

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: January 5, 2023

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Planned Agricultural District Permit renewal, pursuant to Section 6353 of the San Mateo County Zoning Regulations, for the continued use of one Farm Labor Housing unit located at 6525 Cabrillo Highway in the unincorporated Pescadero area of San Mateo County.

County File Number: PLN 2015-00465 (Peninsula Open Space Trust)

PROPOSAL

The applicant is requesting renewal of a Planned Agricultural District (PAD) permit for the continued use of one five-bedroom, 1,200 sq. ft., Farm Labor Housing unit (permanent construction) located at 6525 Cabrillo Highway in Pescadero; the unit accommodates 4 farm workers. No modifications or new development is proposed with this renewal; therefore, a Coastal Development Permit is not required.

RECOMMENDATION

That the Zoning Hearing Officer approve the Planned Agricultural District (PAD) permit, County File Number PLN 2015-00465, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Summer Burlison, Senior Planner, SBurlison@smcgov.org

Applicant: Ashly Loibman, Peninsula Open Space Trust (POST)

Owner: Peninsula Open Space Trust (POST)

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing posted in newspapers (San Mateo Times and Half Moon Bay Review) of general public circulation on December 24, 2022 and December 28, 2022, respectively.

Location: 6525 Cabrillo Highway, Pescadero

APN: 086-330-060

Size: 5.54 acres

Parcel Legality: For purposes of the subject renewal, the parcel is considered legal subject to previously issued development permits for the farm labor housing unit and domestic well.

Existing Zoning: PAD/CD (Planned Agricultural District/Coastal Development)

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Williamson Act: Not contracted

Existing Land Use: Existing farm labor housing, agricultural support buildings

Water Supply: Existing domestic well

Sewage Disposal: Existing septic system

Flood Zone: Flood Zone X (Area of Minimal Flood); FEMA Community Panel 06081C0461F, effective August 2, 2017.

Environmental Evaluation: Categorically exempt pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA) Guidelines for the continued operation of an existing private facility involving no alterations and no expansion of use.

Setting: The project site is a 5.54-acre parcel located on the east side of Cabrillo Highway (Highway 1) and is bordered by a creek to the west. The project site is located in the Cabrillo Highway State Scenic Corridor.

Chronology:

<u>Date</u>	<u>Action</u>
October 23, 1991	- Planning Commission approved PAD permit and CDP for one new permanent Farm Labor Housing Unit (PAD 88-9; CDP 88-9; AR 88-4).
June 1, 1999	- Planning Division received application to renew the Farm Labor Housing permit approved in 1991. The application is given a new application number, PLN 1999-00382; use of the farm labor unit ceased in 2012.

- November 2010 - Application submitted to install water tanks for Farm Labor Housing; Coastal Development Exemption approved by staff. The tanks would be used by an emergency domestic well that was proposed in December 2010.
- December 2010 - Application submitted for an emergency domestic well. This permit was in response to a San Mateo County Environmental Health Services Compliance Order due to domestic water being used on the site not meeting Environmental Health Services standards. A Coastal Development Exemption was approved for the domestic well, but the well was never drilled nor constructed.
- June 6, 2012 - Owner of the property returned Farm Labor Housing survey stating that the site is no longer in use as Farm Labor Housing; PLN 1999-00382 was closed.
- October 16, 2015 - New owner of property, Peninsula Open Space Trust (POST), submitted an application for PAD permit and CDP for a new domestic well (PLN 2015-00465) and re-establishment of the Farm Labor Housing use.
- April 11, 2016 - The Agricultural Advisory Committee (AAC) reviewed and recommended approval of the project.
- August 10, 2016 - PAD permit and CDP for new domestic well and re-establishment of the Farm Labor Housing use (PLN 2015-00465) was approved by the Planning Commission.
- June 1, 2021 - PAD renewal application filed to continue Farm Labor Housing use.
- June 13, 2022 - PAD renewal reported to the Agricultural Advisory Committee (AAC); no comments received.
- December 13, 2022 - Renewal application deemed complete.
- January 5, 2023 - Zoning Hearing Officer meeting.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

Staff has determined that continued use of the farm labor housing unit maintains compliance with the Vegetative, Water, Fish and Wildlife Resources; Soil Resources; Visual Quality; Rural Land Use; and Water Supply policies of the General Plan. No modifications or new development are proposed with the renewal since the initial Coastal Development Permit (CDP) and Planned Agricultural District (PAD) permit were approved in 2016.

