

# TEHAMA COUNTY TECHNICAL ADVISORY COMMITTEE



Board Chambers  
Time: 9:00 AM  
Location: Board Chambers  
Administration Building  
727 Oak Street, Red Bluff, CA 96080  
<https://tehamacounty.legistar.com/Calendar.aspx>

## AGENDA FOR WEDNESDAY, OCTOBER 1, 2025

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**DATE: WEDNESDAY OCTOBER 1, 2025**  
**TIME: 9:00 AM**  
**LOCATION: BOARD CHAMBERS**  
**727 OAK STREET**  
**RED BLUFF, CA 96080**

Members of the public who are unable to attend in person may participate, listen and watch in the following ways:

- 1) To participate in the Board meeting, the public may listen and comment over the phone by calling: (530) 212-8376, conference code 933876. Press 5\* to raise your hand to comment.
- 2) Members of the public who are unable to attend in person may watch and listen via the web at: <https://tehamacounty.legistar.com/Calendar.aspx>. To comment on an upcoming agenda item, call (530) 212-8376, conference code 933876. Press 5\* to raise your hand to comment at the time the item is called.

The audio and live video streaming is being offered as a convenience. The Board meeting will continue even if there is a disruption. If there is a disruption, the public is encouraged to consider an alternate option listed above. If you have trouble connecting or accessing the meeting, contact the Board office for assistance at (530) 527-4655.

Use of Cell Phones During Meetings: The Commission appreciates your cooperation in turning off or muting all cell phones during the meeting.

Recording Device used to record the meeting.

**I. PLEDGE OF ALLEGIANCE****II. CITIZENS CONCERNS**

This time is set aside for citizens to address the Planning Commission on any item of interest to the public that is within the subject matter jurisdiction of the Commission. No action may be taken on any item not appearing on the agenda unless the action is otherwise authorized by Government Code Section 54954.2(b) (typically, this applies to items meeting criteria as an off-agenda emergency). The Chair reserves the right to limit each speaker to three (3) minutes. Disclosure of a speaker's identity is purely voluntary during the public comment period.

**III. MINUTES OF THE MEETING****SEPTEMBER 3, 2025, TECHNICAL ADVISORY COMMITTEE 25-1720  
MINUTES**

- A. Waive the reading and approve the minutes of the regular meeting held 9/3/2025

**IV. PUBLIC HEARING****TENTATIVE PARCEL MAP #25-02; LINCE 25-1696**

The Planning Department recommends one or more of the following actions:

- A. Adopt the findings for the proposed Tentative Parcel Map #25-02 as contained within Attachment C;
  - B. Approve proposed Tentative Parcel Map #25-02 subject to the Conditions as contained within Attachment D.
- Or;
- C. Failing to make the recommended findings, move that the Technical Advisory Committee continue the item until the next TAC meeting and direct staff to prepare findings to deny the proposed Tentative Parcel Map #25-02

**V. ADJOURN****NOTE:**

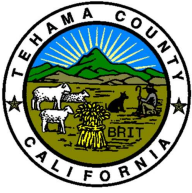
Any written materials related to an open session item on this agenda that are submitted to the Planning Department less than 72 hours prior to the Planning Commission Meeting, and that are not exempt from disclosure under the Public Records Act, will promptly be made available for public inspection at the Tehama County Planning Department, 444 Oak Street, Room "I", Red Bluff, California, during normal business hours.

Anyone wishing to appeal a decision of the Planning Commission may do so within 10 calendar days for Use Permits and Tracts (Subdivisions). A \$575.00 filing fee (\$745.00 filing fee if appealing a Public Works condition) must be submitted with the letter of appeal.

Requests for a re-hearing must be submitted within 5 calendar days for General Plan Amendments and Rezones. The appeal/request with fees must be submitted to: Tehama County Clerk of the Board of Supervisors, P.O. Box 250, 633 Washington Street, Room 12, Red Bluff, CA 96080.

Postmarks will not be accepted.

MINUTES, AGENDAS, and AGENDA MATERIAL are available on our website at <https://tehamacounty.legistar.com/Calendar.aspx>



# Tehama County

## Agenda Request Form

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**File #:** 25-1720

**Agenda Date:** 10/1/2025

**Agenda #:**

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### SEPTEMBER 3, 2025, TECHNICAL ADVISORY COMMITTEE MINUTES

**Requested Action(s)**

- A. Waive the reading and approve the minutes of the regular meeting held 9/3/2025

**Financial Impact:**

None

**Background Information:**



Tehama County  
Wednesday, September 3, 2025, 9:00  
AM  
Technical Advisory Committee  
Meeting Minutes - Draft

Time: 9:00 AM  
Location: Board Chambers  
Administration Building  
727 Oak Street, Red Bluff,  
CA 96080

