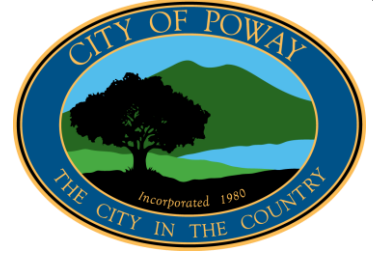


STEVE VAUS, Mayor
CAYLIN FRANK, Deputy Mayor
PETER DE HOFF, Councilmember
ANITA EDMONDSON, Councilmember
BRIAN PEPIN, Councilmember

CITY OF POWAY



June 3, 2024

Bill Yen
13071 Poway Road
Poway, CA 92064

Subject: Minor Development Review Application (MDRA) 23-0018
15157 Huntington Court, Poway, CA 92064
APN: 321-011-25

Dear Bill,

Your request (MDRA 23-0018) to construct a 3,713-square-foot two-story single-family residence with an attached 627-square-foot garage on a vacant lot located at 15157 Huntington Court in the Residential Single Family 2 (RS-2) zone is approved pursuant to Section 17.52.040 of the Poway Municipal Code (PMC). The approval of MDRA 23-0018 is subject to the conditions of approval contained in this letter.

This decision becomes effective on June 13, 2024, at 5:00 p.m., unless an appeal is filed. An appeal may be filed in writing prior to the effective date of this decision to the City Clerk's office accompanied by the appeal fee. Please contact the City Clerk's office at (858) 668-4533 or (858) 668-4530 for further information.

Notice is further given that, pursuant to Government Code Section 66020(d)(1), the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction described in this letter begins on the date of this approval and any such protest must be in a manner that complies with Government Code Section 66020. In addition to the appeal requirements pursuant to the Government Code, a written appeal of this decision pursuant to the PMC must also be filed.

Environmental Findings:

The proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) as a Class 1 Categorical Exemption, pursuant to Section 15301 of the CEQA Guidelines, in that the project involves the construction of a single-family residence on an existing legal parcel located in a residential zone. The proposed habitat impacts and associated mitigation measures for the subject MDRA are adequately addressed and consistent with the City of Poway's Subarea Habitat Conservation Plan (PSHCP), companion Implementing Agreement, and associated Negative Declaration.

Habitat Conservation Plan (HCP) Findings

Pursuant to the HCP, a biological survey was prepared for the property in December 2023, by Cummings Environmental, Inc. The report found that the development of the site will impact 0.01 acres of Coastal Sage Scrub (CSS) habitat and 0.28 acres of Disturbed Habitat. The proposed project site is outside of the Mitigation Area of the PSHCP.

- A. The proposed project is outside of the Mitigation Area of the PSHCP. The mitigation is consistent with and furthers the implementing objectives of the PSHCP in that the applicant will mitigate impacts to CSS and Disturbed habitat at a 1:1 ratio. Said mitigation will be through the off-site dedication of a Biological Conservation Easement Deed preserving comparable, undisturbed, and unencumbered habitat of equal or greater conservation value located within the PSHCP Mitigation Area. Mitigation for project impacts to CSS and Disturbed habitat has the option of being accomplished by payment of a Mitigation In-Lieu Fee at the established rate; presently \$17,000/acre.
- B. Preservation of such habitat within the Mitigation Area will contribute toward the building of the ultimate total Mitigation Area preserve system of the PSHCP. Therefore, such habitat preservation will serve to enhance the long-term viability and function of the preserve system.
- C. The habitat preserved through off-site dedication, or purchased by Habitat Mitigation In-Lieu Fees paid, will be to the long-term benefit of the PSHCP covered species and their habitats in that the recordation of a Biological Conservation Easement (BCE) Deed over undisturbed and unencumbered habitat (See "A" above) and/or the payment of In-Lieu Fees, will promote a meaningful addition to the assembly of a viable regional system of uninterrupted natural habitat resources, habitat linkages, buffers, and a wildlife corridor.
- D. The preserved habitat will foster the incremental implementation of the PSHCP in an effective and efficient manner in that the preservation of off-site conservation area(s) will be within an identified Mitigation Area within the City, and/or the payment of In-Lieu Fees will likewise contribute towards, assembling the total Mitigation Area preserve system.
- E. The preserved habitat will not result in a negative fiscal impact with regard to the successful implementation of the PSHCP as the subject mitigation lands will be dedicated to the City of Poway in fee title and/or placed within permanent public BCE Deeds or In-Lieu Fees will be paid.

