE THE PRESENT AND FUTURE MOBILITY NEEDS OF ALL THE RESIDENTS OF POWAY.

Policy A - Streets
An efficient system of streets, which together with appropriate Traffic Demand Management and Traffic Systems Management techniques will allow vehicular traffic to maintain Level of Service C or higher, should be designed and constructed. Roads should be designed to meet the needs of the residents of the community without detracting from the rural setting of Poway.

Strategies

1. The financing of improvements to the City circulation system made necessary by development shall be borne by the developer of the project.

2. Landscaped medians should be constructed in roadways adjacent to commercial areas to direct traffic flow and provide a more scenic roadway area.

3. Access to commercial areas should be provided through a minimum number of points of ingress and egress.

4. Prepare traffic engineering and/or studies for the upgrade of:
   - Espola Road;
   - Poway Grade between Espola Road and SR-67 (should occur after completion of the Scripps Poway Parkway, in order to consider the need for the upgrade to state route status);
   - Twin Peaks Road between Community Road and SR-56;
   - Community Road between Aubrey and Hilleary;
   - Sycamore Canyon Road between Scripps Poway Parkway and Poway Road;
   - Poway Road west of Pomerado Road.

5. The road network is based on a graduated road classification system as described in the Roadways Element of the Transportation master element.

6. The design of roads and traffic controls shall optimize safe traffic flow by minimizing turning, curb parking, uncontrolled access and frequent stops on arterial roadways.
7. The City shall provide adequate levels of maintenance of all improved components of the transportation system, including roadways, sidewalks, bicycle facilities and roadway drainage systems.

8. No street shall be permanently closed without prior analysis, including environmental review, which addresses increases in traffic on other streets which would be created by the closure.

9. If a roadway is included on the Bikeways Master Plan, the paved widths shall accommodate bicycle lanes at a minimum of four feet, only where the preferable five feet is not feasible. Bicycle lanes shall take precedence over on-street parking if the right-of-way or paved width is restricted. Bicycle lanes between the right travel lane and parking are allowed.

Residential Roads

10. Residential roads should be designed to discourage non-local traffic. Devices such as landscaped encroachments or medians may be used to inhibit general traffic in local areas.

11. Non-local traffic shall be discouraged by the graduated street system and if necessary, by traffic modification devices such as:

   • "necking" or narrowing the street at strategic locations such as intersections or neighborhood entrances;
   • narrowing the overall street width and adding extensive landscaping in the right-of-way to give the impression of a private road; and
   • altering the directional flow of the traffic with traffic circles, bollards or wood barriers with adequate landscaping and directional signs.

12. In the event that the traffic on a local road, particularly within a residential neighborhood, has or may exceed 3,000 vehicles per day as a result of a new development proposal, the City should require or commission a local traffic survey to indicate or provide mitigation measures to decrease traffic levels.

13. Residential streets shall be designed to follow the natural contour of the land wherever feasible to avoid unnecessary landform alteration.

14. When considering circulation patterns and standards, primary consideration shall be given to the preservation of character and safety of existing residential neighborhoods. Where conflicts arise between convenience of motorists and neighborhood safety/community character preservation, the latter shall have priority.
Access to Arterials

15. Access to all primary and major arterials should be restricted to approved points of ingress and egress through relinquishment of access rights to the City.

16. Local roads should be used for access to primary and major arterials. Where direct access to a primary or major arterial is necessary, access shall be limited to one point for 300 feet of frontage or one point per parcel, if a parcel has less than 300 feet of frontage.

17. Combined access between adjacent properties shall be considered prior to the allowance of access to a primary or major arterial to reduce the overall number and frequency of access points. Reciprocal access agreements shall be encouraged.

18. Driveways and entries near intersections along arterial roadways should be located a minimum of 100 feet from the end of the curb return.

19. Access points shall be coordinated with existing or planned access points on the opposite side of the road and the breaks in medians.

Emergency Routes

20. Emergency response routes shall be identified as a basis for implementing a traffic signal preemption system designed to reduce emergency vehicle response time.

Scripps Poway Parkway

21. A four year goal (1991-1995) is set for completion of the Scripps Poway Parkway. It is the highest priority roadway project in the City and explore state route designation.

22. The intersection of SR-67 and SR-125 with the Scripps Poway Parkway shall be planned ultimately as interchanges.

23. The Scripps Poway Parkway should be constructed at six lanes in its entirety and should meet Caltrans' expressway standards

24. The City of Poway shall work with the City of San Diego to ensure completion of the Scripps Poway Parkway from Pomerado Road to Interstate 15.
25. The City of Poway should work with the region to improve the interchange at I-15 and Mercy Road to increase its capacity.