<https://tehamacounty.legistar.com/Calendar.aspx>  
Board Chambers

**MINUTES OF THE MEETING HELD:** Wednesday September 3, 2025

**LOCATION:** BOARD CHAMBERS  
ADMINISTRATION BUILDING  
727 OAK STREET  
RED BLUFF, CALIFORNIA 96080

**MEMBERS PRESENT:** Ewald, Branton, Brownfield, Wright, Martinez

**MEMBERS ABSENT:** None

**COUNTY STAFF PRESENT:** Jessica Martinez, Senior Planner  
Melinda Touvell, Administrative Secretary III

- I. **PLEDGE OF ALLEGIANCE**  
Chairperson Martinez led the Pledge of Allegiance
- II. **CITIZENS CONCERNS**  
None
- III. **MINUTES OF THE MEETING**  
**APPROVAL OF MINUTES - MAY 1, 2024, TECHNICAL ADVISORY MEETING**

- A. Waive the reading and approve the minutes of the regular meeting held May 1, 2024.

**RESULT:** APPROVED  
**MOVER:** Robert Brownfield  
**SECONDER:** Brian Wright  
**AYES:** Branton, Wright, Martinez, Ewald, and Brownfield

**IV. REGULAR ITEM**

**TENTATIVE PARCEL MAP # 25-01, T.A.D. Farms**

The Planning Department recommends one or more of the following actions:

Jessica Martinez, Director of Planning, presented the Tentative Parcel Map #25-01.

Rob Brownfield, Public Works, made a motion to;

- A. Adopt the findings for the proposed Tentative Parcel Map #25-01 contained within Attachment C;

**RESULT:** **ITEM A:** APPROVED  
**MOVER:** Robert Brownfield  
**SECONDER:** Tia Branton  
**AYES:** Branton, Brownfield, Martinez, Ewald, Wright

- B. Approve proposed Tentative Parcel Map #25-01 subject to the Conditions as contained within Attachment D.

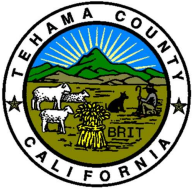
**RESULT:** **ITEM B:** APPROVED  
**MOVER:** Robert Brownfield  
**SECONDER:** Tia Branton  
**AYES:** Branton, Brownfield, Martinez, Ewald, Wright

Or,

- C. Failing to make the recommended findings, move that the Technical Advisory Committee continue the item to the next TAC meeting and direct staff to prepare findings to deny the proposed Tentative Parcel Map #25-01.

**V. ADJOURN**

Meeting concluded at 9:03 AM



# Tehama County

## Agenda Request Form

**File #:** 25-1696

**Agenda Date:** 10/1/2025

**Agenda #:**

### **TENTATIVE PARCEL MAP #25-02; LINCE**

#### **Requested Action(s)**

The Planning Department recommends one or more of the following actions:

- A. Adopt the findings for the proposed Tentative Parcel Map #25-02 as contained within Attachment C;
- B. Approve proposed Tentative Parcel Map #25-02 subject to the Conditions as contained within Attachment D.

Or;

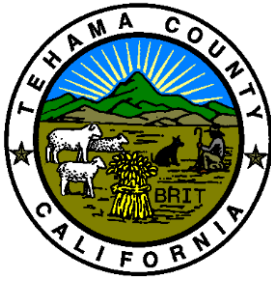
- C. Failing to make the recommended findings, move that the Technical Advisory Committee continue the item until the next TAC meeting and direct staff to prepare findings to deny the proposed Tentative Parcel Map #25-02

#### **Financial Impact:**

None currently

#### **Background Information:**

The applicant is proposing to split an existing 12.87 acres parcel into four (4) separate parcels. Parcel One will be approximately 2.28 acres, Parcel Two will be approximately 2.15 acres, Parcel Three will be approximately 2.19 acres and Parcel Four will be approximately 6.25 acres. The project is located in the R1-A-B:86 zoning district which requires a minimum of two (2) acres. All divided parcels meet the minimum lot size. The General Plan Designation is Rural Small Lot. The applicant currently does not have any intention of developing the parcels.



# PLANNING DEPARTMENT COUNTY OF TEHAMA

## STAFF REPORT

**DATE:** October 1, 2025  
**TO:** Tehama County Technical Advisory Committee  
**FROM:** Jessica Martinez, Director of Planning  
**SUBJECT:** **TENTATIVE PARCEL MAP # 25-02, Lince**

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### PROJECT DESCRIPTION:

The applicant is proposing to split an existing 12.87 acres parcel into four (4) separate parcels. Parcel One will be approximately 2.28 acres, Parcel Two will be approximately 2.15 acres, Parcel Three will be approximately 2.19 acres and Parcel Four will be approximately 6.25 acres. The project is located in the R1-A-B:86 zoning district which requires a minimum of two (2) acres. All divided parcels meet the minimum lot size. The General Plan Designation is Rural Small Lot. The applicant currently does not have any intention of developing the parcels.

### LOCATION:

The project is located at 24201 Loleta Avenue, Corning, CA 96021 on the south side of Loleta Avenue, between East Avenue and Hall Road. **APN: 091-290-002.** T24N, R02W, Sec. 30 M.D.B.M. **Please See Vicinity Map as Attachment A.**

### GENERAL PLAN:

RS; Rural Small Lot Designation.

