

3. **County Zoning.** Residential Single Family, 10,000 sq. ft. minimum (RS-10).
4. **State Land Use.** Urban (U).
5. **County General Plan.** Land Use Pattern Allocation Guide (LUPAG) map designates the property as Low Density Urban (ldu) and Open (ope).
6. **Subdivision Request/PPM.** Subdivision application SUB-14-001435 was submitted to subdivide the subject property into 49 lots and seven (7) Road Lots. Further action on the subdivision application has been deferred pursuant to variance application acknowledgement letter dated November 7, 2014 in the variance file.
7. **Subdivision Code: Section 23-48, Cul-de-sacs.** "A cul-de-sac shall ... not be more than six hundred feet in length nor serve more than eighteen lots."
8. **Variance Application.** The variance request from subdivision code allowance for length and maximum number of lots served by a cul-de-sac was acknowledged by Planning Department letter dated November 7, 2014. An approximately 780-foot long cul-de-sac is proposed to provide access to the six (6) non-dedicable, private dead-end streets and thus the 49 lots in lieu of the maximum 600-foot length and maximum 18 lots to be served. The applicant states that this is being proposed because of Section 23-43 which requires that, as far as practical, the subdivision roadway aligns with any existing roadway opposite it.
9. **Variance Application (VAR-14-000252) Agency Comments and Requirements.**
 - a. Hawai'i County Fire Department (HFD): See attached memorandum dated November 19, 2014.
 - b. Department of Public Works (DPW): See attached memorandum dated December 3, 2014 in response to the subdivision application.
 - c. No other agency comments were solicited and none were received.
10. **Notice to Surrounding Owners/Posted Sign.** The applicant submitted evidence, dated November 12, 2014, regarding the posting of a public notification sign on the subject property pursuant to Section 23-17(c) of the HCC. A picture of the posted sign was also submitted. Further, verification was submitted that a notice of the application was sent on November 12, 2014 to the surrounding property owners as required by Section 23-17(a).
11. **Comments from Surrounding Property Owners or Public.** There were no comments or objections submitted by surrounding property owners or the public.

ANALYSIS OF GROUNDS FOR VARIANCE

No variance will be granted unless it is found that:

- (a) ***There are special or unusual circumstances applying to the subject real property which exist either to a degree which deprives the owner or applicant of substantial property rights that would otherwise be available or to a degree which obviously interferes with the best use or manner of development of that property.***

The Variance Application meets criterion (a) for the following reason(s):

Considering that allowing for 20% of land area for roadways, the property could support 60+ lots, the proposal for 49 lots is a reasonable density. Having all the lots accessing on the proposed cul-de-sac allows compliance with Section 23-43 by aligning the subdivision access on to Haihai Street opposite of existing Hihuhilu Street creating the desired 4-way intersection while allowing for no "wasted" space that could not be subdivided into proper, code compliant lots. It would be putting excessive demands on the applicant to require a loop roadway that would leave some of the land unbuildable when a more reasonable alternative is available by allowing the applicant to exceed the 18 lot limitation with the granting of this variance to provide as many buildable lots as possible.

The proposed Project roadway will serve only 49 lots and as a cul-de-sac, will not be a major thoroughfare, secondary arterial or serve as a through road for future development in the area as it does not abut any other developable property (Hilo Municipal Golf Course).

Considering the project would otherwise create non-buildable areas with a loop road, there are special and unusual circumstances applying to the Property which exist to a degree that interferes with the best use or manner of development within the Property should the loop road be required.

- (b) ***There are no other reasonable alternatives that would resolve the difficulty.***

The Variance Application meets criterion (b) for the following reason(s):

The alternative to fully comply with the subdivision code requirements for cul-de-sacs would require the construction of a loop road access aligning with Aloalo Street and Hauoli Street which would create lot configurations that are not financially or aesthetically practical.

The construction of the roadway as a through street to an adjacent parcel (Hilo Municipal Golf Course) will not be of any benefit to any future development.

Therefore, the proposed cul-de-sac is a reasonable alternative for roadway access to this development.

