

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: April 26, 2007	Time: 1:50 A.M	Agenda Item No.: 6
Project Description: Combined Development Permit consisting of: 1) An Administrative Permit for the conversion of an existing 1,184 square foot single family dwelling into a Caretaker Unit and 2) A Use Permit to allow the modification of the Caretaker Unit height standards.		
Project Location: 19150 Cachagua Road, Carmel Valley	APN: 418-191-012-000	
Planning File Number: PLN060449	Name: Joseph De Maria, Owner	
Plan Area: Cachagua	Flagged and staked: No	
Zoning Designation: “RC/40” or “Resource Conservation, 40 acres per unit”		
CEQA Action: Categorically Exempt per Section 15301 (a)		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Zoning Administrator approve the Combined Development Permit based on the Findings and Evidence (**Exhibit B**) and subject to the recommended Conditions (**Exhibit C**).

PROJECT OVERVIEW:

The subject property is a 13.40 acre parcel located at 19150 Cachagua Road, Carmel Valley (Assessor’s parcel number 418-191-012-000) within the Cachagua Area Plan, the parcel is zoned Resource Conservation, 40 acres per unit (RC/40). The applicant requests to convert an existing Single Family Dwelling (BP023074) into a Caretaker Unit which requires an Administrative Permit, pursuant to Section 21.36.040.B of Monterey County Zoning Ordinance (Title 21). The Single Family Dwelling contains 1,184 square feet of living space, 195 square feet of covered porches and 480 square foot garage. This meets all the regulations required by Section 21.64.030.C (Caretaker Units) of Title 21. The height of the existing structure is 21 feet from average natural grade, which exceeds the height limit (15 feet) delineated in the Site Development Standards (Section 21.36.060.C.2.b of the Title 21) for habitable accessory structures in an RC zoning district. Therefore, the project as proposed, requires a Use Permit to exceed the required height limit pursuant to Section 21.64.030.E of Title 21.

The establishment of the Caretaker Unit will not, under the circumstances of this particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County and the conversion of the Single Family Dwelling to a Caretaker Unit meets all the regulations required by the Monterey County General Plan, the Cachagua Area Plan, the Cachagua Area Plan Inventory and Analysis and Title 21. The use is allowed pursuant to Section 21.64.040 of Title 21 and is suitable for this particular site. The project as proposed is categorically exempt from CEQA [Section 15301(a)] and there are no unresolved issues on this project. Therefore, staff recommends approval of the Combined Development Permit.

OTHER AGENCY INVOLVEMENT:

- ✓ Cachagua Fire Protection District
- ✓ Public Works Department
- ✓ Parks Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency

The above checked agencies and departments have reviewed this project. Conditions recommended by the Cachagua Fire Protection District and Water Resources have been incorporated into the condition compliance reporting plan (**Exhibit C**).

The project was not referred to the Cachagua Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the LUAC because the project does not involve slope restrictions; the project does not involve ridgeline/viewshed development and the project is exempt from CEQA per Section 15301 (a).

Note: The decision on this project is appealable to the Planning Commission.

Anna V Quenga
(831) 755-5175, quengaav@co.monterey.ca.us
April 16, 2007

cc: Zoning Administrator; Cachagua Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Jacqueline R Onciano, Planning & Building Services Manager; Anna V Quenga, Planner; Carol Allen; Joseph De Maria, Applicants; Mac Kenzie Patterson, Agent; Judith Butler; Richard & Patricia L Alhona, Co-trs; Matthew Belleci; Pam & D Bonsper, Co-trs; Kevin & Denise Dixon; Peree & Geffen Corp; Planning File PLN060449.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Recommended Findings and Evidence
	Exhibit C	Recommended Conditions of Approval
	Exhibit D	Site Plan, Elevations, Floor Plans

This report was reviewed by Jacqueline R Onciano, Planning and Building Service Manager

EXHIBIT A

Project Information for PLN060449

Project Title: DE MARIA JOSEPH & KRISTEN DE M

Location:	19150 CACHAGUA RD CARMEL VALLEY	Primary APN:	418-191-012-000
Applicable Plan:	Cachagua Area Plan	Coastal Zone:	No
Permit Type:	Combined Development Permit	Zoning:	RC/40
Environmental Status:	Exempt	Plan Designation:	RESOURCE CONSE
Advisory Committee:	N/A	Final Action Deadline (884):	4/14/2007

Project Site Data:

Lot Size:	13.14	Coverage Allowed:	25%
Existing Structures (sf):	1,664	Coverage Proposed:	.08
Proposed Structures (sf):	2,917	Height Allowed:	15'
Total Sq. Ft.:	4,581	Height Proposed:	21'
		FAR Allowed:	N/A
		FAR Proposed:	N/A

Resource Zones and Reports:

Environmentally Sensitive Habitat:	No	Erosion Hazard Zone:	HIGH
Biological Report #:	N/A	Soils Report #:	N/A
Forest Management Rpt. #:	N/A		
Archaeological Sensitivity Zone:	HIGH	Geologic Hazard Zone:	VI, UND
Archaeological Report #:	N/A	Geologic Report #:	N/A
Fire Hazard Zone:	HIGH	Traffic Report #:	N/A

Other Information:

Water Source:	WELL	Sewage Disposal (method):	SEPTIC
Water Dist/Co:	N/A	Sewer District Name:	N/A
Fire District:	CACHAGUA FPD	Grading (cubic yds.):	0.0
Tree Removal:	N/A		

EXHIBIT B

RECOMMENDED FINDINGS AND EVIDENCE

- 1. FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, Cachagua Area Plan, Cachagua Area Plan Inventory and Analysis, and the Monterey County Zoning Ordinance (Title 21), which designates this area as appropriate for residential development.

EVIDENCE: (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

(b) The property is located at 19150 Cachagua Road, Carmel Valley (Assessor's Parcel Number 418-191-012-000), Cachagua Area Plan. The parcel is zoned RC/40 "Resource Conservation, 40 acres per unit". The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 21, and is therefore suitable for the proposed development.

(c) The project planner conducted a site inspection on July 25, 2007 to verify that the project on the subject parcel conforms to the plans listed above.

(d) Caretaker Units are an allowed use pursuant to Section 21.36.040.B of Title 21 provided that they are consistent with regulations set forth in Section 21.64.030(C) of Title 21.

(e) Section 21.36.060.C.2 of Title 21 states that the maximum height of a habitable accessory structure (i.e. Caretaker Unit) is 15 feet. The existing single family dwelling proposed for conversion into a Caretaker Unit has a height of 21 feet. Pursuant to section 21.64.030.E of Title 21, a Use Permit is required for a Caretaker Unit that does not comply with height regulations.

(e) The project was not referred to the Cachagua Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236, this application did not warrant referral to the LUAC because the project does not involve slope restrictions; the project does not involve ridgeline/viewshed development; the project is exempt from CEQA per Section 15301(a) and the project does not involve a variance.

(f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN060449.

- 2. FINDING: SITE SUITABILITY** – The site is physically suitable for the use proposed.

EVIDENCE: (a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Cachagua Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

(c) Staff conducted a site inspection on July 25, 2007 to verify that the site is suitable for this use.

(d) Materials in Project File PLN060449.

- 3. FINDING: CEQA (Exempt):** - The project is categorically exempt from environmental review.
- EVIDENCE:** (a) California Environmental Quality Act (CEQA) Guidelines Section 15301 (a), categorically exempts the conversion of small structures.
(b) No adverse environmental effects were identified during staff review of the development application during a site visit on July 25, 2007.
(c) See preceding and following findings and supporting evidence.
- 4. FINDING: NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property. Zoning violation abatement costs, if any, have been paid.
- EVIDENCE:** Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
- 5. FINDING: HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
- EVIDENCE:** Preceding findings and supporting evidence.
- 6. FINDING: CARETAKER UNITS** – That the establishment of the caretaker unit will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.
- EVIDENCE:** Preceding findings and supporting evidence.
- 7. FINDING: CARETAKER UNITS (COMPLIANCE)** - That the proposed Caretaker Unit complies with all of the applicable requirements of Section 21.64.030(C) of the Monterey County Zoning Ordinance, Title 21.
- EVIDENCE:** (a) Only one caretaker unit is proposed for this lot.
(b) A condition of approval (condition No. 4) requires the recordation of a deed restriction which states that the caretaker shall be employed principally on the lot for purposes of care and protection of persons, plants, animals, equipment, or other facilities on- site or on contiguous lots under the same ownership and that the unit shall not be separately rented, let or leased to other than the caretaker whether compensation be direct or indirect.
(c) The minimum lot size for establishment of a caretaker unit in areas not served by public sewers shall be two acres; the subject parcel contains approximately 13.14 acres.
(d) The maximum floor area for a caretaker unit is 1,000 square feet on lots of ten acres or less and 1,200 square feet on lots greater than ten acres; the project requests a caretakers unit of 1,184 square feet.

8. FINDING: CARETAKER UNITS - That adequate sewage disposal and water supply facilities exist or are readily available, as approved by the Director of Environmental Health.

EVIDENCE: The project is currently served by a well (well permit No. 02-151) and a septic tank permitted with Building Permit No. BP023074.

9. FINDING: APPEALABILITY - The decision on this project is appealable to the Planning Commission.

EVIDENCE: Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21).