### PROJECT SIZE:

12.87 acres

### APPLICANT:

Mauro Lince  
24201 Loleta Avenue  
Corning, CA 96021

### SURROUNDING LAND USES AND SETTING:

Project is located on the south side of Loleta Avenue, between East Avenue and Hall Road. The project site has an existing residence, shop, solar array and well. The existing residence is connected to the City of Corning sewer system. The site is within an area that has single family homes and agriculture uses. The neighboring parcel to the north is residential/agricultural. The parcel to the south is agricultural. The parcel to the west is agricultural. The parcel to the east is agricultural.



***Zoning, General Plan, and Land Use Table 1.0***

<b><i>Direction</i></b>	<b><i>Zoning</i></b>	<b><i>General Plan</i></b>	<b><i>Current Land Use</i></b>
<b><i>North</i></b>	<i>R1-A-B:86</i>	RS	<i>Residential/Agriculture</i>
<b><i>South</i></b>	<i>AG-2</i>	RS	<i>Agriculture</i>
<b><i>East</i></b>	<i>AG-2</i>	RS	<i>Agriculture</i>
<b><i>West</i></b>	<i>AG-2</i>	RS	<i>Agriculture</i>

**ENVIRONMENTAL ASSESSMENT:**

The project is exempt pursuant to Public Resources Code §21083.3(b) and CEQA Guidelines §15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). CEQA provides that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. There are no significant environmental effects peculiar to the property affected by this division, and the other criteria set forth in Guidelines §15183 are met.

**ANALYSIS:**

Tentative Parcel Map #25-02 would create four (4) parcels. Parcel One will be approximately 2.28 acres, and Parcel Two will be approximately 2.15 acres, Parcel Three will be approximately 2.19 acres, and Parcel Four will be approximately 6.25 acres. The project is located in the R1-A-B:86, which requires a minimum of two (2) acres. The proposed project is consistent with Chapter 17.16 R-1; One-Family Residence District of the Tehama County Zoning Ordinance, and the Rural Small Lot General Plan Designation under the Land Use Element.

**Existing Structures**

There is an existing residence, shop and well.

**RECOMMENDATION:**

The Planning Department recommends one or more of the following actions:

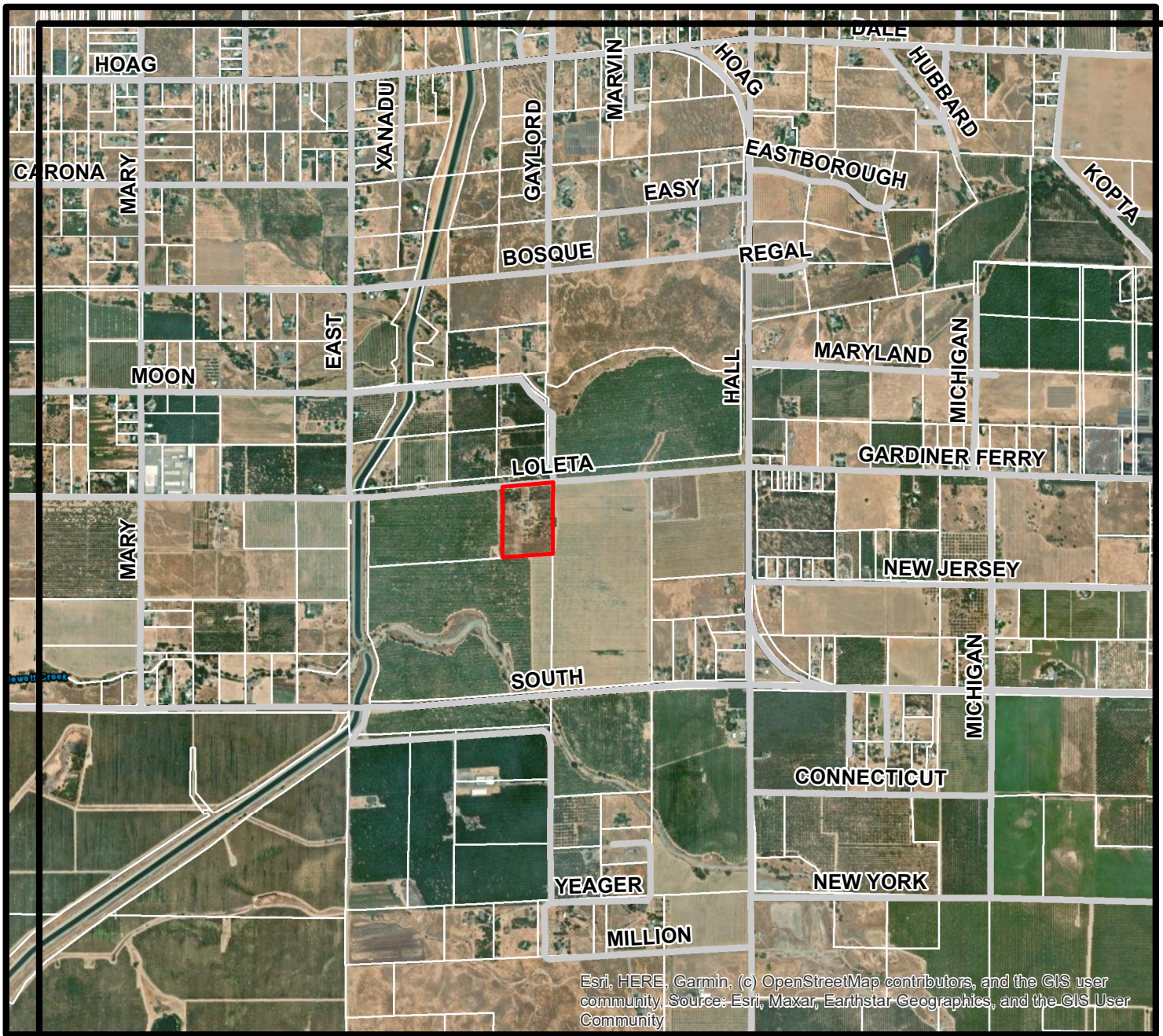
- A. Adopt the findings for the proposed Tentative Parcel Map #25-02 as contained within Attachment C;
- B. Approve proposed Tentative Parcel Map #25-02 subject to the Conditions as contained within Attachment D.