- (c) ***The variance will be consistent with the general purpose of the district, the intent and purpose of this chapter, and the County general plan and will not be materially detrimental to the public welfare or cause substantial, adverse impact to an area's character or to adjoining properties.***

The Variance Application meets criterion (c) for the following reason(s):

The RS-10 zoning district allows for residential lots with a minimum area of 10,000 sq. ft. This project, as configured, has 49 residential lots in a variety of sizes from 10,005 sq. ft. up to 24,257 sq. ft. and is thus consistent with the Zoning and Subdivision Codes. The General Purpose of the RS Zoning District is, "The RS (single-family residential) district provides for lower or low and medium density residential use, for urban and suburban family life. It applies to areas having facilities, and to carry out the above stated purpose." This Variance is consistent with these purposes and will allow the applicant to create additional parcels to be used for those purposes.

The intent and purpose of limiting the number of lots accessing subdivision cul-de-sacs is to assure that an adequate access system is available to the residents of the proposed subdivision, and to provide adequate emergency access in the event of a fire or emergency. This single access to more than 18 lots is consistent with the site constraints of the development. The proposed Project is consistent with the public health, safety and welfare.

The Land Use Pattern Allocation Guide (LUPAG) Map designates the area as Low Density Urban, which allows for residential with ancillary community and public uses, and neighborhood and convenience-type commercial uses and an overall residential density of up to 6 units per acre. At approximately 4 units per acre, the proposed Project is consistent with these General Plan principles and uses.

Therefore, the granting of this variance request will be: (1) consistent with the general purpose of the zoning district, the intent and purpose of the Zoning and Subdivision Control Codes, and the County General Plan, specifically the Housing Element; (2) will not cause substantial adverse impact to the area's character and to adjoining properties; and (3) will not otherwise be detrimental to the public's welfare.

DETERMINATION-VARIANCE CONDITIONS

The variance to allow 49 lots in the subdivision to have access on a cul-de-sac, exceeding the code maximum of 18 lots, and at approximately 780 foot long exceeding the maximum 600 foot length is hereby **approved**.

This approval is subject to the following variance conditions:

1. The applicant, owners, their assigns, or successors shall be responsible for complying with all stated conditions of approval.
2. The owners, their assigns, or successors shall record with the Bureau of Conveyances written deed language, being covenants, conditions, and restrictions affecting the lots created by the proposed subdivision which prohibit the construction of a second dwelling or an Ohana dwelling on any of the lots.

The recorded agreement shall be incorporated as an exhibit and made part of each agreement of sale, deed, lease, or similar documents affecting the title of the approved subdivided lots. A copy of the recorded document shall be forwarded to the Planning Department.

Robert S. Williams, RS Williams, LLC and
Roland Higashi, RJL, LLC
Page 5
January 6, 2015

3. The cul-de-sac, Road Lot G, shall be constructed to County dedicable standards with minimum 20-foot wide pavement and paved shoulders and swales within a minimum 50-foot wide right-of-way conforming to Department of Public Works (DPW) Standard Detail (Std. Det.) R-33 & R-34. Road Lots A through F shall have minimum 16 foot wide non-dedicable pavement within a minimum 20 foot right-of-way conforming to DPW Std. Det. R-39.
4. The pending subdivision application's (SUB-14-001435) final plat map shall meet all the requirements of the Hawai'i County Zoning Code and the Subdivision Code not covered by this variance.
5. The subdivider, owner(s), their assigns or successors shall pay any outstanding real property taxes and comply with all other applicable State statutes and County ordinances pertaining to building improvements and land use.

Should any of the foregoing stated conditions not be complied with, the Planning Director may proceed to declare this Variance Permit null and void.

Questions may be directed to Jonathan Holmes at (808) 961-8146, or jonathan.holmes@hawaiicounty.gov.

Sincerely,



DUANE KANUHA
Planning Director

JRH:nci

\\COH33\planning\public\Admin Permits Division\Variance\2014\VAR-14-000252 Roman Catholic Church Cul-de-sac\APVL.doc

Encls: Site plan & Agency Comments
Receipt # 261970 (Williams)

xc: DPW-Engineering Branch
SUB-14-001435

xc w/encls: The Roman Catholic Church of Hawai'i
P.O. Box 1550
Honolulu, HI 96806-1550

Gilbert Bailado, GIS Section (via email)

DEPARTMENT OF PUBLIC WORKS DEC -3 PM 3:40
COUNTY OF HAWAII
HILO, HAWAII

6. §23-45. Provide minimum 20-ft curve radius at the intersection of Road Lot G and Haihai Street.

