

Community Information

Poway





Poway

The City of Poway incorporated in December 1980 as a full-service, general law City and operates under the Council/Manager form of government. Poway, with a population of approximately 50,542 residents, is a unique community in San Diego County. Located in northeast San Diego County, Poway is known as “The City in the Country” and prides itself on the fact that over half of the City’s 39.4 square-mile area is preserved as dedicated open space. The community offers a diverse range of housing options, an outstanding school district, a thriving business park with over 19,000 jobs, a broad range of dining and shopping opportunities, beautiful parks, over 82 miles of trails, 50 community events each year, and more. Poway is a great place to live, work, and play!

Transportation/Access

Poway is located three miles east of Interstate 15, and just west of Highway 67. The San Diego International Airport is located 24 miles south of the City. Public transportation service is provided by the Metropolitan Transit System, including an intra-City route and several commuter routes. See Transit



Education

Poway is served by the Poway Unified School District (PUSD). Encompassing 100 square miles, PUSD operates 22 elementary schools (K-5), six middle schools (6-8), four comprehensive high schools (9-12), and one continuation high school. Eleven schools are located in the City of Poway, including two high schools, two middle schools, and seven elementary schools. PUSD serves approximately 33,000 students and is the third largest school district in the County. PUSD also offers other educational programs, such as adult schools, preschools, and before and after-school programs.

North Inland San Diego County area is served by Palomar Community College, as well as numerous universities and colleges throughout the region.

Income

Poway has a high standard of living and is characterized as an upper middle class community with a median family income of \$78,000.

Housing Units

Within the City limits are 16,337 housing units. The City’s vacancy rate is approximately less than 2%. There is a broad continuum of housing options available, ranging from multi-family apartments to single-family homes on large rural parcels. 80% of the City’s housing units are single-family dwellings. The median sales price (for all recorded sales) in calendar year 2006 for a re-sale home in Poway was \$658,000 according to DQ News.com. There are seven beautifully maintained, award-winning workforce housing complexes in Poway. See Affordable Housing.





Climate

Average high = 79°

Average low = 49°

Average annual rainfall = 9.6"

Getting Away

Poway offers residents proximity to the major metropolitan amenities offered by its neighbor San Diego, such as museums, theater, the World Famous San Diego Zoo, Sea World, and professional sporting events. Additionally, San Diego County is one of the most diverse counties in the country, with beaches, deserts, mountains, and more.

Businesses

Poway is ranked the 6th best city in California to locate a business according to Outlook Magazine. Poway maintains its business excellence with a state-of-the-art Poway Business Park, a 700-acre complex, which encompasses the City's main commercial area. As part of the South Poway Planned Community, the Business Park offers tenants high-quality infrastructure, numerous amenities, and plenty of open space in keeping with the City's rural surroundings.

The project was specifically designed to meet the needs of light industrial and manufacturing, warehousing and distribution, and research and development businesses. Currently, over 462 businesses with more than 19,000 employees are located in the Business Park. There is a total of 7,798,651 square feet of buildings, with a low vacancy rate of 5.6%. Additional office space is currently under construction, including the 835,000 square foot Parkway Business Center Development, which is ideal for a master planned office/corporate headquarter location. The Poway Business Park is a mix of commercial and retail space and is headquarters to Geico Direct Insurance, Sysco Foods, First American Credco Corp., and Toppan Optical Products, Inc.

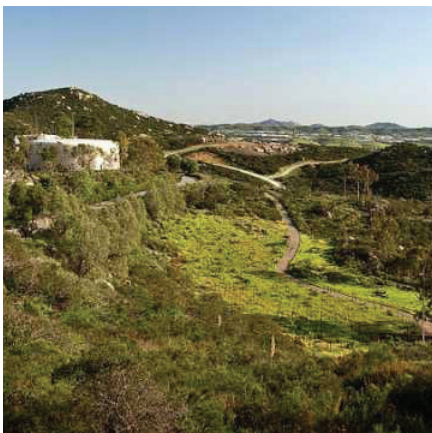
History

The name of the beautiful valley of Poway (Pauwai) is derived from the language of the Diegueno and Luiseno Indians who roamed the area for several hundred years before the Spaniards came. Traces of these Native Americans still remain.