Or,

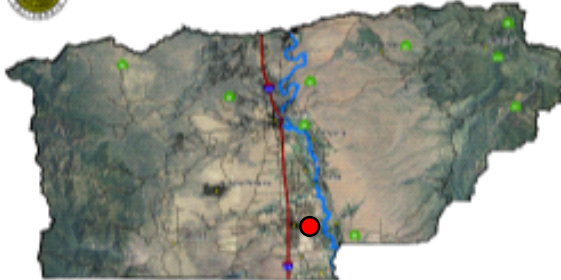
- C. Failing to make the recommended findings, move that the Technical Advisory Committee continue the item to the next TAC meeting and direct staff to prepare findings to deny the proposed Tentative Parcel Map #25-02

**ATTACHMENTS:**

- A. Vicinity Map
- B. Tentative Parcel Map #25-02 Lince
- C. Findings
- D. Conditions



## ATTACHMENT A- VICINITY MAP



### PROJECT SITE DESCRIPTION



**PM #25-02 Lince**

0 500 1,000 2,000 3,000 4,000  
 Feet





## General Notes

Assessor Parcel No. 091-290-002

Current Parcel Size: 12.87 Acres 560,617.20 s.f. gross

Zoning Area: R1-A-B:86 / Low Density Residential

Primary Use: R1-A-B:86 / Low Density Residential

Proposed Use: Residential Home Sites

Power By: Pacific Gas and Electric Co.