7. §23-79. Submit construction plans and drainage report for review and comment.

a. §23-92. Additional storm runoff due to development shall be disposed within the subdivision and shall not be discharged onto adjacent properties or streets.

b. §23-93. Install streetlights and traffic control devices as required by the Traffic Division.

Questions may be referred to Carter Romero at 961-8943.

CLR

DATE: December 3, 2014

Memorandum

TO: Planning Department

FROM: CLR
Department of Public Works

SUBJECT: SUBDIVISION: SUB 14-001435
Subdivider: Roman Catholic Church of Hawaii
Location: Waiākea, South Hilo, Hawaii
TMK: 2-4-002-073
Folder No.: 24738

We have reviewed the preliminary plat map and have the following comments:

1. §23-30. Identify all watercourses and drainageways and encumber with drainage easements.
2. §23-6. The "City of Hilo Road Alignments, Rights of Way and Zoning Map" (Ordinance no. 187) classifies Haihai Street as a secondary arterial.
 - a. §23-46. The Planning Department to determine any required future road widening setback along its frontage.
3. §23-51. The DPW recommends marginal access onto arterial streets. Provide 10-ft wide "no vehicular access" planting screen easement adjacent to any future road widening setback (as may be established by the Planning Department) exclusive of Road Lot G access.
4. §23-86. For Road Lot G, construct minimum 32-ft wide dedicable roadway with concrete curbs, gutters and sidewalks within a minimum 50-ft wide right-of-way conforming to Standard Detail R-32. Pavement shall be designed to support axle and wheel loads permitted under Section 291-35, Hawaii Revised Statutes.
5. §23-48. Construct dedicable turnaround conforming to Standard Detail R-32.

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ADULTS ONLY
 DIRECTOR
 DEPUTY DIRECTOR
 ASST. DIR. - ADMIN.
 ASST. DIR. - FIRE PREVENTION
 ASST. DIR. - INVESTIGATION
 ASST. DIR. - PLANNING
 ASST. DIR. - TRAINING
 ASST. DIR. - COMMUNITY RELATIONS
 ASST. DIR. - SAFETY
 ASST. DIR. - RECORDS & COMM.

Darren J. Rosario
 Fire Chief
 Ronald J. Victorino
 Asst. Fire Chief



HAWAII FIRE DEPARTMENT
 25 Andrew Street • Room 201 • Hilo, Hawaii 96724
 (808) 932-2000 • Fax (808) 932-2725

William P. Kenoi
 Mayor

MAY 20 11 30 AM '14

County of Hawaii

November 19, 2014

TO: DUANE KANIHA, PLANNING DIRECTOR
FROM: DARREN J. ROSARIO, FIRE CHIEF
SUBJECT: VARIANCE APPLICATION (VAR 14-00032)
 APPLICANT: ROBERT S. WILLIAMS & ROJLAND HIGASHI
 OWNER: THE CATHOLIC CHURCH OF HAWAII
 REQUEST: VARIANCE FROM CHAPTER 23, SUBDIVISIONS, ARTICLE 3,
 DESIGN STANDARDS, DIVISION 4, STREET DESIGN, SECTION 2148 C1-
 DE-SACS
 TAX MAP KEY: 2-4-002-073 (SUB 14-001435)

In regards to the above mentioned Variance application, the following shall be in accordance:

NFPA 1, UNIFORM FIRE CODE, 2006 EDITION
Note: NFPA 1, Hawaii's State Fire Code with County amendments. County amendments are identified with a preceding "C." of the reference code.

Chapter 18 Fire Department Access and Water Supply

18.1 General. Fire department access and water supplies shall comply with this chapter.

For occupancies of an especially hazardous nature, or where special hazards exist in addition to the normal hazard of the occupancy, or where access for fire apparatus is unduly difficult, or areas where there is an inadequate fire flow, or inadequate fire hydrant spacing, and the AHJ may require additional safeguards including, but not limited to, additional fire appliance units, more than one type of appliance, or special systems suitable for the protection of the hazard involved.