2. Conformance with the Local Coastal Program (LCP)

Staff has determined that continued use of the farm labor housing unit maintains compliance with the Locating and Planning New Development; Agriculture; Sensitive Habitats; and Visual Resources components of the LCP. No modifications or new development are proposed with the renewal since the initial CDP and PAD permits were approved in 2016.

3. Compliance with the Zoning Regulations

The project is located on a parcel zoned Planned Agricultural District (PAD). Farm Labor Housing is allowed in the PAD with a PAD Permit. The initial PAD permit for the existing farm labor housing unit was approved in 2016 and expired in August 2021. The subject PAD permit renewal application was filed on June 1, 2021, prior to its expiration. No modifications or new development are proposed with the renewal, and no pending zoning or building violations exist on the parcel. Therefore, staff has determined the continued use maintains compliance with the PAD regulations.

4. Compliance with Farm Labor Housing Process and Procedures

The existing unit maintains compliance with the Farm Labor Housing qualification requirements, application and procedures. The property owner has provided self-certification that the occupants meet the definition of farm laborers (defined as a person who derives more than 20 hours per week average employment from on- or off-site agricultural operations within the County of San Mateo and earns at least half their income from agriculturally-related work). No modifications or new development are proposed with the renewal.

5. Compliance with Conditions of the Last Approval

Staff has reviewed the previous permit conditions of approval for the farm labor housing unit, last approved on August 10, 2016, and has determined that the existing operation is in compliance with the previous conditions, see Attachment D. No physical changes are proposed as part of the subject renewal. Previous conditions that remain relevant, along with new conditions, are included in Attachment A of this staff report.

B. AGRICULTURAL ADVISORY COMMITTEE

The renewal application was reported to the Agricultural Advisory Committee (AAC) at their June 13, 2022 meeting and staff received no comments.

C. ENVIRONMENTAL REVIEW

The project is categorically exempt pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA) Guidelines, for the continued operation of an existing private facility involving no alterations and no expansion of use.

D. REVIEWING AGENCIES

Department of Public Works
Environmental Health Services
San Mateo County Fire Department

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Plans
- D. Last Approval Letter, dated August 10, 2016

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2015-00465

Hearing Date: January 5, 2023

Prepared By: Summer Burlison,
Senior Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines, pursuant to Section 15301, Class 1 (Existing Facilities) for the continued operation of an existing private facility involving no expansion of use.

Regarding the Planned Agricultural District (PAD) Permit, Find:

2. That the ongoing farm labor housing use continues to comply with the PAD regulations as no modifications or new development are proposed since the unit was last approved in 2016.
3. That the continued use of the farm labor housing unit is consistent with the Farm Labor Housing Process and Procedures as the property owner has self-certified that the occupants meet the definition of farm laborers and no modifications or new development are proposed with this renewal.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in this report and materials submitted for review and approval by the Zoning Hearing Officer at the January 5, 2023 meeting. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformity with this approval.
2. This permit shall be valid for a period of five (5) years from the date of final approval. Renewal of the Planned Agricultural District (PAD) permit to allow

continuance of the Farm Labor Housing (FLH) unit beyond this duration shall be applied for six (6) months prior to expiration to the Planning and Building Department. Adequate documentation which demonstrates that the FLH worker(s) each derive more than 20 hours per week average employment from on- or off-site agricultural operations (within San Mateo County) and earn at least half their income from agriculturally-related work shall be submitted upon demand with reasonable notice, or at a minimum, at the time of Use Permit renewal or amendment. Failure to submit such documentation may result in a public hearing to consider revocation of this permit.