MDRA Findings:

The findings, in accordance with Chapter 17.52 PMC, to approve MDRA 23-0018, are as follows:

- A. The approved project is consistent with the General Plan as it proposes the construction of a single-family residence on property that is designated for residential use. Therefore, the proposed use respects the interdependence of land values and aesthetics to the benefit of the City.
- B. The approved project will not have an adverse effect on the aesthetics, health, safety, or architecturally related impact upon adjoining properties, as the residence is consistent with surrounding residential development. Therefore, the proposed design, size, and scale of the proposed residence is compatible with and will not adversely affect, or be materially detrimental to adjacent uses, residents, buildings, structures, or natural resources.
- C. That the granting of the MDRA would not be materially detrimental to the public health, safety, or welfare since the proposed use will complete improvements as deemed necessary.
- D. The approved development encourages the orderly and harmonious appearance of structures and property within the City as the neighboring properties consist of low-density residential lots. Therefore, the proposed development respects the public concerns for the aesthetics of development.
- E. The proposed use will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity nor be contrary to the adopted General Plan.
- F. The proposed development will comply with each of the applicable provisions of the Zoning Ordinance and the General Plan.

Conditions of Approval:

- A. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit, including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such an election, the applicant shall pay all the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.
- B. Approval of this request shall not waive compliance with the Zoning Ordinance and all other applicable City Ordinances in effect at the time of Building Permit issuance.
- C. Development on the site must comply with the Poway Noise Ordinance, Chapter 8.08 PMC. Construction work is specifically regulated by PMC 8.08.100.
- D. The approval of this MDRA shall not be considered a permit or an approval for any unpermitted structures or improvements on the property.
- E. The site shall be developed in accordance with the approved plans on file in the Development Services Department and the conditions of approval contained herein.
- F. Prior to grading, the applicant shall obtain a Grading Permit. Prior to issuance of a Grading Permit, the applicant shall comply with the following:

(Engineering)

- 1. All retaining walls that are not San Diego Regional Standard Drawing walls will need to go through the internal review process with the Building Department. Please contact them for the required fees and submittal requirements (858) 668-4646. The grading permit will not be issued until the walls have been approved by the Building Department.
- 2. The proposed splash wall and riprap details must be provided on the grading plans.
- 3. The owner shall be responsible for the maintenance of the private sewer lateral and will be required to sign a private sewer lift station agreement.
- 4. Prior to Grading Permit issuance, the owner will be required to sign a covenant to relinquish any future access from the Southerly 20 feet designated as access opening as described by the easement document 1980-421074, of Official Records.
- 5. Submit a precise grading plan for the development of the lot prepared on a City of Poway standard sheet at a scale of 1" = 20', unless otherwise approved by the City project engineer. The plans shall use vertical datum NAVD88. Please be aware that all elevations in the Poway Benchmark list are datum NGVD 29 and will need to be converted. Submittal shall be made to the Department of Development Services Engineering Division for review and approval. The grading design shall be 100% complete at the time of submittal, ready for approval and issuance of permit. Incomplete submittals will not be accepted. All technical studies as required by Chapter 16 of the Poway Municipal Code shall be submitted. The applicant shall pay the grading permit and plan check fee according to the latest adopted master fee schedule.