18.1.1 Plans.

18.1.1.1 Fire Apparatus Access. Plans for fire apparatus access roads shall be submitted to the fire department for review and approval prior to construction.



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Hawaii's Quality in an Equal Opportunity Profession and Environment

Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction.

18.1.1.2 Fire Hydrant use and Restrictions. No unauthorized person shall use or operate any fire hydrant unless such person first secures permission or a permit from the owner or representative of the department, or company that owns or governs that water supply or system. Exception: Fire Department personnel conducting firefighting operations, hydrant testing, and/or maintenance, and the flushing and acceptance of hydrants witnessed by Fire Prevention Bureau personnel.

18.2 Fire Department Access.

18.2.1 Fire department access and fire department access roads shall be provided and maintained in accordance with Section 18.2.

18.2.1.1 Access to Structures or Areas.

18.2.1.1.1 Access Boxes. The AHJ shall have the authority to require an access box(es) to be installed in an accessible location where access to or within a structure or area is difficult because of security.

18.2.1.1.2 Access to Gated Subdivisions or Developments. The AHJ shall have the authority to require fire department access to be provided to gated subdivisions or developments through the use of an approved device or system.

18.2.1.1.3 Access Maintenance. The owner or occupant of a structure or area, with required fire department access as specified in 18.2.1.1 or 18.2.1.2, shall notify the AHJ when the access is modified in a manner that could prevent fire department access.

18.2.2 Fire Department Access Roads. ("may be referred as FDAR)

18.2.2.1 Required Access.

18.2.2.1.1 Approved fire department access roads shall be provided for every facility, building, or portion of a building hereafter constructed or relocated.

18.2.2.1.2 Fire Department access roads shall consist of roadways, fire lanes, parking lots lanes, or a combination thereof.

18.2.2.1.3 When not more than two one- and two-family dwellings or private garages, carports, sheds, agricultural buildings, and detached buildings or structures 400ft² (37 m²) or less are present, the requirements of 18.2.2.1 through 18.2.2.2 shall be modified by the AHJ.

- 18.2.3.1.4 Vertical clearances shall be increased when vertical clearances or widths are not adequate to accommodate fire apparatus.
- C- 18.2.3.4.2 Swerves: Fire department access roads and bridges shall be designed and maintained to support the imposed loads (25 Tons) of the fire apparatus. Such FIDAR and shall be comprised of an all-weather driving surface.
- 18.2.3.4.3 Turning Radius:
C- 18.2.3.4.3.1 Fire department access roads shall have a minimum inside turning radius of 50 feet, and a minimum outside turning radius of 60 feet.
18.2.3.4.3.2 Turns in fire department access road shall maintain the minimum road width.
18.2.3.4.4 Dead-End Fire Department Access Roads: Dead-end fire department access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around.
- 18.2.3.4.5 Bridges:
18.2.3.4.5.1 When a bridge is required to be used as part of a fire department access road, it shall be constructed and maintained in accordance with county requirements.
18.2.3.4.5.2 The bridge shall be designed for a live load sufficient to carry the imposed loads of fire apparatus.
18.2.3.4.5.3 Vehicle load limits shall be posted at both entrances to bridges where required by the AFI.
- 18.2.3.4.6 Grade
C- 18.2.3.4.6.1 The maximum gradient of a fire department access road shall not exceed 12 percent for unpaved surfaces and 15 percent for paved surfaces. In areas of the FIDAR where a fire apparatus would connect to a Fire Hydrant or Fire Department Connection, the maximum gradient of such areas) shall not exceed 10 percent.
18.2.3.4.6.2 The angle of approach and departure for any means of fire department access road shall not exceed 1 ft drop in 20 ft (0.5 m drop in 6 m) or the design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AFI.