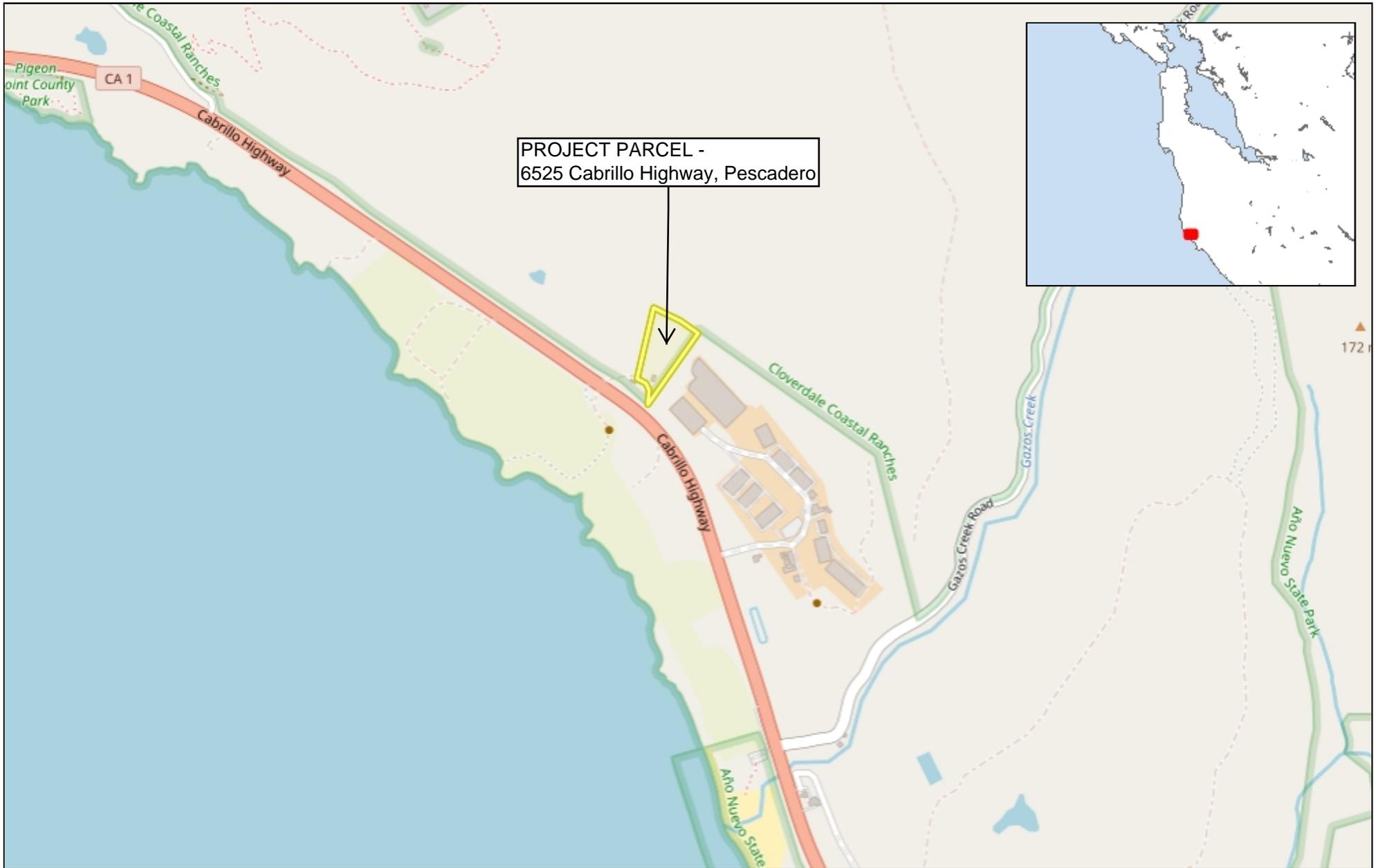
3. The unit shall be occupied by qualified farm workers and their dependents only.
4. In the case of proposed changes to the permitted Farm Labor Housing (FLH) unit, the owner shall submit a written description of the proposed change to the Planning and Building Department, and if the change is considered significant by the Community Development Director, submit a complete permit amendment application. Any changes, even if deemed minor, may require a building permit.
5. In the event that the farming operations justifying the FLH unit ceases or if the FLH development is proposed to be enlarged or significantly changed, it shall be the owner's/applicant's responsibility to notify the County by letter of such change and apply for the necessary permits to demolish the structure or use it for another permissible use. Accordingly, such notice shall identify the owner's/applicant's intention to either remove the FLH unit (and associated infrastructure) or otherwise convert such improvements to that allowed by zoning district regulations. In either case, building permits and associated inspections by Building and Environmental Health Services shall be required to ensure that all structures have been removed, infrastructure properly abandoned or that such converted development complies with all applicable regulations.
6. The owner/applicant shall maintain the unit and ancillary support facilities and infrastructure in a manner satisfactory to and in compliance with all applicable County regulations.
7. A fuel break of defensible space is required around the perimeter of all structures to a distance of not less than 30 feet and may be required to a distance of 100 feet or to the property line. This is neither a requirement nor an authorization for the removal of living trees. Trees located within the defensible space shall be pruned to remove dead and dying portions, and limbed up 6 feet above the ground. Remove that portion of any existing trees, which extends within 10 feet of the outlet of a chimney or stovepipe or is within 5 feet of any structure. Maintain any tree adjacent to or overhanging a building free of dead or dying wood.