6. The applicant shall incorporate Low Impact Development (LID) design features into the site development. These shall be clearly shown and identified on the site plan and be appropriately sized for the proposed level of development.
7. A drainage study addressing the impacts of the 100-year storm event prepared by a licensed Civil Engineer is to be submitted and approved. The study shall evaluate existing and proposed hydrologic and hydraulic conditions to the satisfaction of the City project engineer.
8. Water Quality Control – Design and Construction
The project shall comply with the City and Regional Water Quality Control Board stormwater requirements. The project is considered a Standard Development Project and will be subject to all City and State requirements. A Standard Project SWQMP is to be submitted, consisting of the forms listed in the Poway BMP Design Manual, Section 8.1.1.
9. Grading securities shall be posted with the City prior to grading plan approval per section 16.46.080 of the Poway Municipal Code. A minimum cash security of \$2,000 is required in all instances.
10. The applicant shall pay the storm water pollution inspection fee according to the latest adopted master fee schedule.
11. Following approval of the grading plans, posting of securities and fees, and receipt of four copies of the approved plans, the applicant shall attend a pre-construction meeting at the Department of Development Services. The scheduling request shall be submitted on a City standard form available from the City's project engineer along with four copies of the approved grading plans. The applicant's action plan that identifies measures to be implemented during construction to address erosion, sediment and pollution control will be discussed. Compliance for sediment control shall be provided as directed by the project inspector.
12. Prior to start of any work within a City-held easement or right-of-way, a Right-of-Way Permit shall be obtained from the Engineering Division of the Development Services Department. All appropriate fees shall be paid prior to permit issuance.
13. Construction staking is to be inspected by the Engineering Inspector prior to any clearing, grubbing or grading. At a minimum, all protected areas as shown on the approved grading plans are to be staked under the direction of a licensed land surveyor or licensed civil engineer and delineated with lathe and ribbon. As applicable, provide two copies of a written certification, signed and sealed in accordance with the Business and Professions Code, by the engineer of record stating that all protected areas have been staked in accordance with the approved plans.

(Planning)

14. According to the habitat assessment and area calculations prepared by Gretchen Cummings, Biological Consultant, dated December 2023, the project will impact 0.01 acres of Coastal Sage Scrub (CSS) and 0.28 acres of Disturbed Habitat. Impacted CSS and Disturbed Habitat shall be mitigated at a 1:1 ratio with 0.29 acres of undisturbed, unencumbered similar quality and type native habitat. Mitigation for the impacts to the CSS and Disturbed Habitat may have the option of being accomplished by payment of a Mitigation In-Lieu Fee at the established rate; presently \$17,000/acre. Habitat mitigation shall be completed as follows:
 - a. The subject property is located outside of the Poway Subarea Habitat Conservation Plan (PSHCP) Mitigation Area; therefore, the off-site dedication of 0.29 acres of habitat is required. Said off-site dedication shall require the applicant to dedicate 0.29 acres of in-kind habitat in a Biological Conservation Easement (BCE). Said Conservation Easement shall be approved by the Director of Development Services and shall be notarized and recorded with the County

of San Diego at the applicant's expense. In compliance with the PSHCP, the City shall subsequently re-zone the mitigation land to Open Space-Resource Management to ensure its permanent preservation. The applicant may opt to complete the mitigation requirement for the CSS habitat and Disturbed Habitat impacts only through the payment of a Habitat Mitigation In-Lieu Fee.

- b. In accordance with Condition H of the PSHCP Incidental Take Permit, a take of active California Gnatcatchers nests, which includes harassment of the bird due to grading noise and vibrations from February 15 through July 1, is not permitted. Therefore, grading during this timeframe will only be permitted subject to the following conditions having been met to the satisfaction of the Director of Development Services.

The applicant is hereby advised that, during grading, if active nests are found within 500-feet of the grading, the grading activity shall be stopped until such time as mitigation measures to the satisfaction of the City and the United States Fish and Wildlife Service (USFWS) are implemented. There is no guarantee that grading will be allowed to resume.