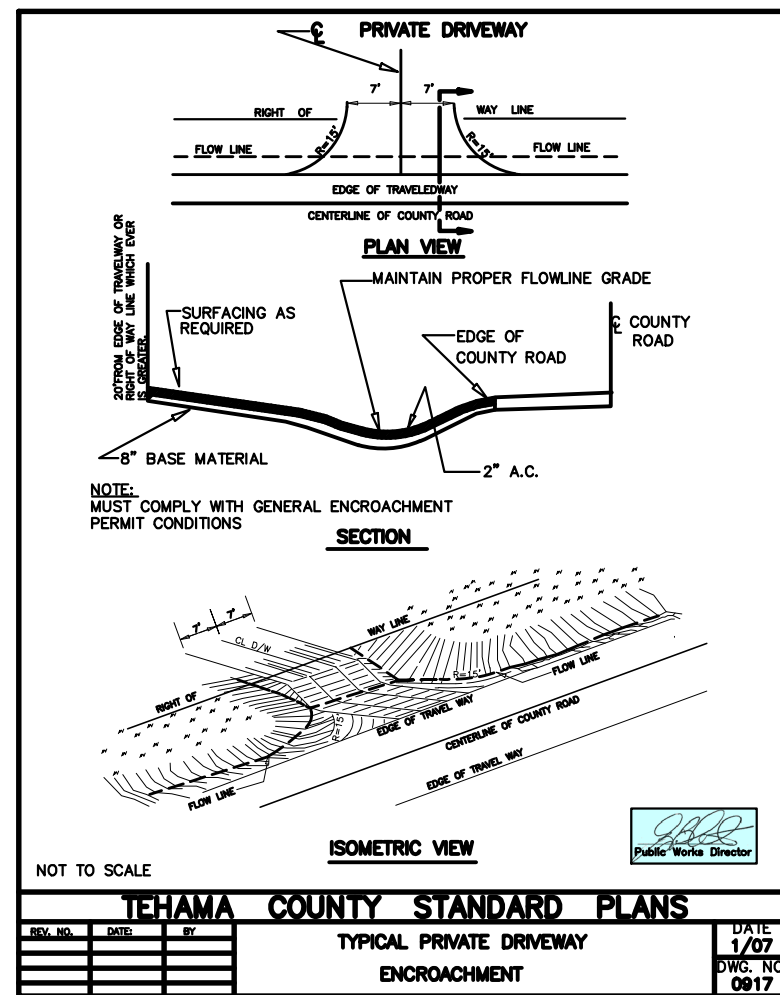
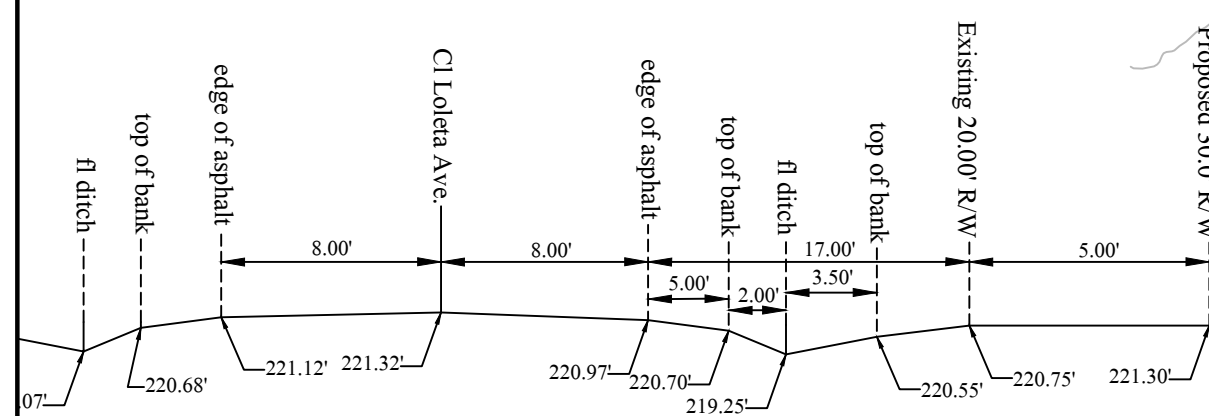
Drainage By: County of Tehama Drainage System  
Tehama Co. Public Works Department

Sewage By: City of Corning Sewer System

Domestic Water By: Individual Domestic Wells

Phone By: AT and T

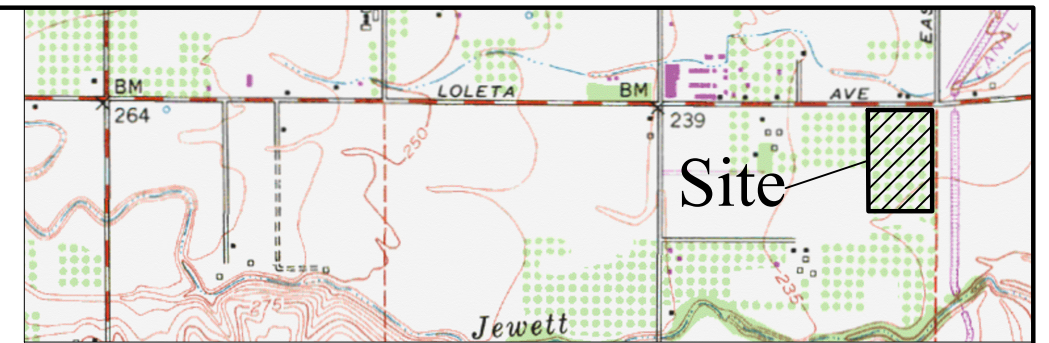
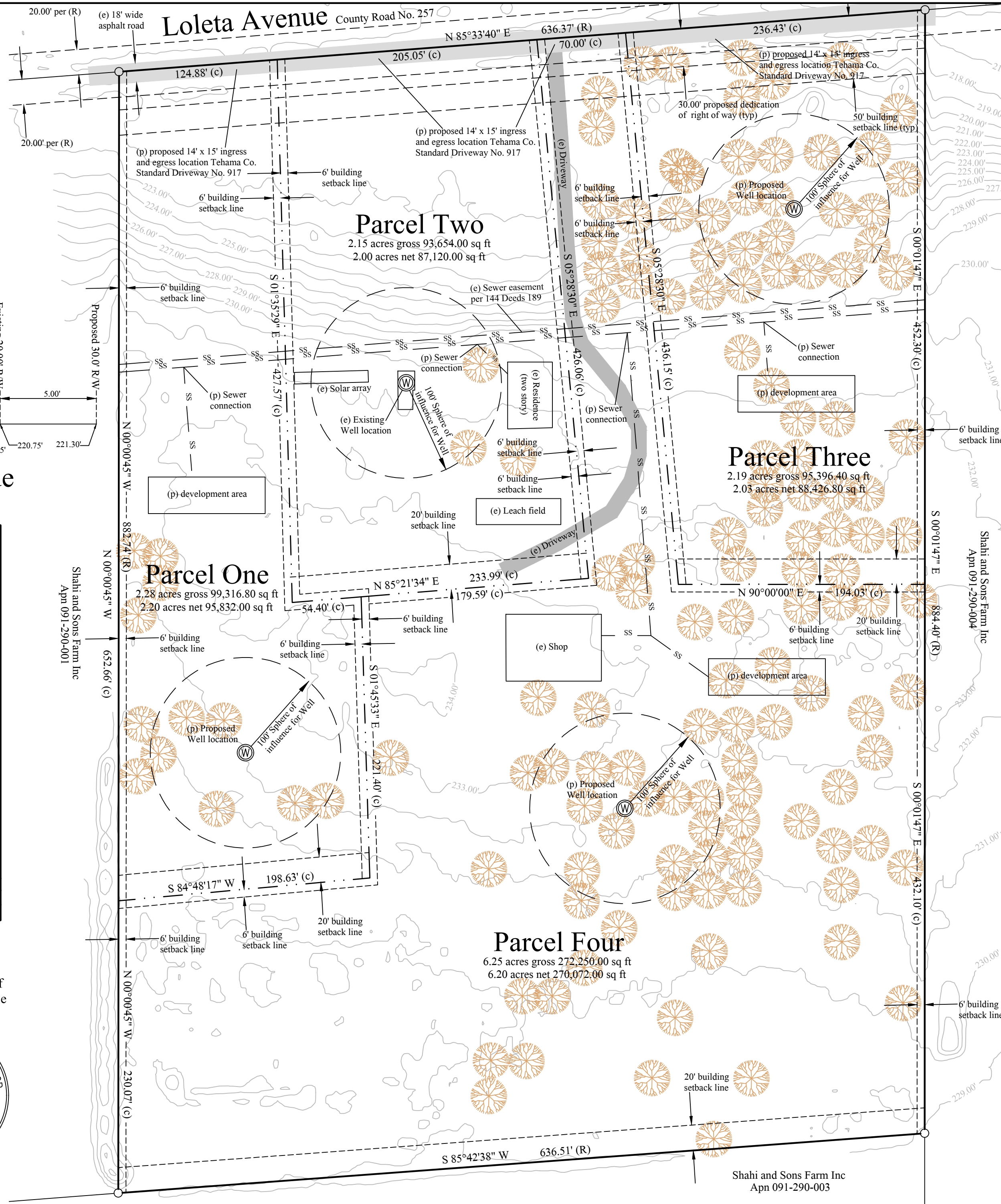
Water District: El Camino Water District