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



PROJECT PARCEL -
6525 Cabrillo Highway, Pescadero

0.57 0 0.28 0.57 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1: 18,056 

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

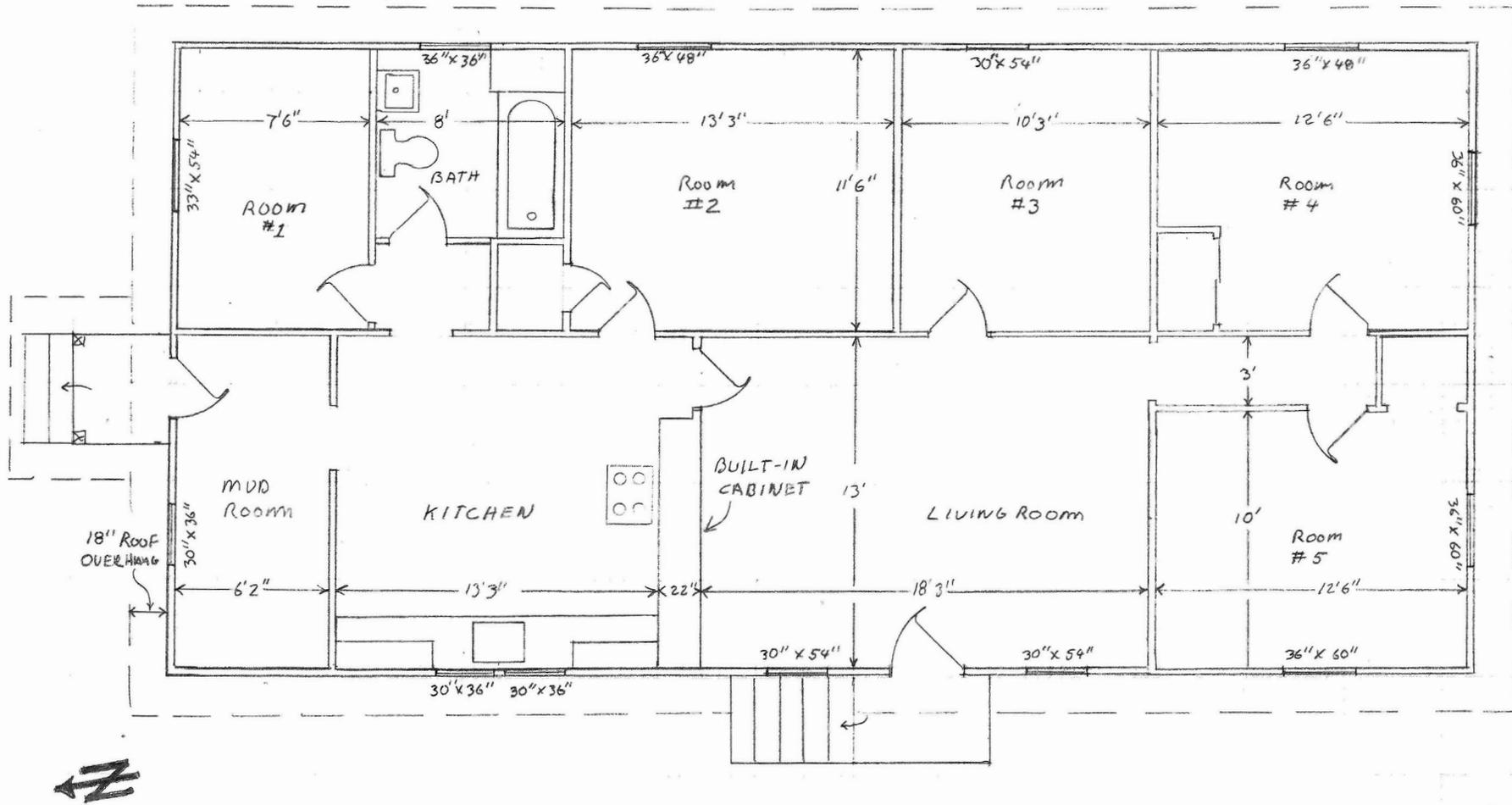
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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