Documents of Mission San Diego de Alcalá record the name of the valley as "Paguay" as early as 1828. Although there is a disagreement on the meaning of "Paguay," the generally accepted translation signifies "the meeting of little valleys" or "end of the valley."

Philip Crosthwaite is believed to have been the first white settler in the Poway area. He built an adobe house and took up ranching in 1859.

A sufficient number of settlers had come into the valley by 1869 to warrant a post office. Castanos Paine, whose ranch was a way stop for stages from the





north and from San Diego, applied to Washington for an appointment as postmaster in 1870. The application stated that there were no post offices located between San Diego and San Bernardino at that time. The appointment was granted, but the Postmaster General crossed out the words "Paine's Ranch" and substituted "Poway," thus settling once and for all the spelling of the name.

The 1880's saw a prosperous and well-populated valley. Families were settling on farms, planting orchards and vineyards, and raising grain. Dairying was profitable, as was beekeeping. By 1887, there were about 800 people in the Poway area.

By the early 1900's, the hardiest of the settlers had managed to cope with drought and transportation problems. They had firmly established themselves in their chosen valley and had found a good and satisfying life. Poway became known for its exceptionally fine peaches and for its vineyards. Grain and alfalfa were other major products. At the close of the 19th century, fewer than 1,000 people were living in Poway.

The growth of the town did not really get underway until the late 1950's, when Poway Valley Homes opened the first subdivision. In 1971, a dam was constructed, creating Lake Poway, to provide residents with a more permanent source of water.

In December 1980, Poway incorporated as a full-service, general law City, which operates under the Council/Manager form of government. Prior to that, Poway was an unincorporated area of San Diego. The City's policy-making body, the City Council, is comprised of five members elected at large by the citizens of Poway to serve four overlapping terms. Annually, the City Council chooses one of its members to serve as Deputy Mayor, while the public directly elects the Mayor.

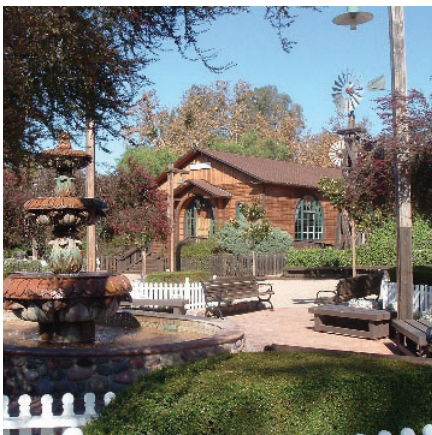
In the late 1980's, development of the 700-acre Poway Business Park began in the southern area of the City. The Business Park is home to more than 400 businesses today and provides more than 16,000 jobs.

In October 2003, the Cedar Fire, the largest fire in the history of San Diego County, destroyed 54 homes and caused thousands to evacuate.

Quality of Life

The City of Poway is committed to the preservation of natural open spaces, which reflect our "City in the Country" motto. Poway is home to over 4,700 acres of open space, 82 miles of trails, 25 parks. Throughout the year, the City also provides numerous family-oriented events such as the Old Fashioned 4th of July, Train Song Festival, Christmas in the Park, and the Youth Fishing Derby. Well-known recreational amenities include: Blue Sky Ecological Reserve, Community Park, Goodan Ranch, Kumeyaay-Ipai Interpretive Center, Lake Poway, Old Poway Park, Poway Center for the Performing Arts, Poway Community Library