- 18.2.3.1.4 When fire department access roads cannot be installed due to location on property, topography, waterways, nonnegotiable grades, or other similar conditions, the AFI shall be authorized to require additional fire protection features.
- 18.2.3.2.1 A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside that provides access to the interior of the building.
Exception: 1 and 2 single-family dwellings.
18.2.3.2.1.1 When buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13A, NFPA 13B, NFPA 13C, NFPA 13R, the distance in 18.2.3.2.1 shall be permitted to be increased to 100 feet.
18.2.3.2.2 Fire department access roads shall be provided such that any portion of the facility, or any portion of an exterior wall of the first story of the building is located not more than 150 ft (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility.
18.2.3.2.2.1 When buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13A, NFPA 13B, or NFPA 13R, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m).
- 18.2.3.3 Multiple Access Roads: More than one fire department access road shall be provided when it is determined by the AFI that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access.
- 18.2.3.4 Dimensions:
18.2.3.4.1.1 FIDAR shall have an unobstructed width of not less than 20ft with an approved turn around area. If the FIDAR exceeds 150 feet. Exception: FIDAR for one and two family dwellings shall have an unobstructed width of not less than 15 feet, with an area of not less than 20 feet wide within 150 feet of the structure being protected. An approved turn around area shall be provided if the FIDAR exceeds 250 feet.
C- 18.2.3.4.1.2 FIDAR shall have an unobstructed vertical clearance of not less than 17ft 6 in
- C- 18.2.3.4.1.2.1 Vertical clearances may be increased or reduced by the AFI, provided such increase or reduction does not impair access by the fire apparatus, and approved signs are installed and maintained indicating such approved changes.

18.2.4.2.3 Roads, trails, and other accessways that have been closed and obstructed in the manner prescribed by 18.2.4.2.1 shall not be re-opened upon or used unless authorized by the owner and the AFD.

18.2.4.2.4 Public officers acting within their scope of duty shall be permitted to access restricted property identified in 18.2.4.2.1.

18.2.4.2.5 Locks, gates, doors, barricades, chains, enclosures, signs, tags, or seals that have been installed by the fire department or by its order or under its control shall not be removed, unlocked, destroyed, tampered with, or otherwise vandalized in any manner.

18.3 Water Supplies and Fire Hydrants

18.3.1* A water supply approved by the county, capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities or buildings, or portions thereof, are hereafter constructed, or moved into or within the county. When any portion of the facility or building is in excess of 150 feet (45.720 mm) from a water supply on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the AFD. For on-site fire hydrant requirements see section 18.3.5.

EXCEPTIONS:

1. When facilities or buildings, or portions thereof, are completely protected with an approved automatic fire sprinkler system, the provisions of section 18.3.1 may be modified by the AFD.
2. When water supply requirements cannot be installed due to topography or other conditions, the AFD may require additional fire protection as specified in section 18.3.2 as amended in the code.
3. When there are not more than two dwellings or two private garages, airports, sheds and agricultural occupancies, the requirements of section 18.3.1 may be modified by AFD.

18.3.2* Where no adequate or reliable water distribution system exists, approved reservoirs, pressure tanks, elevated tanks, fire department tanker shuttles, or other approved systems capable of providing the required fire flow shall be permitted.

18.3.3* The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on a fire apparatus access road on the site of the premises as both, in accordance with the appropriate county water requirements.

18.3.4 Fire Hydrants and connections to other approved water supplies shall be accessible to the fire department.

18.2.3.4.6.3 Fire department access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire lane.

18.2.3.4.7 Traffic Calming Devices. The design and use of traffic calming devices shall be approved by the AFD.

18.2.3.5 Marking of Fire Apparatus Access Road.

18.2.3.5.1 Where required by the AFD, approved signs or other approved notices shall be provided and maintained to identify fire department access roads or to prohibit the obstruction thereof of both

18.2.3.5.2 A marked fire apparatus access road shall also be known as a fire lane

18.2.4* Obstruction and Control of Fire Department Access Road.

18.2.4.1 General.

18.2.4.1.1 The required width of a fire department access road shall not be obstructed in any manner, including by the parking of vehicles.

18.2.4.1.2 Minimum required width and clearances established under 18.2.3.4 shall be maintained at all times.

18.2.4.1.3* Facilities and structures shall be maintained in a manner that does not impact or impede accessibility for fire department operations.

18.2.4.1.4 Entrances to fire department access roads that have been closed with gates and barriers in accordance with 18.2.4.2.1 shall not be obstructed by parked vehicles.