## Surveyor's Statement

This Tentative Parcel Map correctly represents a survey made by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act at the request of Mauro Lince in December 2024.

*Daniel E. Hoagland*  
Daniel E. Hoagland, L.S. 8621  
Compass Consulting Inc.  
14743 Stinson Drive  
Grass Valley, California 95949  
Phone: 530-210-6398



Location Map Not to Scale

## Benchmark

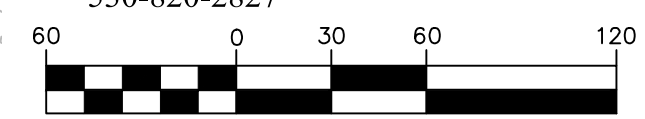
California Department of Transportation HPGN survey  
disk in pvc with 2.5" disk stamped "Sta C2-CJ 1996"  
N.A.V.D. 1988 datum elevation 292.32'.

## Flood Hazard Note

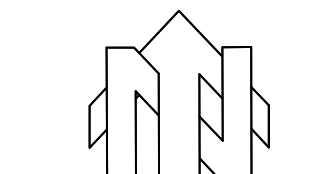
Subject property is located within Flood Zone "X" as denoted  
on F.E.M.A firm map panel No. 06103C1470H dated September 29, 2011.

## Owner and Subdivider

Erika Ruvalcaba Romo  
Mauro Lince  
24201 Loleta Avenue  
Corning, Ca 96021  
530-820-2827



Graphic Scale



Scale 1" = 60'  
Or as Shown  
Distances Shown Hereon  
Are in Decimal Feet

## Sheet Legend

- (c) New calculated proposed parcel Information
- (R) Record data per Book "Y" of Record Maps at Page 131
- (D) Record data per Document No. 2018-012426
- (e) Denotes existing features
- (p) Denotes proposed features per this map
- Boundary of subject parcel
- Proposed and existing roadway right of ways
- Proposed boundary lines to be created
- Proposed domestic well location
- Existing power poles with aerial electrical line
- Existing Olive Tree
- Existing asphalt pavement areas
- Existing gravel driveway areas
- Existing contour elevation
- Existing City of Corning Sewer Lines

## Tentative Parcel Map No. 25-

Showing a Proposed Parcel Division of Lot 1 of Block 247 of the  
map entitled "Maywood Colony No. 32, Tehama California"  
filed in the office of the Tehama County Recorder  
in Book D of Record Maps at Page 9  
Situating in the Unincorporated Area of Tehama County  
State of California