- If grading or clearing is to occur between February 15 and July 1, the applicant shall provide to the Planning Division a letter from a qualified biologist (retained by the applicant) with a scope of work for CSS habitat and Gnatcatcher survey, and a report for the area to be cleared and/or graded and CSS habitat areas within 500-feet of such area. The biologist shall contact the USFWS to determine the appropriate survey methodology. The purpose of the survey is to determine if any active Gnatcatcher nests are located in the area to be cleared or graded, or in CSS habitat within 500-feet of such area. To be considered qualified the biologist must provide the City with a copy of a valid Gnatcatcher Recovery Permit from the USFWS.
 - The scope of work shall explain the survey methodology for the biological survey and the proposed Gnatcatcher nest monitoring activities during the clearing/grading operation.
 - Should the report show, to the satisfaction of the Director of Development Services, that Gnatcatcher nests are not present within the area to be graded/cleared or within CSS habitat located within 500-feet of said area, approval may be granted to commence clearing/grading within the Gnatcatcher nesting season from February 15 through July 1.
 - If Gnatcatchers are present within the area to be graded/cleared or within CSS habitat located within 500-feet of said area no grading will be allowed during this time.
- c. The biologist must attend the City's pre-construction meeting for the project and must be present on-site during all clearing/grading activities to monitor that the clearing/grading activities stay within the designated limits. During this period, the biologist shall also monitor and survey the habitat within the area to be cleared/graded and any habitat within 500-feet of said area on a daily basis for any evidence that a Gnatcatcher nest(s) exists or is being built. Weekly monitoring summaries shall be submitted to the Planning Division of the Development Services Department. Should evidence of a Gnatcatcher nest(s) be discovered, the grading operation shall cease in that area and be directed away from the Gnatcatcher nest(s) to a location greater than 500-feet away from the nest(s). If grading is required to stop due to the presence of active nests, the applicant shall provide erosion control to the satisfaction of the City Engineer. This paragraph must be included as a note on the cover sheet of the clearing/grading plan.

- d. Upon completion of the clearing/grading activities, the applicant's biologist shall submit to the Director of Development Services a biological monitoring report summarizing the daily observations of the biologist, including whether any Gnatcatchers or evidence of active Gnatcatcher nests were present during clearing and grading activities within the area and any habitat within 500-feet of said area.
- e. At a minimum, all protected areas, as shown on the grading plan, shall be staked by a licensed surveyor, and delineated with lathe and ribbon. The applicant shall have said staking inspected by the Engineering inspector prior to any grading, clearing, or grubbing. A written certification from the engineer of work, or a licensed surveyor, shall be provided to the Engineering Inspector stating that all protected areas are staked in accordance with the approved project plans.
- f. The biologist shall provide the City with written confirmation that the limits of clearing/grading are in accordance with the project's Biological Resource Assessment.

15. A BCE shall be recorded over the existing Open Space Easement area. Please be advised that pursuant to the PSHCP, the City will process a General Plan Amendment and Zone Change to change the land use and zoning designation of the BCE area to Open Space-Resource Management (OS-RM) to ensure permanent preservation.

16. Landscape and irrigation plans shall be submitted. The project site shall be landscaped and irrigated in compliance with the City of Poway Landscape and Irrigation Design Manual, Chapter 17.41 PMC, and all other applicable standards in effect at the time of landscape and irrigation plan check submittal. This includes but is not limited to the submittal of an irrigation audit report, pursuant to Section 17.41.110 of the PMC, prior to final inspections/issuance of a Certificate of Occupancy. Bird Treaty Act of 1918.

17. The landscape and irrigation plan submittal is a separate submittal from other project plan check submittals and is made directly to the Planning Division. Landscape and irrigation plan review fees are required and are the responsibility of the applicant.

- a. The plans for landscaping shall, at minimum, show irrigation, and sizes, and species of plants for the Fire Fuel Management Zones and all manufactured slopes steeper than 5:1.
- b. The plans shall call out the location of permanent posts with signs to be installed along the border between the approved development area of the lot and the BCE to delineate in perpetuity the conservation values and function of the BCE area. The signs shall be 4-feet to 6-feet in height, at a maximum spacing of approximately 40-feet to the satisfaction of the Director of Development Services.
- c. A note shall be added to the plans that if construction of the residence does not commence within 90 days of completion of grading, all manufactured slopes steeper than 5:1 shall be hydroseeded and irrigated to the satisfaction of the Director of Development Services.