18.2.4.2 Closure of Accessways.

18.2.4.2.1 The AFD shall be authorized to require the installation and maintenance of gates or other approved barricades across roads, trails, or other accessways not including public streets, alleys, or highways.

18.2.4.2.2 Where required, gates and barricades shall be secured in an approved manner.

(2) Minimum pipe diameters from the water supply to the Fire Department Connection (FDC) shall be as follows:

- (a) 4" for C900 PVC pipe;
- (b) 4" for C906 PE pipe;
- (c) 3" for ductile iron;
- (d) 3" for galvanized steel;
- (e) (1) The Fire Department Connection (FDC) shall:
 - (a) be made of galvanized steel;
 - (b) have a gate valve with 2-1/2 inch, National Standard Thread male flang and tap;
 - (c) be located between 8 ft and 16 ft from the Fire department access.

The location shall be approved by the AHJ;

- (d) not be located less than 24 inches, and no higher than 36 inches from finish grade, as measured from the center of the FDC orifice;
- (e) be secure and capable of withstanding drafting operations. Engineered stamped plans may be required;
- (f) not be located more than 150 feet of the most remote part, but not less than 20 feet, of the structure being protected;
- (g) also comply with section 13.1.3 and 18.2.3.4.6.1 of this code;
- (4) Commercial buildings requiring a fire flow of 2000gpm shall be provided with a second FDC. Each FDC shall be independent of each other, with each FDC being capable of flowing 500gpm by engineered design standards. The second FDC shall be located in an area approved by the AHJ with the idea of multiple fire apparatus conducting drafting operations at once, in mind;
- (5) Inspection and maintenance shall be in accordance to NFPA 25;
- (6) The owner or lessee of the property shall be responsible for maintaining the water level, quality, and appearances of the system.

EXCEPTIONS TO SECTION 18.1.8:

- (1) Agricultural buildings, storage sheds, and shade houses with no combustible or equipment storage;
- (2) Buildings less than 800 square feet in size that meets the minimum Fire Department Access Road requirements;
- (3) For one and two family dwellings, agricultural buildings, storage sheds, and detached garages, 800 to 2000 square feet in size, and meets the minimum Fire Department Access Road requirements, the distance to the Fire Department Connection may be increased to 1000 feet;
- (4) For one and two family dwellings, agricultural buildings, and storage sheds

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The location shall be approved by the AHJ;

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- (e) be secure and capable of withstanding drafting operations. Engineered stamped plans may be required;
- (f) not be located more than 150 feet of the most remote part, but not less than 20 feet, of the structure being protected;
- (g) also comply with section 13.1.3 and 18.2.3.4.6.1 of this code;
- (4) Commercial buildings requiring a fire flow of 2000gpm shall be provided with a second FDC. Each FDC shall be independent of each other, with each FDC being capable of flowing 500gpm by engineered design standards. The second FDC shall be located in an area approved by the AHJ with the idea of multiple fire apparatus conducting drafting operations at once, in mind;
- (5) Inspection and maintenance shall be in accordance to NFPA 25;
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- (2) Buildings less than 800 square feet in size that meets the minimum Fire Department Access Road requirements;
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- (4) For one and two family dwellings, agricultural buildings, and storage sheds

NOTE: In that water catchups or systems are being used as a means of water supply for firefighting, such systems shall meet the following requirements:

- (1) The water catchup or system shall be designed and installed in accordance with the following:

Duane Kanuha
November 19, 2014
Page 9

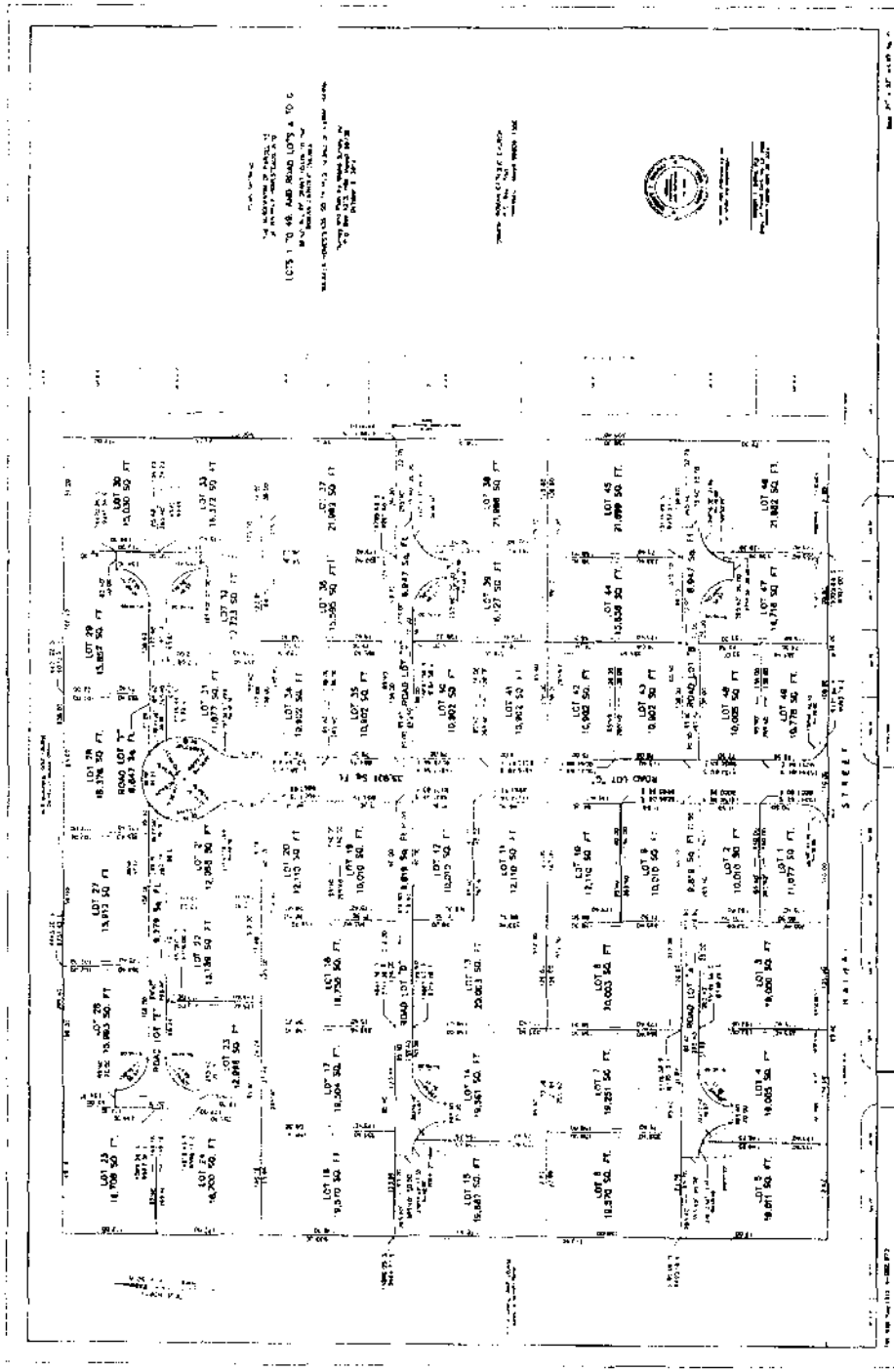
greater than 2000 square feet but less than 3000 square feet and meets the minimum Fire Department Access Road requirements, the distance to the Fire Department Connection may be increased to 300 feet.
(5) For buildings with an approved automatic sprinkler system, the minimum water supply required may be modified.

If there are any questions regarding these requirements, please contact the Fire Prevention Bureau at (808) 972-2911.



DARREN J. ROSARIO
Fire Chief

RJR/te



Alcala St

Humboldt St

Hawaii St

14. RESUBDIVISION OF
 2.5 ACRES OF LAND
 (LOTS 1 TO 48 AND ROAD LOTS A TO C)
 MAP NO. 10000-10000-10000
 COUNTY OF SAN DIEGO, CALIFORNIA
 PREPARED BY
 [Signature]

THE ENGINEER'S SEAL
 [Seal]



STATE OF CALIFORNIA
 PROFESSIONAL ENGINEER

10000-10000-10000