<p align="center">EXHIBIT C</p> <p align="center">Monterey County Resource Management Agency</p> <p align="center">Planning Department</p> <p align="center">Condition Compliance and/or Mitigation Monitoring Reporting Plan</p>	<p>Project Name: De Maria</p> <p>File No: PLN060449</p> <p>Approved by: Zoning Administrator</p> <p>APN: 418-191-012-000</p> <p>Date: April 26, 2007</p>
---	---

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		<p>PBD029 - SPECIFIC USES ONLY</p> <p>This Combined Development Permit (PLN060449) allows the conversion of an existing single family dwelling into a Caretakers Unit, exceeding the required height limit. The property is located at 19150 Cachagua Road, Carmel Valley (Assessor's Parcel Number 418-191-012-000), Cachagua Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. [Resource Management Agency (RMA) - Planning Department]</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
2.		PBD025 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution No. 060449) was approved by the Planning Commission for Assessor's Parcel Number 418-191-012-000 on April 26, 2007. The permit was granted subject to 14 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)	Proof of recordation of this notice shall be furnished to RMA - PD	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3.		PBD030 - STOP WORK - RESOURCES FOUND If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeo- logist	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
4.		<p>PD018A – DEED RESTRICTION – CARETAKER UNIT</p> <p>The applicant shall record a deed restriction stating the regulations applicable to a caretaker unit as follows:</p> <ul style="list-style-type: none"> • Only one caretaker unit per lot shall be allowed. • The caretaker shall be employed principally on the lot for purposes of care and protection of persons, plants, animals, equipment, or other facilities on-site or on contiguous lots under same ownership. • The minimum lot size for establishment of a caretaker unit in areas not served by sewers shall be two acres. • Caretaker units shall not be subject to density requirements of the zoning district in which the lot is located. • The maximum floor area for a caretaker unit is 1,000 square feet on lots of 10 acres or less and 1,200 square feet on lots greater than ten acres. • A minimum of one covered off-street parking space shall be provided for the caretaker unit. • The caretaker unit shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect. • Subsequent subdivisions which divide a main residence from a caretaker unit shall not be permitted except where lots created meet minimum lot size and density requirements of the existing zoning. • Caretaker units are not permitted on any lot less than ten acres where a senior citizen unit exists. Senior citizen units may be converted to a caretaker unit, subject to an Administrative Permit. <p>(RMA – Planning Department)</p>	<p>Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County.</p>	Owner/ Applicant	Prior to the issuance of grading or building permits	
			<p>Proof of recordation of the document shall be submitted to the RMA – Planning Department.</p>	Owner/ Applicant	Prior to occupancy or commencement of use	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
5.		WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
6.		WR – WELL INFORMATION (NON-STANDARD) Prior to final inspection, the applicant shall provide the Water Resources Agency information on the well to serve the project including a map showing the well location and any available well logs/e-logs. (Water Resources Agency)	Submit one copy of the Well Completion Report to the Water Resources Agency.	Owner/ Applicant	Prior to final inspection	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
7.		FIRE007 - DRIVEWAYS Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	Prior to issuance of grading and/or building permit.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the “T” shall be a minimum of 60 feet in length. (Cachagua Fire Protection District)	Applicant shall schedule fire dept. clearance inspection	Owner/ Applicant	Prior to final building inspection.	
8.		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance	Applicant shall incorporate specification into design and enumerate as “Fire Dept. Notes” on plans.	Owner/ Applicant	Prior to issuance of building permit.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Cachagua Fire Protection District)	Applicant shall schedule fire dept. clearance inspection	Owner/ Applicant	Prior to final building inspection	
9.		FIRE014 - EMERGENCY WATER STANDARDS - FIRE PROTECTION WATER SUPPLY - (SINGLE PARCEL) For development of structures totaling less than 3,000 square feet on a single parcel, the minimum fire protection water supply shall be 4,900 gallons. For development of structures totaling 3,000 square feet or more on a single parcel, the minimum fire protection water supply shall be 9,800 gallons. For development of structures totaling more than 10,000 square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	Prior to issuance of grading and/or building permit.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available. (Cachagua Fire Protection District)	Applicant shall schedule fire dept. clearance inspection	Owner/ Applicant	Prior to final building inspection	
10.		FIRE015 - FIRE HYDRANTS/FIRE VALVES A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	Prior to issuance of grading and/or building permit.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		hydrant serving any building shall be not less than 50 feet and not more than 1000 feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2 inch National Hose outlet supplied by a minimum 4 inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within 3 feet of the hydrant/valve, with the blue marker not less than 3 feet or greater than 5 feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988. (Cachagua Fire Protection District)	Applicant shall schedule fire dept. clearance inspection	Owner/ Applicant	Prior to final building inspection	
11.		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Cachagua Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Owner/ Applicant	Prior to final building inspection	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
12.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Cachagua Fire Protection District)	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Owner/ Applicant	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection	Owner/ Applicant	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Owner/ Applicant	Prior to final building inspection	
13.		FIRE025 - SMOKE ALARMS – (SINGLE FAMILY DWELLING) Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the Uniform Building Code the alarm panel shall be required to be placarded as permanent building equipment. (Cachagua Fire Protection District)	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Owner/ Applicant	Prior to issuance of building permit.	
			Applicant shall schedule fire alarm system acceptance test.	Owner/ Applicant	Prior to final building inspection	
14.		FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE) All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Cachagua Fire Protection District)	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Owner/ Applicant	Prior to issuance of building permit.	

