

# PACIFIC IRON & STEEL CO.

2485 HUNTINGTON DRIVE, SUITE 2

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(213) 793-1778

July 30, 1983

Honorable Mayor and Council  
Poway, California 92064

I am Howard Smits and I also am President of the Pacific Iron & Steel Co. The Pacific Iron & Steel Co., in the early '50's sold it's structural steel fabricating business to it's employees and their profit sharing fund. The company then came to Poway to farm just as Dave Shepardson, Harry Frame, Homer Williams and others were organizing the Poway Water District.

At that time the land between central Poway and Escondido was occupied by several large sprawling ranches. They were: The Dailey Black Angus Ranch, where Rancho Bernardo now stands; the Bernardo Vineyards; the Red River Ranch, part of which is now the Stoneridge Development; Rancho Del Sweno, most of which is now the Hirsch-Imperial Savings Development and finally the Val Verde Ranch.

We acquired that portion of the Val Verde Ranch which was devoted to dry farming, sagebrush and boulders. We also acquired the Del Sweno Ranch. We installed the high level water system to water the land and started planting trees -- about half avocados and the other half mediterranean ornamental trees. The ornamentals are thriving today but the avocados are rapidly disappearing to root rot. The avocado does not like the soils in the area.

Thus we are responsible for the creation of Green Valley and the Green Valley Highlands. The last of the Green Valley Highlands is being currently planned with your staff. It is known as Green Valley Highlands Unit 4 and 5. The greater part of the Del Sweno Ranch is under development by Imperial Savings. This leaves only the subject 122 acres under our control. These 122 acres are in two ownerships; the westerly half is Pacific Iron & Steel Co. land and the easterly half is our personal holding.

C-18

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For 50 years our company has had the policy of providing employee participation in the success of our enterprise. In this Poway venture we have provided that our employees set aside one half of their bonus into a fund to eventually buy land on the very favorable terms established in 1965. An example of this is Antonio Ulloa who on retirement acquired his home free and clear on four acres just off Stone Canyon Road. Our Jim Currie has been in charge for many years. Looking forward to early retirement Jim last year stepped aside to allow Paul Grimes the opportunity to learn his position. Since 1967 he has been laying aside half of his bonus to acquire a 55% undivided interest in the westerly half of the 122 acres on retirement. Paul Grimes is representing the Green Valley Land Association which is a partnership of all of the employees. The employees collectively will acquire the rest of the undivided interest in this westerly half of the 122 acres when Jim retires. Jim and Paul will wish to speak to you.

I call your attention to the drafting error in the labeling of the 24 acres on map no. 12585 as open space. It should be RR-B in order to accommodate the slopes. This error may have given rise to the staff recommendation of RR-A for these 122 acres.

The Staff recommended RR-A zoning is a violation of all 5 of the zoning principals in the Draft Poway Plan pages 16 and 18. Please note there is no RR-A zoning within half a mile of our land.

There is RR-B on the east and south borders and equivalent to RR-C on the north and west borders of these 122 acres.

We feel we are part of the constructive growth of Poway and request that we have the RR-C zoning as it is the proper transitional zoning because:

a. RR-C is in keeping with the principal of compatability to adjoining zoning and conforms to all 5 of the applicable objectives listed on pages 16 and 18 of the Poway Plan Draft.

b. The land is very flat with only a small percent over 15 percent.

c. The land is unsuitable for ranching. You will observe the rapidity with which the trees are dying from root rot and are being continually removed.

d. RR-C is the logical zone adjoining the High School -- all other sides of the school are bounded by equivalent zonings.

e. Both sides of Espola Road are predominantly equivalent to 1 acre zoning.

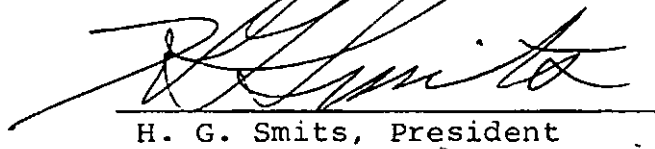
f. The land has been in the sewer district, paying sewer taxes since the mid 1960's.

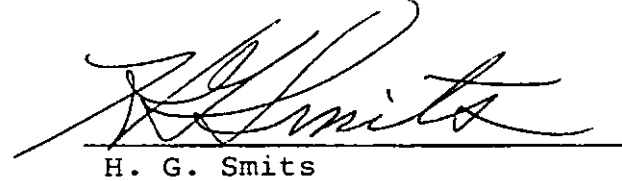
g. Water and Sewer are in place and sized to service RR-C zoning.

h. From the center of town these 122 acres are the next flat land in the path of development.

Yours very truly,

PACIFIC IRON & STEEL CO.

  
H. G. Smits, President

  
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