ATTACHMENT C

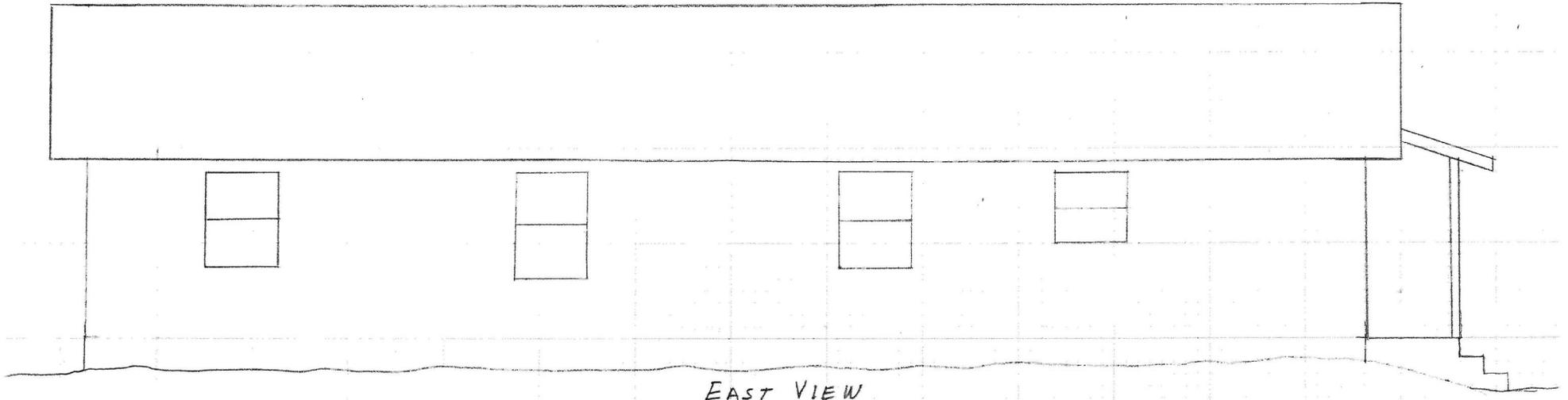


SCALE 1" = 4'

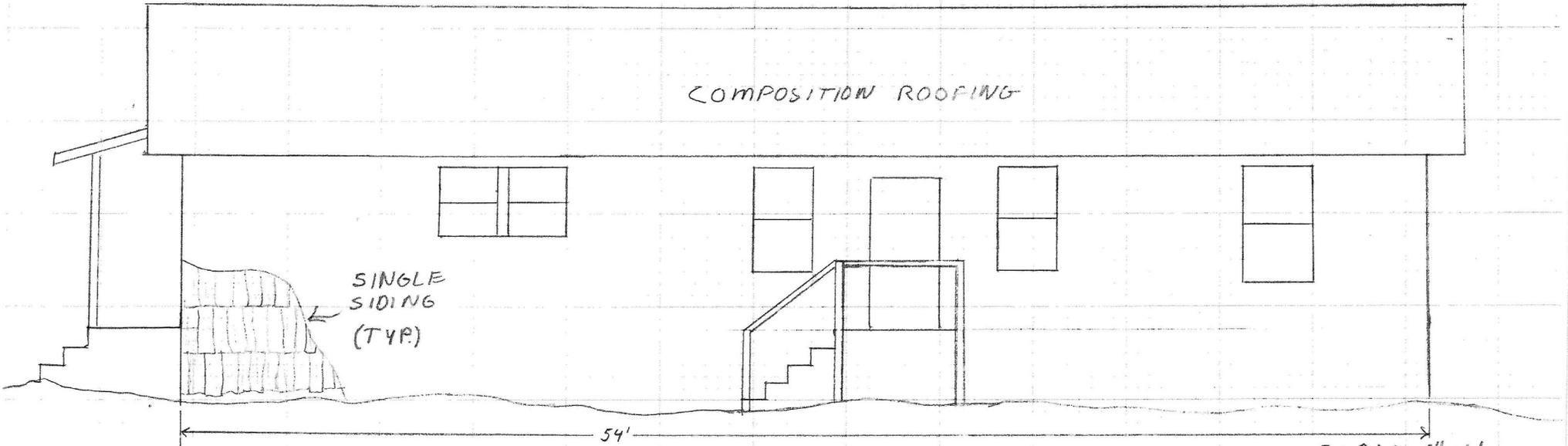
P.O.S.T. COAST FARM HOUSE
6525 CABRILLO HIGHWAY
SAN MATEO COUNTY

FLOOR PLAN

DRAWN BY:
SCOTT MARSHALL 2-3-16



EAST VIEW



COMPOSITION ROOFING

SINGLE
SIDING
(TYP.)