**Route 125**

26. Support Route 125 between the Scripps Poway Parkway and Route 52 in Santee.

27. Work with Caltrans, SANDAG, the Mid County Transportation Coalition, the City of San Diego, City of Santee and the County of San Diego to resolve economic, environmental and responsibility questions regarding the eventual connection of Route 125 to the Scripps Poway Parkway.

**163 Extension**

28. The City should encourage the analysis of the extension of SR-163 from I-15 to determine the regional traffic benefits.

**Poway Road**

29. Implement a signal-timing optimization plan for Poway Road.

30. Support improvement projects along Poway Road including combining driveway entrances to shopping centers, creating right-turn pockets at specific locations, restricting left-turn movements where there is no turn pocket and providing direct connections between shopping centers.

**Transportation Demand Management**

31. Consider the adoption of a Transportation Demand Management (TDM) Program which is consistent with the model program being proposed by SANDAG.

32. Through the TDM program, Poway should establish short and long-term parking management strategies, at governmental and private facilities, that discourage single occupancy vehicle usage and reward high vehicle occupancy rates without placing the City at a competitive disadvantage.

**Policy B - Scenic Roadways**
Continue to identify, designate and preserve local scenic roadways.

**Strategies**

1. Where not inhibited by existing or approved development, an open space easement of 50 feet from the ultimate right-of-way line, shall be required along all
scenic roadways except Midland Road. This easement area shall be landscaped following xeriscape principles to enhance the scenic roadway area.

2. Any new residential developments adjacent to a scenic roadway, except Midland Road, shall have decorative solid walls and/or landscaped earthen berms to enhance the scenic quality of the area.

3. The rural image of Midland Road should be protected and enhanced by ensuring that new development or improvements to existing development utilizes an architectural style that is consistent with the Old Poway Specific Plan.

**Policy C - Public Transit**
The use of public transit as a viable alternative to the automobile should be encouraged.

**Strategies**

1. Participate with public transit providers serving San Diego County in a cooperative program to increase transit services with existing equipment and expand services through transit facility improvements.

2. Coordinate with transit providers to increase funding for transit improvements to supplement other means of travel to the extent possible.

3. Support efforts to establish a region-wide bus pass.

4. Continue to provide specialized transit services to meet the needs of the transit dependent such as the handicapped, senior citizens and students. Dial-a-Ride and Call-a-Ride services shall be maintained at existing levels and increased if ridership demands increase.

5. Provide fixed route transit service to all concentrated residential areas, major activity centers and major employment centers.

6. Continue to provide other transit services such as commuter express service and airport service.

7. Encourage development of light rail transit and transit access points along the I-15.

8. Support the creation of a transit center, to be located in the South Poway Business Park, which would include a variety of mass transit options such as express and fixed route bus service, park and ride lot and which could be a future
station for a light-rail or monorail transit system. Study a transit center near Pomerado Road and SR-56.

9. Develop both a short-range and a long-range transit plan to implement an efficient and useful public transportation system.

10. Periodically conduct a survey of transit users and the community to determine what improvements can be made to the existing transit services and what additional types of services or enhancements are necessary to meet the diverse transportation needs of existing and potential commuters.

11. Promote a transit system which will maintain the scheduled service times, reduce duplication of transit services and minimize passenger travel and waiting time.

12. Provide those passenger amenities such as bus shelters, benches, transit maps and displayed schedules, which encourage people to use public transit.

13. Provide a transit service which operates vehicles that are clean, well-maintained and within acceptable mileage limits.

14. Maintain an overall cost-efficient transit service. Through effective competition and the bidding process, the City shall ensure that contractor costs are reasonable. Transit fares that are consistent with those in the region shall be maintained; increased farebox revenue shall be sought by increasing total transit system patronage.

Policy D - Bicycles
The use of bicycles for transportation and recreation is strongly encouraged.

Strategies

1. Provide a bikeways system, as shown on the Bikeways Master Plan and the Bikeways Standard, to provide for safe and efficient use of the bicycle as an alternative mode of transportation for local, subregional and regional travel and as a form of recreation.

2. Require the registration of bicycles for identification purposes.

3. Continue to support bicycle safety programs at the schools.

4. Ensure the installation of bike racks on public transit vehicles to facilitate bicycle travel. Install secure storage at park and ride locations.
5. Encourage the development of a regional and subregional network of bikeways.

6. Encourage bicycle commuting by requiring bicycle parking facilities at major destinations such as schools, parks, employment centers and the transit center.