G. Prior to construction, the applicant shall obtain a Building Permit. Prior to issuance of a Building Permit, the applicant shall comply with the following:

- 1. The development shall comply with the current addition of the California Building Code, California Plumbing Code, California Mechanical Code, California Electrical Code, California Residential Code, California Fire Code, California Energy Code and California Green Code at time of submittal to the Building Division. All development shall comply with state structural calculations and seismic safety requirements.

(Engineering)

2. All spoiled materials from footings and foundations shall be legally disposed of off-site or if the material is to remain onsite, the material shall be placed per the requirements of the City grading ordinance.
3. The applicant shall incorporate LID design features into the site development. These shall be clearly shown and identified on the site plan and be appropriately sized for the proposed level of development.
4. The developer shall install and maintain all erosion control devices throughout their intended life.
5. A minimum cash security for erosion control is required.
6. The applicant shall pay the storm water pollution inspection fee according to the latest adopted master fee schedule.
7. The applicant shall pay all applicable development impact fees in effect at the time of permit issuance for the proposed accessory dwelling unit.
8. The applicant shall attend a pre-construction meeting at the Department of Development Services. The scheduling request shall be submitted on a City standard form available from the City's project engineer. The applicant's action plan that identifies measures to be implemented during construction to address erosion, sediment and pollution control will be discussed. Compliance for sediment control shall be provided as directed by the project inspector.

(Planning)

9. The site shall be developed in accordance with the approved grading plans on file in the Development Services Department and the conditions contained herein. Grading shall be in accordance with the Uniform Building Code (UBC), the City Grading Ordinance, the approved grading plan, the approved soils report, and grading practices acceptable to the City.
10. Pursuant to the requirements of the site Noise Study prepared by Dudek and Associates, dated July 3, 2006, and Memorandum, dated June 13, 2023, the house is required to have air conditioning or mechanical ventilation so that windows may be closed to bring interior noise levels to 45 decibels or less. Reference to compliance with this requirement shall be noted on the building plans. Additionally, the application of solid materials to supplement the acoustically porous railing of the northeastern upper story balcony associated with Bedroom 4 and thus enable potential seated occupants of that private outdoor space to receive predicted traffic noise exposure levels compatible with the City's exterior standard of 60 dBA CNEL. If this balcony is instead just a decorative feature of the Project's northern façade and not intended for occupation by residents or their guests, then such acoustical upgrading would not be needed.
11. A minimum 6-foot high noise barrier wall shall be constructed along the back yard pad limits in accordance with the Noise Study prepared by Dudek and Associates, dated July 3, 2006 and the approved plans on file in the Development Services Department.
12. The applicant shall comply with the latest adopted UBC, National Electric Code, Chapter 17.07 PMC, and all other applicable codes and ordinances in effect at the time of permit issuance.
13. Exterior building materials and finishes shall be noted on the building plans and shall reflect the approved elevations on file with the City to the satisfaction of the Director of Development Services. The colors of the home shall be muted earth tone colors that blend in with the natural setting to the satisfaction of the Director of Development Services.

14. An Affordable Housing In-Lieu Fee of \$500 for the residence shall be collected prior to the Building Permit issuance.
15. The maximum height of any fence or wall shall not exceed six feet. Any proposed walls shall be decorative block or stucco finish consistent with the exterior of the proposed residence.
16. The applicant shall comply with the latest adopted Uniform Building Code, National Electric Code, Chapter 17.07 PMC, and all other applicable codes and ordinances in effect at the time of permit issuance.
17. The residence shall be equipped with low flow plumbing fixtures.
18. School impact fees shall be paid at the rate established at the time of Building Permit issuance. Please contact the Poway Unified School District for additional information at (858) 679-2570.
19. The landscape and Irrigation plans shall be approved prior to issuance of the building permit.
20. A deed restriction stating that if either the main residence or the ADU is rented, the rental term shall be longer than 30 days. A Deed Covenant agreeing to this term shall be signed, notarized and recorded prior to the issuance of the Building Permit.