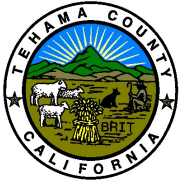
for  
**Erika Ruvalcaba Romo**  
and  
**Mauro Lince**  
24201 Loleta Avenue  
Corning, California 96021  
Document No. 2018-012426

Prepared By  
**Compass Consulting Incorporated**  
14743 Stinson Drive  
Grass Valley, California 95949

April 2025

Sheet 1 of 1





## **ATTACHMENT "C"**

### **FINDINGS TPM #25-02**

#### **1. CEQA**

##### **Finding #1**

The project is exempt from further environmental review pursuant to Public Resources Code §21083.3(b) and CEQA Guidelines §15183 (Projects Consistent with a Community Plan, General Plan, or Zoning). CEQA provides that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. Therefore, the Parcel Map is exempt because (1) there are no environmental effects peculiar to the land division project that were not addressed in the General Plan EIR, (2) there are no effects which were not previously analyzed as significant effects, (3) the Project would not have any significant effects on the environment that either have not already been analyzed in a prior EIR or that uniformly applicable development policies would not substantially mitigate, (4) there are no potentially significant cumulative or off-site effects, and (5) there are no previously identified significant effects, which as a result of substantial new information, which are determined to have more severe impacts.

#### **2. PROJECT**

##### **Finding #2**

Parcel Map #25-02 is located in a RS; Rural Small Lot classification of the Tehama County General Plan, which is consistent with its zoning designation described below (GC 66474, subd. (a).) The applicants propose to create four (4) parcels; Parcel One will be approximately 2.28 acres, Parcel Two will be approximately 2.15 acres, Parcel Three will be approximately 2.19 acres, and Parcel Four will be approximately 6.25 acres in an R1-A-B:86 One-Family Residence District (2 minimum acres) Zoned District on approximately 12.87 acres.

##### **Finding #3**

The design and improvements of Tentative Parcel Map #25-02 are consistent with the Tehama County General Plan. (GC 66474, subd. (b).) The Tentative Parcel Map #25-02 is subject to conditions that direct the design and improvements of the subdivision to meet the requirements of the Tehama County Land Development and Engineering Design Standards, as well as the uniformly applied county development policies/standards based on consultation with Department of Fish and Wildlife, which are integrated by reference into the Tehama County General Plan.

**Finding #4**

The site, size and soils for Tentative Parcel Map #25-02 are physically suitable for the proposed type of development, i.e., residential uses. (GC 66474, subd. (c).).

**Finding #5**

The site is physically suitable for the proposed density of development (GC 66474, subd. (d).). The parcels are zoned residential and meet the requirements of the Tehama County Zoning Code, Department of Fish and Wildlife and the Tehama County General Plan.

**Finding #6**

The design of Tentative Parcel Map #25-02 is not likely to cause substantial environmental damage or substantially and avoidably injure fish, wildlife or their habitat. (GC 66474, subd. (e).). The project site is residential and is not near a waterway. The project site is within an area that is predominately residential with some agricultural uses.

**Finding #7**

The development of Tentative Parcel Map #25-02 is not likely to cause serious public health problems. (GC 66474, subd. (f).). The Tentative Parcel Map #25-02 has been reviewed by the Tehama County Department of Environmental Health and no significant impacts have been identified that will likely cause serious public health problems.

**Finding #8**

The design of Tentative Parcel Map #25-02 or type of improvements required will not conflict with easements, acquired by the public at large, for access through or use of the property within the subdivision. (GC 66474, subd. (g).). The Tentative Parcel Map #25-02 is subject to conditions that direct the design and improvements of the subdivision to meet the requirements of the Tehama County Land Development/Engineering Design Standards, which dictate the necessity for access to and through the subdivision along with the projects design compatibility with public easements.

**Finding #9**

The design of Tentative Parcel Map #25-02 or type of improvements required for this project are consistent with regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code, this information is supported by substantial evidence in the record.

**Finding #10**

The location, design and improvements of the project are suitable for the proposed density of development; structural fire protection and suppression services will be available for the subdivision through Tehama Fire/Cal Fire to provide fire protection services that are monitored and funded by a public entity, this information is supported by substantial evidence in the record.