7. Strongly encourage and support the use of bicycle helmets through the provision of safety information and encouraging discounts on the purchase of helmets at Poway stores. Support the bicycle safety program provided by the Sheriff's Department.

8. Integrate the bikeway system to every extent feasible with the City transportation system.

Policy E - Trails
An inter-linking network of trails that connect park, residential, commercial and government areas with each other and which form part of the regional trail network should be developed.

Strategies

1. Continue construction of the network of pedestrian/equestrian trails according to City Trail Standards and in locations shown on the Master Plan of Trails.

2. Promote programs for improving existing trails, such as removing barriers, to make the trails safer, more functional and more accessible.

3. Update the Trails Guide as necessary to provide current information.

4. Trail right-of-ways shall be established and acquired through all feasible means including required and voluntary easement dedications.

5. Establish an agreement with public and private utilities for the use and maintenance of utility corridors and right-of-ways for trail purposes.

6. Trail construction should take into consideration the safety and convenience of the trail users as the primary concern.

7. Study the use of the trails system by off-road bicycles while maintaining the equestrian/pedestrian usage.

Policy F - Pedestrian Routes
A system of sidewalks, rural walkways and pathways should be created to promote the safe and efficient movement of pedestrian travel throughout the City.
POWAY COMPREHENSIVE PLAN: GENERAL PLAN

Strategies

1. Complete an inventory of existing pathways and prepare a Master Plan of Pathways which emphasizes the most efficient, shortest and safe connections between neighborhoods, schools, commercial centers and employment centers.

2. Continue construction of a system of pathways according to the Master Plan of Pathways and Pathways Standard.

3. Encourage the construction of pathways in association with new development that interconnects neighborhoods, schools, government and commercial facilities.

4. Require the construction of sidewalks or rural walkways adjacent to all streets and roads. Along major roadways, curb-adjacent sidewalks shall be discouraged in favor of sidewalks separated from the road by a planter area.

5. Encourage installation of sidewalks in semi-urban and urban neighborhoods where they do not exist.

6. Require development to increase pedestrian access to arterials other than at roadway intersections.

7. Where there is established pedestrian use of undeveloped property, future development plans shall incorporate similar access where feasible and reasonably related to the use to be made of the property.
GOAL VII. IT IS THE GOAL OF THE CITY OF POWAY TO PROVIDE A SAFE AND HEALTHY ENVIRONMENT FOR THE RESIDENTS OF POWAY.

Policy A - Functional and Financial Opportunities
Encourage and support the delivery of high emergency services through cooperation with other agencies and use of all financial opportunities available.

Strategies
1. Ensure that the maximum advantage is obtained from the resources of the federal government, state, county and neighboring municipalities and support efforts of other jurisdictions to provide safety related services.

Policy B - Fire Protection
The City shall maintain a high standard for the delivery of fire protection services.

Strategies

Fire Prevention
1. Encourage the development, implementation and public awareness of fire prevention programs.
2. Implement programs to reduce the quantity of combustible vegetative materials in the City to reduce wildland fire hazards including a brush management program subject to approval by the City.
3. Continue the use of the Weed Abatement Program and a fire buffer program along heavily traveled roads through thinning, diskimg or controlled burning, subject to air quality standards. Brush, not trees, should be cleared from both sides of major arterials.
4. The existing rows of eucalyptus trees should be trimmed periodically and combustible vegetative materials at the tree base should be periodically removed.
5. All proposed development shall satisfy the minimum structural fire protection standards contained in the adopted editions of the Uniform Fire and Building Codes; however, where deemed appropriate, the City shall enhance the minimum standards to provide optimum protection.
6. Fire protection requirements shall be expanded where structural and/or capital improvements cannot adequately protect the community from property damage or potential loss of life.

7. Study the feasibility of regulations requiring the installation of a sprinkler system at the time of construction of new residential structures and in conjunction with expansion or substantial interior remodeling of existing structures.

8. Require fire retardant roofing materials based upon the type of construction in and outside of high fire hazard areas.

9. Enforce the fire control requirements of the City's landscape standards.

10. In order to minimize fire hazards, the Poway Fire Department shall routinely be involved in the review of development applications. Consideration shall be given to adequate emergency access, driveway widths, turning radii, fire hydrant locations and needed fire flow requirements.

11. Advocate and support State legislation which would provide tax incentives encouraging the repair or demolition of structures which are classified as high fire hazards.

12. The construction of public facilities and transportation corridors shall be consistent with the adopted standards of the Uniform Building Code and Uniform Fire Code.

Facility Location

13. Fire stations shall be located on or near arterial roadways to provide for rapid response times.

14. The timing of station construction shall relate to the rise of service demand in the surrounding areas.

15. The location of stations should consider existing and projected land uses and appropriate buffering should be provided where necessary.