H. The applicant shall comply with the following requirements to the satisfaction of the Director of Fire Department:

1. This parcel is located within the very high fire hazard severity area of the City and is new construction; therefore, the California Building Code Chapter 7A and the PMC 15.24 shall apply.
2. Ignition resistant class I construction shall be required per the California Building Code Chapter 7A.
3. Approved water supplies, capable of supplying the required fire flow of 1500GPM for fire protection, shall be provided to all premises within 600-feet of all structures following an approved route. A water analysis shall be performed to establish the adequacy of the existing water main and all necessary system design to serve the project. Costs of the water analysis shall be the responsibility of the applicant.
4. The approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible materials arrive on site.
5. A residential fire sprinkler system with a one-inch meter and lateral are required. A separate plan submittal and approval to the Poway Fire Department, Division of Fire Prevention, prepared by a licensed sprinkler contractor or fire protection engineer is required for the residential sprinkler system prior to installation. There is a separate fee for this plan check and inspection services. If a one-inch lateral off the street main is currently not present, one will have to be installed. If a pressure pump is required for fire sprinkler operation, auxiliary power is required.
6. Fire apparatus access roadways and driveways shall have an unobstructed, improved width of not less than 20-feet, except that single-family residential driveways serving no more than two improved parcels containing dwelling units are permitted to have a minimum of 16-feet of unobstructed improved width. In most cases, the City of Poway construction standards for streets will be more restrictive, Chapter 12.20 PMC. The more restrictive standard shall apply. Vertical overhead clearance shall be a minimum of 13-feet 6-inches. Fire apparatus access roads shall be designed and maintained to support the imposed loads of a fire apparatus at not less than 75,000 pounds and shall be provided with an approved paved surface to provide all-weather

driving capabilities. A paved driving surface shall mean asphalt, concrete, permeable paving system, or decomposed granite when utilized only on the immediate driveway serving the single-family dwelling or accessory structure and the grade is 5 percent or less and is followed with an engineered geotechnical report indicating said material and construction meets the minimum 75,000-pound fire apparatus weight capacity. The turning radius of a fire apparatus access road shall be a minimum of 28-feet as measured to the inside edge of the improvement width.

7. The gradient for a fire apparatus access roadway/driveway shall not exceed 20 percent. Grades 16 to 20 percent (incline or decline) shall be constructed of Portland Cement Concrete (PCC), with a deep broom finish perpendicular to the direction of travel, or equivalent, to enhance traction. Grades 10 to 15 percent shall be constructed of asphalt or PCC. Permeable paver systems shall only be utilized for grades 0 to 9 percent. Decomposed Granite (DG) may be utilized only for the immediate driveway serving the single-family dwelling or accessory structure and not the main fire apparatus roadway. DG shall only be approved when the driveway grade is 5 percent or less. The angle of departure and the angle of approach of a fire access roadway/driveway shall not exceed 12 percent.
8. All dead-end fire access roadways/driveways greater than 150-feet in length shall be provided with approved provisions that allow emergency apparatus to turn around. Turnarounds shall comply with the City of Poway Fire Department Turnaround Policy. A cul-de-sac shall be provided in residential areas where the access roadway serves more than two improved parcels containing dwelling units. The minimum, unobstructed paved radius width for a cul-de-sac shall be 38 -feet in residential areas.
9. Driveways shall extend to within 150-feet of all portions of the exterior walls of the first story of the structure as measured by an approved route around the exterior of the building, unless formally approved by the fire marshal under an exception to extend.
10. Fire apparatus roadways and driveways for fire protection, either temporary or permanent, shall be made available as soon as combustible materials arrive on site.
11. Approved address(es) shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Address(es) shall contrast with their background and shall meet the City of Poway standards. The address shall also be required at the private driveway entrance.
12. All automatic gates across fire access roadways and driveways shall be equipped with a Knox Gate Key Switch overriding all command functions and opening gate(s) for emergency apparatus vehicles.
13. Buildings and structures located in a Rural Residential (RR) zone within the Very High Fire Hazard Severity Area shall be setback a minimum of 30-feet from property lines and biological open space easements unless the PMC requires a greater minimum. When the property line abuts a roadway, the setback shall be permitted to measure from the farthest roadway edge.
14. Buildings and structures located within the Very High Fire Hazard Severity Area shall be set back from the top of slope(s). Single-story structures shall be set back a minimum 15-feet horizontally from the top of slope to the farthest projection from a roof. A single-story structure shall be less than 12-feet above grade. A two-story structure shall be setback a minimum of 30-feet horizontally from top of slope to the farthest projection from a roof. Structures greater than two stories may require a greater setback when the slope is greater than 2 to 1. The structure setbacks shall be reflected in the site plan. Show scaled cross section profiles denoting the top of the slope, building/roof projections, and the setback distance at multiple locations on the plan submittal.