54'

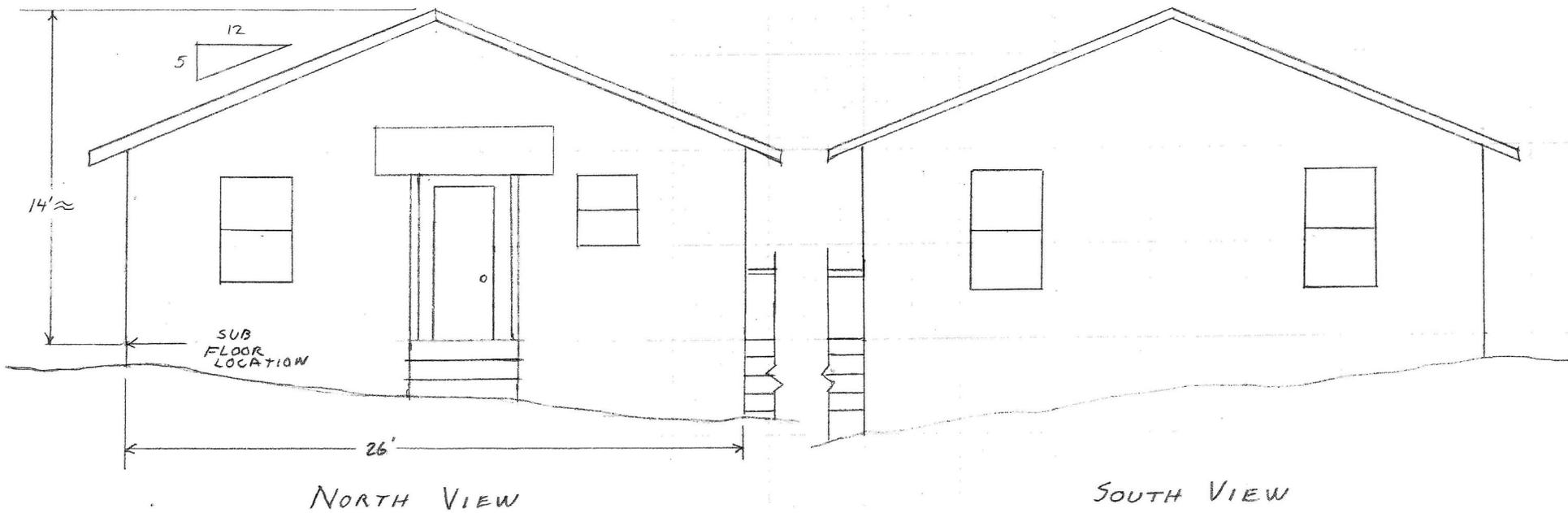
WEST VIEW

SCALE 1"=4'

ROST. COAST FARM HOUSE
6525 CABRILLO HIGHWAY
SAN MATEO COUNTY

ELEVATIONS "A"

DRAWN BY:
SCOTT MARSHALL 2-3-16



SCALE 1" = 4'

P.O.S.T. COAST FARM HOUSE
 6525 CABRILLO HIGHWAY
 SAN MATEO COUNTY

ELEVATIONS "B"

DRAWN BY:
 SCOTT MARSHALL 2-3-16



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

August 22, 2016

PROJECT FILE

Peninsula Open Space Trust
Laura O'Leary
222 High Street
Palo Alto, CA 94301

Subject: LETTER OF DECISION
File Number: PLN 2015-00465
Location: 6525 Cabrillo Highway, Pescadero
APN's: 086-330-060 and 086-330-080

Dear Ms. O'Leary:

On August 10, 2016 the Planning Commission considered a Certification of an Initial Study and Mitigated Negative Declaration pursuant to the California Environmental Quality Act, an Architectural Review Exemption pursuant to State of California Streets and Highways Code, a Coastal Development Permit and a Planned Agricultural Permit pursuant to Sections 6328.4 and 6353 of the County Zoning Regulations to drill a domestic water well and re-establish a Farm Labor Housing unit on the property. The property is located in the Pescadero area of San Mateo County. The project is appealable to the California Coastal Commission.