16. Proposed Fire Station 3 shall be located in the South Poway Business Park.

17. Emphasis on future construction and capital improvements should be toward the alleviation of deficiencies in critical risk areas.
Inter-jurisdictional Cooperation

18. Opportunities for joint-power agreement facilities and/or operations should be evaluated and pursued where practical.

19. Support mutual aid agreement and communication links with the County and the other municipalities participating in the Unified San Diego County Emergency Service Organization.

Policy C - Medical Services

The City shall seek to ensure the provision of high quality medical services and facilities at a level consistent with the needs of the community residents. Medical services should be provided with respect to the unique needs of the service area, with the Palomar Pomerado Health System assisting the City of Poway in reviewing and analyzing the demand for medical services and the proper method to respond to these changing needs. Planning decisions involving medical services should take into account the economic impact on the PPHS and specifically, the impact on its ability to compete with private hospital systems. (Amended per GPA 93-01A)

Strategies

1. Regularly communicate with the Palomar Pomerado Health System to ensure that adequate health care facilities are available to meet the needs of Poway residents.

2. Assist the Palomar Pomerado Health System in assessing programs and in developing standards that can be used to evaluate the adequacy of medical service delivery for Poway residents.

3. The City shall assist the Palomar Pomerado Health System in obtaining current or amended reports pertaining to the demographic characteristics of Poway.

4. The City shall provide copies of all submitted development proposals that may cause an increase or change in medical service demand to the Palomar Pomerado Health System.

5. The City shall provide Palomar Pomerado Health System with regular reports of building permit activity.

6. The City shall provide to the Palomar Pomerado Health System copies of all submitted development proposals that may cause an increase or change in the medical service demand. (Amended per GPA 93-01A)
7. The Pomerado Hospital Campus may be developed to include several medical services in an integrated complex with the existing inpatient hospital as the most significant principal use; other uses may include doctors' offices, laboratories, outpatient surgery centers, imaging centers, medical training and research facilities, mental health clinics, continuing care facilities, outpatient clinics, rehabilitation clinics, pharmacies and other outpatient service facilities. (Amended per GPA 93-01A)

Policy D - Law Enforcement
The City shall secure high-quality law enforcement so as to maintain a sense of personal safety and security for the residents of Poway.

Strategies

1. Routinely involve law enforcement personnel in the review of new development applications as they relate to street access and safety and to the concept of defensible space.

2. The central focus of law enforcement in the City of Poway should be protection of life and property.

3. Continue to promote the establishment of neighborhood watch programs to encourage community participation in the patrol and to promote awareness of any suspicious activity.

4. Promote crime prevention programs for commercial and industrial areas.

5. All structures should be adequately identified by street address and be lighted sufficiently to deter criminal activity.

6. Coordinate the development and implementation of any emergency plan with the staff of the Palomar Pomerado Health System to ensure that adequate medical care is available in times of emergency.

Policy E - Air, Water and Soil Pollution
The City shall work locally and at the regional level to reduce air, water and soil pollution within Poway.

Strategies

1. Work closely with regional agencies to help control all forms of pollution.
2. Seek to promote a development pattern that reduces daily trips for shopping, school and recreation.

3. Encourage ridesharing, the use of transit and other transportation systems management programs to reduce the number of vehicle miles traveled and traffic congestion.

4. Consider the use of clean fuel systems for new local government fleet vehicles.

5. Implement plans and programs to phase-in energy conservation improvements.

6. Investigate incentives and regulations to reduce emissions from swimming pools, residential and commercial water heating and heaters.

Policy F - Emergency Plan
The City shall be prepared to successfully manage public emergencies which may occur.

Strategies

1. Pursue new ideas, plans and programs to improve Poway's Emergency Plan.

2. Maintain the Fire Department Classroom at Station 1 as a permanent emergency operations center and a secondary command post. Keep it equipped with sufficient supplies to begin operations immediately in the case of a disaster.

3. Encourage volunteer and civic organizations to educate and equip themselves to provide community emergency assistance, if necessary.

4. Develop an accurate citywide emergency resource inventory of locally available supplies, equipment and heavy vehicles and devise a state of emergency procurement procedure.

5. Utilize the Emergency Plan to provide direction to all persons responsible for acting in a disaster situation.

6. Coordinate the development and implementation of any emergency plan with the staff of the Palomar Pomerado Health System to ensure that adequate medical care is available in times of emergency. (Amended per GPA 93-01A)
Policy G - Hazardous Waste Management
The City supports the San Diego County Hazardous Waste Management Plan and seeks its implementation by encouraging waste minimization, proper disposal of household hazardous wastes and by establishing criteria for land use decisions regarding hazardous waste treatment facility siting.