Utilities

Cox Communications: 1 (800) 221-4188 / www.coxsandiego.com

Time Warner Cable: (858) 695-3220 / www.timewarnercable.com/SanDiego

San Diego Gas & Electric: 1-800-411-7343 / www.sdge.com

EDCO Disposal: (858) 748-7769 / www.edcodisposal.com

Water: City of Poway 858-668-4401

Things To Do

- Rediscover your love of history at the Heritage Museum and Nelson House in Old Poway Park
- Transcend your worries while biking local trails at Lake Poway
- Experience the thrill of skateboarding at a youth 14 and younger supervised skate session
- Sharpen your photographic skills at beautiful Blue Sky Ecological Reserve
- Enjoy a family picnic at a neighborhood park
- Discover the thrill of riding a 100 year old Baldwin Steam Locomotive at Old Poway Park
- Refresh yourself at a genuine Farmers Market at Old Poway Park
- Master the perfect serve on the tennis courts at Community Park
- Explore Poway's amazing Native American history at the Kumeyaay-Ipai Interpretive Center
- Re-visit your childhood by doing a cannon ball at the Poway Community Swim Center
- Share laughter with your children on the Adventure Playground at Community Park
- Recharge at Meadowbrook Gym during open play basketball
- Reconnect with friends on a walk around Poway Community Park or Lake Poway
- Renew your commitment to fitness at a water aerobics class held at the Swim Center*
- Connect with early American history as you hike through the scenic trails of Goodan Ranch
- Stomp out your worries while playing a family game of kick ball at Lake Poway
- Learn about Poway's wildlife and plant life during a docent led hike through Blue Sky
- De-stress while relaxing in the shade at Lake Poway
- Teach your child how to hit a home run at a neighborhood park softball field
- Educate yourself at the many nature classes Blue Sky and Goodan Ranch have to offer
- Develop team spirit during a game of volleyball at Twin Peaks Multipurpose Center



Education

The following schools are located within Poway city limits and are operated by the Poway Unified School District.

Elementary Schools

Chaparral

17250 Tannin Drive / Poway, CA 92064-1123

(858) 485-0042

Garden Road

14614 Garden Road / Poway CA 92064-5299

(858) 748-0230

Midland

13910 Midland Road / Poway, CA 92064-4024

(858) 748-0047

Painted Rock

16711 Martincoit Road / Poway, CA 92064-1628

(858) 487-1180

Pomerado

12321 Ninth Street / Poway, CA 92064-3597

(858) 748-1320

Tierra Bonita

14678 Tierra Bonita Road / Poway, CA 92064-3090

(858) 748-8540

Valley

13000 Bowron Road / Poway, CA 92064-5799

(858) 748-2007

Middle Schools

Meadowbrook

12320 Meadowbrook Lane / Poway, CA 92064-3599

Phone: (858) 748-0802 / Fax: (858) 679-0149

Oak Valley

16055 Winecreek Road / San Diego, CA 92127-3719

Phone: (858) 487-2939 / Fax: (858) 457-0991

Twin Peaks

14640 Tierra Bonita Road / Poway, Ca 92064-3091

Phone: (858) 748-5131 / Fax: (858) 679-6823

High Schools

Abraxas

12450 Glen Oak Road / Poway, CA 92064-3299

Phone: (858) 748-5900 / Fax: (858) 679-1739

Poway High

15500 Espola Road / Poway, CA 92064-2299

Phone: (858) 748-0245 / Fax: (858) 679-6879

Population and Housing Estimates

City of Poway



Jan 1, 2021

Total Population	48,936
Household Population	48,386
Group Quarters Population	550
Persons Per Household	2.96

Housing and Occupancy

	Total Units	Households	Vacancy Rate
Structure Type	16,723	16,329	2.4%
Single Family - Detached	12,308	12,017	2.4%
Single Family - Attached	1,014	984	3.0%
Multi-Family	2,699	2,649	1.9%
Mobile Home and Other	702	679	3.3%