Based on information provided by staff, the Planning Commission certified the Initial Study and Mitigated Negative Declaration and approved the Architectural Review Exemption, Coastal Development Permit, and Planned Agricultural District Permit, County File Number PLN 2015-00465 and approved the renewal of a Planned Agricultural District Permit, County File Number PLN 1999-00382, by making the required findings and adopting the conditions of approval listed in Attachment A.

Any interested party aggrieved by the determination of the Planning Commission has the right of appeal to the Board of Supervisors within ten (10) business days from such date of determination. The appeal period for this matter will end at **5:00 p.m. on August 24, 2016.**

The approval of this project is appealable to the California Coastal Commission. Any aggrieved person may appeal this decision to the California Coastal Commission within 10 working days following the Coastal Commission's receipt of the notice of Final Local Decision. Please contact the Coastal Commission's North Central Coast District Office at 415/904-5260 for further information concerning the Commission's appeal process. The County and Coastal Commission appeal periods are sequential, not concurrent, and together total approximately one month. A project is considered approved when these appeal periods have expired and no appeals have been filed.

Please direct any questions regarding this matter to Rob Bartoli, Project Planner, at 650/363-1857 or Email: rbartoli@smcgov.org .To provide feedback, please visit the Department's Customer Survey at the following link: <http://planning.smcgov.org/survey>.



Sincerely

A handwritten signature in cursive script, appearing to read "Janneth Lujan".

Janneth Lujan
Planning Commission Secretary

Cc: County of San Mateo Department of Environmental Health
California Coastal Commission, Renee Ananda
Ms. Kerry Burke
Mr. Peter Marchi

Regarding the Farm Labor Housing permit, Found:

7. That the proposed Farm Labor Housing is consistent with the adopted policies and procedures for approved Farm Labor Housing.
8. That the establishment, maintenance, and conduct of the proposed use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in the neighborhood.
9. That the continued operation and location of the unit as Farm Labor Housing, is consistent with applicable requirements of the Planned Agricultural District regulations.

CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission at the August 10, 2016 meeting. The Community Development Director (CDD) may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformity with this approval.
2. This permit for the domestic well (PLN 2015-00465) shall be valid for one (1) year. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable permit extension fees.
3. The permit to re-establish the Farm Labor Housing unit (PLN 1999-00382) shall be valid for a period of five (5) years from the date of final approval. Renewal of the farm labor housing permit shall be applied for six (6) months prior to expiration to the Planning and Building Department. The applicant shall submit documentation for the farm labor housing unit, to the satisfaction of the Community Development Director, at the time of renewal, which demonstrates that the occupant has a minimum of 20 hours of employment per week on this project site, or other Planning and Building Department approved farm property. This documentation shall include signed statements from the occupant and any other relevant documentation, which the Community Development Director deems necessary. Failure to submit such documentation may result in a public hearing to consider revocation of this permit.
4. The unit shall be occupied by farm workers and their dependents only. A completed Farm Labor Housing Application shall be submitted to the Planning Department prior to the occupancy of the Farm Labor Housing unit or prior to the issuance of any building permit for alteration, improvements, or changes to the existing house on the property.
5. In the case of proposed changes to permitted Farm Labor Housing (FLH), the owner/applicant shall submit a written description of the proposed change to the Planning Department, and if the

change is considered significant by the Community Development Director, submit a complete permit amendment application.