Strategies

Waste Minimization

1. Encourage businesses to conduct waste minimization opportunity assessments to determine their potential for source reduction and recycling and to achieve the County-wide goal of 30 percent reduction in hazardous waste by 1994.

2. Investigate the adoption of an ordinance to require businesses to prepare submit and implement hazardous waste minimization plans.

3. Consider establishing a reward program to recognize businesses that implement waste minimization successfully and conducting a media campaign designed to recognize these businesses.

Household Hazardous Waste


5. Continue to encourage district collection events and seek an appropriate location to establish a permanent community collection center.

Contaminated Sites

6. Seek to ensure timely and complete clean-up of contaminated sites.

Siting of Hazardous Waste Treatment Facilities

7. The siting criteria of the San Diego County Hazardous Waste Management Plan are incorporated into the Poway General Plan by reference and shall be used to determine acceptable locations and conditions for off-site hazardous waste treatment facilities.

8. Ensure that off-site hazardous waste treatment facilities are subject to complete and thorough local review.
9. Encourage the coordination of facility siting responsibilities among Southern California's local governments through adoption and implementation of the Southern California Hazardous Waste Management Authority Regional Plan Fair Share Policies and Regional Action Plan.

Policy H - Noise
Ensure a safe and pleasant acoustical environment for the residents of Poway.

Strategies

1. Utilize site planning, zoning regulations, architectural design standards and building construction regulations to reduce noise impacts.

2. Review all discretionary project applications which include sensitive land uses for conformance with the Exterior CNEL Compatibility Matrix table.

3. Require mitigation measures for all proposed projects which are found, according to an Acoustical Analysis Report to be subject to incompatible CNEL values.

4. Proposed land uses which generate noise should be subject to an Acoustical Noise Report with mitigation measures to be specified.

5. An Acoustical Noise Report shall be prepared for all public works projects which have a potential for public noise exposure.

6. Increases in traffic noise caused solely by roadway improvements shall be mitigated to future levels which would have occurred without the improvement.

7. When noise protection barriers are needed, they shall be located in the most cost-effective location. The maximum protection for a given barrier height and length shall be determined by acoustical analysis using the current edition of the FHWA noise level model program.

8. Noise protection walls may be limited to a height of eight feet if a taller one is deemed to be aesthetically degrading to the environment, even when a taller wall may be needed to achieve Noise Element standards.

9. Mitigation walls will be at least four feet high, even if mitigation calculations call for a shorter wall.

10. A time-averaging sound level meter meeting American National Standards Institute S.4 standards shall be used to enforce the noise control provisions of the Zoning Ordinance.
11. Enforce the provisions of the California Noise Insulation Standards (California Code of Regulations, Title 24) prior to issuing a building permit for multiple-family dwelling units. If these units are located in an area of noise incompatibility (exposed to 60 decibels or more, CNEL), an Acoustical Analysis Report, as prescribed in Section II D of the Noise Hazards Element shall be prepared demonstrating that interior noise levels of habitable rooms will not exceed 45 decibels.

12. The interior floor/ceiling and party wall assemblies for multiple-family dwelling, whether or not they are located in areas of noise incompatibility shall provide a minimum insulation between units of 45 decibels, FSTC.

13. Standard care and practice guidelines for building construction shall include, but not be limited to, the current edition of the American Standards for Testing and Materials, E-497, standard practice for installing sound-insulation lightweight partitions.

14. When new projects are submitted to the City that require Conditional Use Permits, Tentative Map approval, etc. a report must be submitted that demonstrates that significant environmental impacts, including noise are mitigated to less than significant levels.

15. Acoustical Analysis Report standards containing the required format, measurements, calculations and exhibits for land use, zoning and building permit applications shall be prepared and updated annually.

Policy I - Solid Waste
Promote safe, environmentally sound means of solid waste disposal for the community.

1. Proceeds of recycling are a resource and should be used to benefit the community to the extent feasible.

2. Investigate means to create a market for recycled goods.

3. Implement a curbside recycling program in all residential neighborhoods.

4. Promote the use of all plant material waste for compost or mulch.

5. Promote the recycling of construction refuse and "white waste" (water heaters, washing machines, etc.).

6. Investigate ways to encourage businesses to recycle their waste.
GOAL VIII. IT IS THE GOAL OF THE CITY OF POWAY TO MINIMIZE INJURIES, LOSS OF LIFE, AND PROPERTY DAMAGE RESULTING FROM NATURAL AND MAN-MADE HAZARDS.