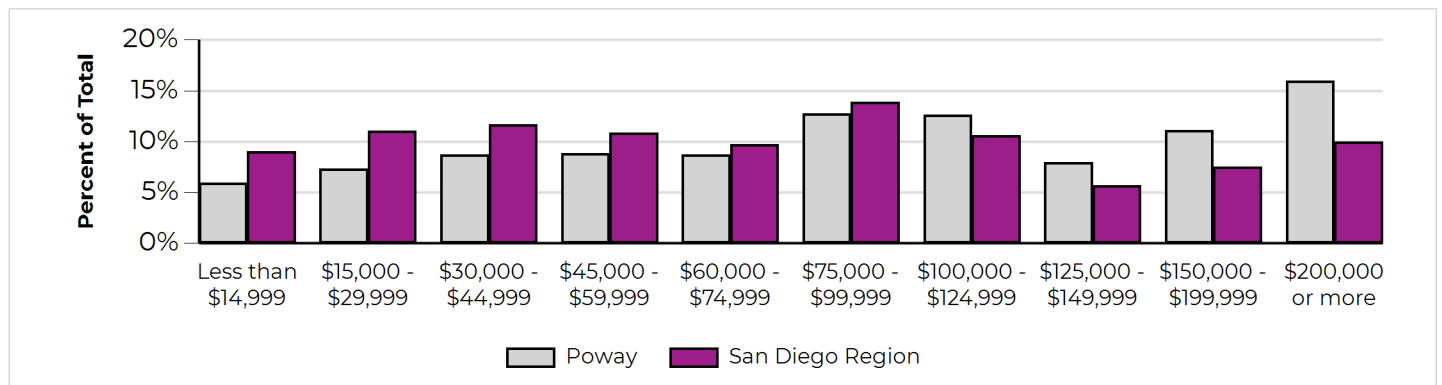
Household Income

Households by Income Category (2010 \$, adjusted for inflation)

	Less than \$15,000	\$15,000- \$29,999	\$30,000- \$44,999	\$45,000- \$59,999	\$60,000- \$74,999	\$75,000- \$99,999	\$100,000- \$124,999	\$125,000- \$149,999	\$150,000- \$199,999	\$200,000 or more
% of Total	6%	7%	9%	9%	9%	13%	13%	8%	11%	16%

Median Household Income

	2021
Adjusted for Inflation (2010 \$)	\$95,457
Not adjusted for inflation (current 2020 \$)	\$118,194



DATA SOURCES AND IMPORTANT ADVISORY:

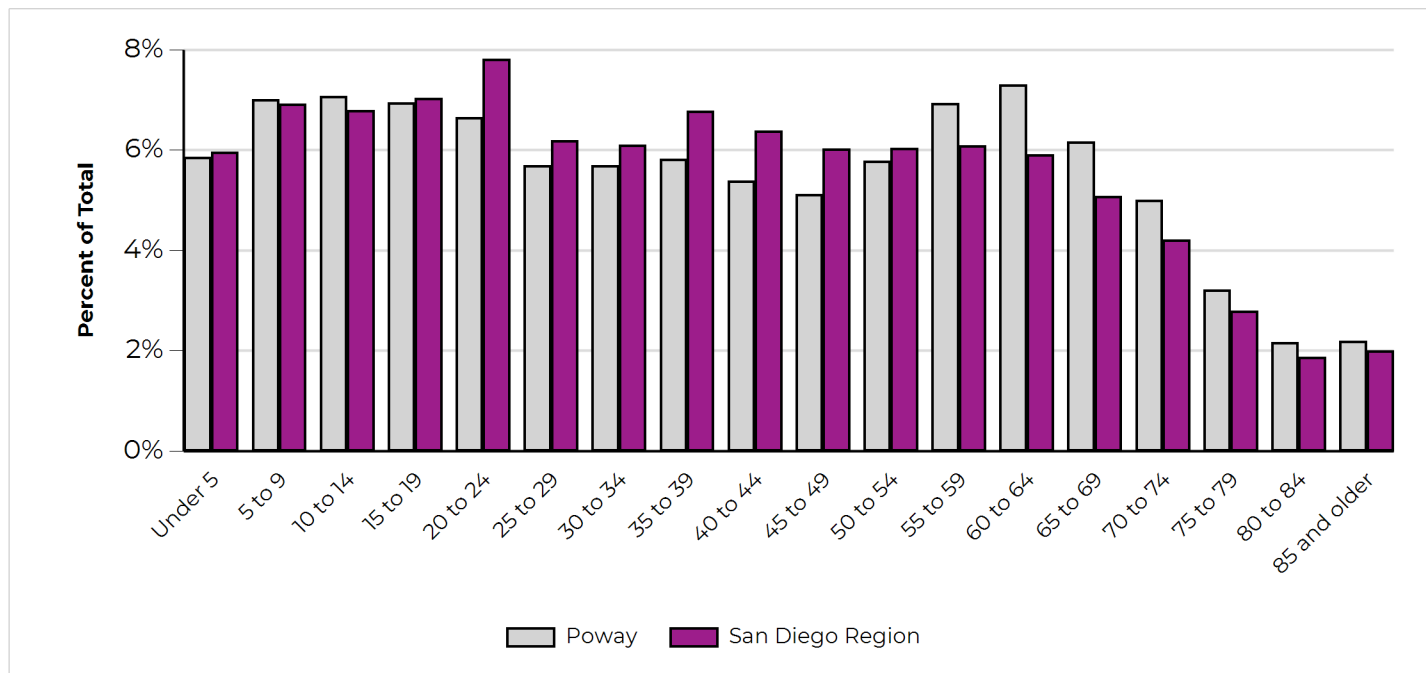
SANDAG Population and Housing Estimates are derived from a composite of data sources, including the California Department of Finance (DOF) E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2022; the 2021 SANDAG Land Use and Housing Units inventory; the Census American Community Survey (ACS) Detailed tables; and the vintage 2020 DOF P-3 Race/Ethnicity and Sex by Age for California and Counties.