6. In the event that the farming operations justifying the FLH unit ceases or if the FLH development is proposed to be enlarged or significantly changed, it shall be the owner's/applicant's responsibility to notify the County by letter of such change, and applying for the necessary permits to demolish the structure or use it for another permitted use. Accordingly, such notice shall identify the owner's/applicant's intention to either remove the FLH unit (and associated infrastructure) or otherwise convert such improvements to that allowed by zoning district regulations. In either case, building permits and associated inspections by Building and Environmental Health shall be required to ensure that all structures have been removed, infrastructure properly abandoned or that such converted development complies with all applicable regulations.
7. This permit does not allow for the removal of any trees. Removal of any tree with a circumference of 55 inches or greater, as measured 4.5 feet above the ground, shall require additional review by the Community Development Director prior to removal. Only the minimum vegetation necessary shall be removed to accommodate the domestic well.
8. The Department of Fish and Game has determined that this project is not exempt from Department of Fish and Game California Environmental Quality Act (CEQA) filing fees per Fish and Game Section 711.4. The applicant shall pay to the San Mateo County Recorder's Office an amount of \$2,260.00 plus the applicable recording fee at the time of filing of the Notice of Determination by the County Planning and Building Department staff within ten (10) business days of the approval.
9. **Mitigation Measure 1:** The applicant shall require construction contractors to implement all the Bay Area Air Quality Management District's Basic Construction Mitigation Measures, listed below:
 - a. Water all active construction areas at least twice daily.
 - b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
 - c. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
 - d. Apply water two times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking, and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
 - e. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
 - f. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).

- g. Limit traffic speeds on unpaved roads within the project parcel to 15 miles per hour.
- h. Install sandbags or other erosion control measures to prevent silt runoff to public roadways and water ways.
- i. Replant vegetation in disturbed areas as quickly as possible.

10. **Mitigation Measure 2:**

- a. Have the wildlife monitor on-site during staging of equipment and during any clearing or grubbing of vegetation necessary to trench and lay pipelines, install tanks, or set-up the drill rig. The monitor will seep the site prior to vegetation removal to ensure that no wildlife species will be harmed. In the unlikely event that a listed species is encountered, the monitor or Peninsula Open Space Trust staff will submit the occurrence data to the California Natural Diversity Database. In the unlikely event that a listed species is encountered and cannot be avoided (and does not leave the site on its own volition), the biological monitor will contact both local California Department of Fish and Wildlife representatives and U.S. Fish and Wildlife Service staff before proceeding.
- b. Install the well at the preferred location to reduce the extent of earth work and impact related to trenching and laying pipelines.
- c. If revegetation is necessary after earth work, use local seed from native species that would be appropriate for this site.

11. **Mitigation Measure 3:** In the event that should cultural, paleontological or archaeological resources be encountered during site grading or other site work, such work shall immediately be halted in the area of discovery and the project sponsor shall immediately notify the Community Development Director of the discovery. The applicant shall be required to retain the services of a qualified archaeologist for the purpose of recording, protecting, or curating the discovery as appropriate. The cost of the qualified archaeologist and of any recording, protecting, or curating shall be borne solely by the project sponsor. The archaeologist shall be required to submit to the Community Development Director for review and approval a report of the findings and methods of curation or protection of the resources. No further grading or site work within the area of discovery shall be allowed until the preceding has occurred. Disposition of Native American remains shall comply with CEQA Guidelines Section 15064.5(e).

12. **Mitigation Measure 4:** Prior to the commencement of the project, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan that shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation and migration of toxic substances, ensure the proper storage and disposal of toxic materials, and apply

nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:

- a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.
- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for construction.
- d. Within five (5) days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative best management practices (BMPs), such as mulching, or vegetative erosion control methods, such as seeding. Vegetative erosion control shall be established within two (2) weeks of seeding/planting.
- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and to control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- k. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.

- I. Use slit fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5-acre or less per 100 feet of fence. Slit fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
13. **Mitigation Measure 5:** Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo Ordinance Code Section 4.88.360). Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.
14. A sediment and erosion control plan will also be required for any improvements regarding the septic system on the property

Building Inspection Section

15. A building permit is required and shall be applied for and obtained prior to the commencement of any construction or staging activities.

Environmental Health Division

16. The applicant shall obtain a well permit from the Environmental Health Division for the construction of the well. The subject well shall be tested to meet quantity and quality health standards.
17. The subject house for conversion to and for use as farm labor housing – or for any human occupancy purpose – shall require a building permit in order to rehabilitate, remodel and otherwise bring it up to all current or applicable buildings codes, including all County Environmental Health regulations and requirements regarding: (a) confirmation that the well has met the required standards for domestic use, and (b) confirmation that the septic drain field, relative to its design, location and capacity, as shown on plans for Environmental Health’s review and approval. Prior to Planning and Environmental Health’s approval of the building permit, all such requirements shall be deemed to have been met to those department’s satisfaction.

Cal-Fire

18. The applicant shall comply with all applicable fire codes and requirements prior to the approval for any building permits required for construction on the two parcels.

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