Policy A - Information and Services
The City should encourage the development and implementation of hazard prevention programs designed to provide adequate information and services to the community.

Strategies

1. Increase public awareness of dangers associated with natural hazards and of strategies that can be adopted to deal with them.

2. Assure that all development applications are reviewed by persons qualified to identify potential natural hazard problems and that appropriate conditions be attached to allowed developments so as to mitigate potential damage.

3. Actively encourage the generation of ideas, plans and programs to achieve a state of community self-reliance.

Policy B - Geologic Hazards
The community should be protected against the hazards associated with geologic formations, particularly landslides, through proper land use policies and mitigation.

Strategies

1. Compare all development applications with the GIMS Mapping System to determine if significant geologic hazards exist.

2. Investigations performed by a qualified engineering geologist and soil engineer shall be required for all development review applications. For land development in the Friars Formation areas a detailed slope stability analysis is also required.

3. Include as conditions of approval, the recommendations of the engineering geologist for geologic hazard mitigation and the soils engineer for soil related issues.

4. Development within unstable slope and landslide areas will be prohibited unless adequate measures are taken to protect against slippage.
5. Establish and maintain proper soil management techniques to reduce the adverse effects of soil-related problems such as shrink-swell behavior, erosion, run-off potential, and septic tank failure.

**Policy C - Seismic Safety**
Seismic hazards should be controlled to a level of acceptable risk through the identification and recognition of potentially hazardous conditions and areas.

**Strategies**

1. Take all appropriate actions to identify and mitigate seismic hazards such as groundshaking, ground rupture, landslides, liquefaction and structural hazards.

2. The GIMS Mapping System and the Seismic Matrix shall be used to determine if the probability of a seismic hazard exists.

3. Where it has been determined that there is the probability of a seismic hazard, an investigation by a qualified engineering geologist shall be required.

4. Regularly inform community residents of the potential seismic hazards that can exist and the best methods of reducing injury, property damage or loss of life in the home or business establishment.

**Policy D - Flood Hazards**
The public should be protected against potential loss of life and property through regular dam and creek maintenance, proper flood hazard management policies, and future capital improvements.

**Strategies**

**Lake Poway Dam**

1. Lake Poway Dam shall receive regular inspections of the embankment, spillway, and inlet/outlet facilities to ensure safe operation.

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 A - City Water System
A consistent level of quality water service shall be maintained by minimizing the impacts of new land use changes on the existing system.

Strategies

1. Encourage and promote water conservation techniques and awareness in the community.

2. Encourage community and individual responsibilities that prepare emergency water resource plan in case of disaster or system failure.

3. Require new construction to include appropriate water conserving measures including low-flow fixtures, water-conserving appliances, and low volume irrigation systems and to provide water conservation offsets.

4. Require the use of low volume irrigation systems where feasible.

5. Encourage existing construction to retrofit with appropriate water conserving appliances and low volume irrigation systems.

6. Limit the extension of water service facilities, such as transmission lines or pumps, to accommodate new development projects to one-quarter mile across an undeveloped area.

7. The dedication, construction and maintenance of pumps, transmission and storage facilities to service new developments and expand the City's water system capacity should be reviewed with each new development application.

8. Require commercial car washes to use recycled water.

9. Require all new swimming pools to be covered when not actively in use.
Policy B - Groundwater
Groundwater supplies should be protected and monitored to ensure that overdraft does not occur.

Strategies

1. Rural land uses may use wells where it is not feasible to connect to the community water supply if it can be proven that an adequate supply of good quality groundwater is available. If well water is to be the primary water source, the provisions of the groundwater policy of the City shall be fulfilled.

2. Agricultural uses are not encouraged on wells that could deplete the groundwater supply.

Policy C - Water Reclamation
Serve the community's wastewater treatment needs through water reclamation.

Strategies

1. Develop and implement a water reclamation master plan and implementation service area distribution system master plan to define, encourage, and develop the use of reclaimed water in Poway.

2. All new construction in areas proposed for service by reclaimed water shall be preplumbed to readily accept reclaimed water for landscape irrigation.

3. Reclaimed water shall be used wherever its use is economically justified, technically feasible and consistent with legal requirements, preservation of public health, safety, and welfare and environmentally desirable. Reclaimed water uses may include, landscape irrigation, filling of artificial lakes, industrial processes, agricultural production.

4. Wastewater treatment system expansions should be designed to maintain the current Level of Service.

5. Wastewater collection lines or pumping facilities to accommodate new development projects should not be extended over undeveloped areas.