15. The project shall comply with Section Four of the City of Poway Landscape and Irrigation Design Manual and PMC 15.24 as it relates to fuel management and defensible space. 100-feet of fuel management consisting of 5-feet of Zone 0, 30-feet of Zone 1, and 70-feet of Zone 2, is required. Mitigation is required where 100-feet of fuel management cannot be achieved within the parcel boundaries. 10-feet of vegetation fuel modification, meeting Zone 2 requirements, shall be maintained on both sides of the driveway and fire access roadway fronting the property when not already within a fuel modification zone; Mitigation is required where 100-feet of fuel management cannot be achieved within the parcel boundaries, applicant shall contact the Fire Marshal at (858) 668-4471 to review mitigation options. The landscape plan requires a separate landscape and irrigation plans submittal prepared pursuant to the City of Poway Landscape and Irrigation Design Manual requirements. Section Four and Fuel Modification Zones shall be reflected in the site plan. There is a separate fee for this plan check and inspection services. The applicant shall submit and receive signed approval of landscape and irrigation plans prior to the issuance of the building permit. All fuel modifications shall be installed prior to the final inspection for issuance of a certificate of occupancy.
16. All flammable vegetation within the approved fuel modification zone shall be removed prior to the arrival of combustible material on the site and shall be maintained during the duration of the project until all elements of approved fuel modification zones are installed and approved.
17. Smoke alarms shall be installed in all bedrooms and adjoining hallways, on each separate floor, and shall be interconnected.
18. Carbon monoxide alarms shall be installed in hallways adjoining bedrooms, on each separate floor, and shall be interconnected.
19. Chimneys and or fireplaces shall be equipped with an approved spark arrester meeting the requirements of the California Building Code.
20. Liquid propane gas tanks shall be approved by the City of Poway building department. The size and location shall be reflected in the site plan.

I. Prior to issuance of Certificate of Occupancy:

1. The site shall be developed, and the building elevations shall be constructed in accordance with the approved plans on file in the Development Services Department and the conditions contained herein. A final inspection from appropriate City departments will be required.

(Engineering)

2. All existing and proposed utilities or extension of utilities shall be installed underground. No extension of overhead utilities shall be permitted.
3. The drainage facilities, driveway, and all utility services shall be installed and completed by the property owner and inspected and approved by the Engineering Inspector. All new utility services shall be placed underground.
4. An adequate drainage system shall be provided around the new building pads capable of handling and disposing of all surface water to the satisfaction of the Engineering Inspector.
5. The applicant shall repair, to the satisfaction of the City Engineer, any and all damage to public improvements caused by construction activity from this project.

(Planning)

6. Landscape and irrigation shall be installed and maintained in accordance with the approved landscape and irrigation plans on file with the City of Poway Planning Division, if such plans were

required to be prepared. This includes but is not limited to the submittal of an irrigation audit report, pursuant to Section 17.41.110 of the PMC, prior to final inspections/issuance of a Certificate of Occupancy.

7. The site shall be cleared of all construction materials, supplies, and equipment. The landscaping shall be kept in a thriving condition.

Minor Development Review Application 23-0018 shall expire on June 3, 2026, at 5:00 p.m., unless a Building Permit has been issued and construction or use of the property in reliance on this Permit has commenced prior to its expiration.

Should you have any questions, you may contact me at (858) 668-4609 or via email at hsalgado@poway.org.

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT



Hector Salgado
Senior Planner