Caution should be taken when using Population and Housing Estimates, especially for small areas of geography. Sampling error inherent with the data may materially impact the reliability of the estimates, resulting in a substantial margin of error. Additionally, conclusions should not necessarily be drawn about small differences between two or more estimates because they may not reflect statistically significant differences.

Population by Age and Sex

	Total	Male	Female	Percent Female
Total Population	48,936	24,154	24,782	51%
Under 5	2,865	1,478	1,387	48%
5 to 9	3,428	1,736	1,692	49%
10 to 14	3,463	1,736	1,727	50%
15 to 17	2,107	1,153	954	45%
18 and 19	1,292	694	598	46%
20 to 24	3,258	1,641	1,617	50%
25 to 29	2,785	1,387	1,398	50%
30 to 34	2,786	1,384	1,402	50%
35 to 39	2,848	1,461	1,387	49%
40 to 44	2,633	1,378	1,255	48%
45 to 49	2,507	1,236	1,271	51%
50 to 54	2,829	1,337	1,492	53%
55 to 59	3,392	1,620	1,772	52%
60 and 61	1,422	699	723	51%
62 to 64	2,150	1,033	1,117	52%
65 to 69	3,017	1,416	1,601	53%
70 to 74	2,447	1,175	1,272	52%
75 to 79	1,573	756	817	52%
80 to 84	1,063	436	627	59%
85 and older	1,071	398	673	63%
Under 18	11,863	6,103	5,760	49%
65 and older	9,171	4,181	4,990	54%
Median Age	39.4	38.0	40.9	N/A

Population by Age



Population by Race, Ethnicity and Age

	Hispanic	Non-Hispanic				
		White	Black	American Indian	Asian & Pacific Isl.	All Other
Total Population	9,177	30,431	1,211	179	6,038	1,900
Under 5	654	1,636	91	15	328	141
5 to 9	847	1,922	101	13	403	142
10 to 14	906	1,802	105	16	397	237
15 to 17	510	1,140	68	9	248	132
18 and 19	242	781	69	6	115	79
20 to 24	820	1,703	86	13	379	257
25 to 29	772	1,461	87	13	297	155
30 to 34	651	1,565	63	10	360	137
35 to 39	580	1,604	82	6	452	124
40 to 44	547	1,504	65	16	399	102
45 to 49	545	1,390	68	12	400	92
50 to 54	496	1,796	61	7	407	62
55 to 59	479	2,353	73	8	415	64
60 and 61	170	1,013	28	7	172	32
62 to 64	222	1,629	26	6	225	42
65 to 69	259	2,343	43	8	332	32
70 to 74	184	1,908	35	4	288	28
75 to 79	105	1,266	20	4	161	17
80 to 84	102	792	21	2	136	10
85 and older	86	823	19	4	124	15
Under 18	2,917	6,500	365	53	1,376	652
65 and older	736	7,132	138	22	1,041	102
Median Age	28.9	45.4	29.9	32.3	40.5	24.3