6. Structures connected to the community collection system shall not use salt-based self-regenerating water softeners.

7. Parcels within the sewer improvement district boundary and beyond 200 feet of an available sewer transmission line should be required to install a dry sewer
hook-up for future utilization of the community sewer system. Parcels within 200 feet of the community sewer system must connect to the system.

8. Septic tanks should be limited to parcels of one acre or greater unless circumstances exist that make the connection to a sewer transmission line impossible on existing parcels greater than one-half acre but less than one acre. Parcels in areas with a history of septic tank leach field system failures shall connect to the community sewer system.

9. All septic tanks shall be approved by the County Department of Environmental Health as a result of on-site tests certified by a qualified engineer.

10. Replacement of failed septic systems or new development with proposed septic system shall consider alternative wastewater collection systems including, but not limited to, septic tank effluent pump or gravity systems, grey water systems, or alternative on-site treatment and disposal systems.

**Policy D - Financing**
All improvements to existing utility systems necessitated by the approval of a new development project shall be financed entirely by the project proponent either by fee or actual construction.
GOAL X. IT IS THE GOAL OF THE CITY OF POWAY TO REDUCE THE COMMUNITY'S CONSUMPTION OF NON-RENEWABLE ENERGY RESOURCES AND PROMOTE THE EFFICIENT USE OF RENEWABLE ENERGY SOURCES.

Policy A - Energy Efficient Land Uses
Appropriate planning and land use practices should be used to reduce the community's reliance on non-renewable sources of energy.

Strategies

1. Encourage residential design which takes into consideration passive energy conservation concepts.

Policy B - Public Policy
Provide a model for actions in the private sector by undertaking and publicizing energy efficiency and renewable energy resource programs.

Strategies

1. Stimulate public awareness of energy conservation technology and practices.
2. Develop and distribute standards for energy-efficient landscape design.
3. Implement provisions of the Integrated Solid Waste Management Act of 1989 (AB 939, Sher) and facilitate local recycling programs.
4. Investigate state, federal and utility financial opportunities to participate in renewable energy resource programs, provided such participation does not directly or indirectly diminish municipal services.
5. Encourage State legislation that implements conservation measures through the elimination of wasteful energy usage.
6. Encourage utility rate revisions that provide incentives for conservation practices and for the shifting of energy use to non-peak hours.
7. Support incentive and educational conservation policies which accomplish desired results over regulatory programs but adopt regulatory approaches where necessary.
8. Evaluate retrofit programs for energy conservation in existing structures and provide appropriate information to the public.

9. Energy efficiency implementation programs should provide City residents and business persons maximum flexibility to develop their individual creative approaches to achieving energy self-sufficiency.

10. Develop an energy management system for public buildings. Energy conservation in existing buildings shall be promoted through the initiation of retrofit energy conservation measures where feasible. All new public buildings shall be designed to be as energy efficient as financially feasible.

Policy C - Private Development
New development should be required to incorporate reasonable energy conservation measures including those required by Title 24 of the California Codes and Regulations.

Strategies

1. Adopt incentives and regulations to enact energy conservation requirements for private development.

2. Encourage developers of multi-family residential, commercial, and industrial projects to investigate the economics of installing cogeneration systems in new and existing facilities.

3. Encourage widespread usage of solar water heating for residential units.
GOAL XI. IT IS THE GOAL OF THE CITY OF POWAY TO PROVIDE ADEQUATE APPROPRIATE HOUSING OPPORTUNITIES TO MEET THE NEEDS OF CURRENT AND FUTURE RESIDENTS.

Policy A - Existing Housing
Preserve and maintain existing housing and neighborhoods to ensure that housing is both sound and safe for occupants and to meet as much as possible of the housing needs of current and future residents of Poway through existing development.

Strategies

1. The retention and maintenance of all existing mobile home parks shall be encouraged through use of a mobile home park zone and through acquisition and operation of parks by the City/Redevelopment Agency.

2. The retention of an adequate supply of rental housing shall be encouraged by maintaining ordinance provisions that restrict condominium conversions in the Residential Apartment category/RA zone and which require that new developments in this category be for rental only.

3. Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.

4. Adopt ordinance requiring that all renter occupied housing be kept in a well-maintained, safe, and sanitary condition.

5. Participate, through the County of San Diego Housing Authority, in a program of low interest rehabilitation loans to assist low and moderate income homeowners whose homes are in need of repair.

6. Maintain ordinance provisions prohibiting the occupancy of substandard dwelling units and requiring that such units be made to comply with all applicable zoning, building, safety and housing codes or, when this cannot be achieved, that such units be demolished.

7. Take actions necessary to ensure that assisted rental units at risk of conversion are not converted to market-rate units.

8. Investigate opportunities and funding sources to assist households with members who are handicapped to appropriately retrofit existing housing.
9. Support the shared housing referral and information service.

10. Continue to participate in housing programs administered by the County Department of Housing and Community Development which provide housing assistance.

11. Investigate opportunities and funding sources to provide assistance to low and moderate income households to reduce the incidence of housing overpayment.

**Policy B - New Housing**

Provide opportunities for high quality new housing construction as necessary to meet the needs of current and future Poway residents including those with special needs.

**Strategies**

1. Ensure that housing constructed for very-low, low, and moderate income households be high quality in terms of design and construction and be compatible in design with surrounding development.

2. Establish land use and zoning categories in the General Plan and Zoning Ordinance that allow a diversity of housing types to be built to provide for the actual needs of residents while minimizing conflicts with existing development and unnecessary erosion of residents' quality of life and investment in their homes.

3. In-fill development shall be encouraged in order to make efficient use of existing public infrastructure.

4. Encourage the use of innovative site development techniques and the use of alternative building materials that both meet the intent of City policies and ordinances and reduce the cost of site preparation or construction.

5. Regularly review development fee schedules to ensure that user charges and fees are consistent with costs incurred by the City. Pursue a reduction of fees to affordable housing projects.

6. Determine the feasibility of using public subsidies to assist in the development of affordable housing.

7. Require coaches and lots within newly created mobile home parks to be held in common ownership, except in cases where the coaches and/or lots are owned by a public agency or non-profit housing entity.
8. Encourage the development of affordable housing for the elderly in proximity to public transportation and community services.

9. Encourage the development of residential units which are accessible to handicapped persons or are adaptable for conversion to use by handicapped persons.

10. Investigate programs to assist first-time buyers.

11. All new businesses which employ more than five persons in agricultural or landscaping jobs shall provide suitable housing for them or pay an in-lieu fee to allow such housing to be provided.

12. Require that housing constructed expressly for very-low, low, and moderate income households not be concentrated in any single area.

13. Encourage the development of child care facilities coincident with new housing development, and consider the use of incentives such as density bonus, reduced development fees, and/or financial assistance.

14. Require deed restrictions for new units provided under this policy in order to ensure their permanent affordability.

Policy C - Fair Housing Practices
Assure that all housing, whether market or assisted, is sold or rented in conformance with open housing policies free of discriminatory practices.

Strategies

1. Make every reasonable effort to ensure that the provisions of all applicable Federal and State laws and regulations concerning non-discrimination are enforced.

2. Disseminate information on housing discrimination complaints to appropriate agencies.
GOAL XII. IT IS THE GOAL OF THE CITY OF POWAY TO ENCOURAGE REGIONAL COOPERATION AND COORDINATION.

Policy A - Planning
Support the coordination of land use and public facility planning programs among local, regional, state, federal jurisdictions, and special districts.

Strategies

1. Continue to refer applications for regionally significant development to affected jurisdictions according to the terms of the interjurisdictional memorandum of understanding.

2. When considering major changes to its land use program, the City will evaluate the impact of proposed changes on regional land use planning and the planning programs of neighboring jurisdictions.

3. Continue to support and participate in the San Diego Association of Governments (SANDAG) regional land use planning programs as consistent with the Poway General Plan goals and policies.

4. Cooperate with regional measures to offset potential wildlife habitat loss or increase existing habitat, such as land-banking or open space acquisition and preservation programs.

5. Support regional transportation planning programs which minimize the disruption of externally generated traffic on Poway.

6. Support efforts to develop a limited access roadway between I-5 and I-15 along the SR-56 corridor.

7. Support and encourage an amendment to the Regional Transportation Plan (1990) to designate Scripps Poway Parkway as an expressway to provide the major east/west route through Poway from I-15 to SR-67 and explore a state route designation for the Parkway.

8. Facilitate the continued development of a regional trail system to serve equestrians, pedestrians and bicyclists.
9. Coordinate the planning of medical facilities and services to meet the medical and health needs of the community with the Palomar Pomerado Health System. (Amended per GPA 93-01A)

Policy B - Regional Facilities
Support the construction of appropriately sited and designed facilities to serve regional and/or subregional public facility needs.

Strategies

1. Cooperate in the construction of a regional water reclamation facility to serve both the City of Poway and the City of San Diego.

2. Work with other water agencies to provide adequate regional water storage facilities.

3. Enhance the quality of library services through cooperation with other library agencies in the region.

4. Cooperate in regional efforts to ensure adequate solid waste disposal facilities.