## ATTACHMENT "D" CONDITIONS OF APPROVAL TPM #25-02

### **CONDITIONS:**

#### **Condition #1**

COMPLIANCE WITH AGENCY REQUIREMENTS. Applicant shall meet the requirements/codes/standards/regulations of all Federal, State and local agencies, especially the Tehama County Building Department and the Department of Environmental Health. ***Tehama County Planning Department***

#### **Condition #2**

FIRE SETBACKS. All parcels shall be laid out to allow setback for structure defensible space in accordance with Tehama County Code (TCC) Chapter 9.14, Article V, Section 9.14.071 (a) "All parcels 1 acre and larger within the county shall provide a minimum 30' foot setback for buildings and accessory buildings from all property lines and/or the center of a road". ***Tehama County Cooperative Fire Protection***

#### **Condition #3**

PRIVATE ROAD. Any private road or driveway shall be constructed to meet or exceed the requirements of TCC Chapter 9.14, Article II, Section 9.14.022 "Roadways shall be designed and maintained to support the imposed load of fire apparatus weighing at least seventy-five thousand pounds (75,000 LBS.) and provide an aggregate base," and Section 9.14.023 "The grade for all roads, streets, private lanes, and driveways shall not exceed sixteen percent." ***Tehama County Cooperative Fire Protection***

#### **Condition #4**

EMERGENCY ACCESS. All parcels shall allow for emergency access (driveways) that shall meet or exceed TCC Chapter 9.14, Article II, Section 9.14.030 - Driveways. Driveway Turnouts and Turnarounds shall meet or exceed TCC Chapter 9.14, Article II, Section 9.14.025 and Section 9.14.026. ***Tehama County Cooperative Fire Protection***

#### **Condition #5**

SETBACKS. All parcels shall be laid out to allow setback for structure defensible space in accordance with Tehama County Code (TCC) Chapter 9.14, Article V, Section 9.14.071 (a) "All parcels 1 acre and larger within the county shall provide a minimum 30' foot setback for buildings and accessory buildings from all property lines and/or the center of a road". ***Tehama County Cooperative Fire Protection***

#### **Condition #6**

PRIVATE ROAD. Any private road or driveway shall be constructed to meet or exceed the requirements of TCC Chapter 9.14, Article II, Section 9.14.022 "Roadways shall be designed and maintained to support the imposed load of fire

apparatus weighing at least seventy-five thousand pounds (75,000 LBS.) and provide an aggregate base,” and Section 9.14.023 “The grade for all roads, streets, private lanes, and driveways shall not exceed sixteen percent.” ***Tehama County Cooperative Fire Protection***

**Condition #7**

EMERGENCY ACCESS. All parcels shall allow for emergency access (driveways) that shall meet or exceed TCC Chapter 9.14, Article II, Section 9.14.030 - Driveways. Driveway Turnouts and Turnarounds shall meet or exceed TCC Chapter 9.14, Article II, Section 9.14.025 and Section 9.14.026. ***Tehama County Cooperative Fire Protection***

**Condition #8**

SIGNAGE. To facilitate locating a fire and avoiding delays in emergency response all roads and buildings shall provide for signage and building numbering that meets or exceed TCC Chapter 9.14, Article III, Sections 9.14.041, 9.14.047, 9.14.048, and 9.14.049. ***Tehama County Cooperative Fire Protection***

**Condition #9**

DEFENSIBLE SPACE. Defensible space is required to be maintained at all times, whenever flammable vegetative conditions exist. One hundred feet (100 ft.) of defensible space clearance shall be maintained around all structures. (TCC Chapter 9.05, Article I, Section 9.05.050). ***Tehama County Cooperative Fire Protection***

**Condition #10**

FUTURE DEVELOPMENT. All projects requiring conditioning shall be subject to the requirements set forth in the currently adopted edition of the California Fire Code. All work shall comply with the latest adopted local, state and federal laws and ordinances whether shown in these documents or not. ***Tehama County Cooperative Fire Protection***

**Condition #11**

FINAL MAP NOTE. Final Map shall contain a note stating the following: Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and a qualified archaeologist shall be consulted, before construction continues. The qualified archaeologist could require the following: including but not limited to, researching and identifying the history of the resource(s), mapping the locations, and photographing the resource. In addition, pursuant to Section 5097.98 of the State Public Resources Code, and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of any human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains. ***Tehama County Planning Department***

## **PRIOR TO FINAL MAP RECORDATION:**

### **Condition #12**

LAND DEVELOPMENT STANDARDS: The Developer/Applicant shall comply with the following;

- A. All the pertinent requirements of Title 16, Subdivisions, Chapters 16.04 thru 16.40 of the Tehama County Code, the Tehama County Land Development and Engineering Design Standards (TCLD&EDS), and the Subdivision Map Act, as amended.
- B. The requirements of the Regional Water Quality Control Board (RWQCB) regarding storm water permitting via Storm Water Pollution Prevention Plan (SWPPP). ***Tehama County Department of Public Works***

### **Condition #13**

- A. ENCROACHMENT PERMIT: The Developer/Applicant shall obtain an encroachment permit from the Tehama County Public Works Department for the new connection on Loleta Ave (Co. Rd. #257) and construct a Standard Drawing # 0911 Road Connection onto Loleta Ave (Co Rd #257) modified to two (2) ten (10) foot lanes, for a total width of twenty (20) feet wide. The encroachment shall be constructed with a minimum of 12" of aggregate base and 3" of asphalt concrete.
- B. Developer/Applicant shall permanently block all existing accesses onto the county right of way except for the above approved location. ***Tehama County Department of Public Works***

### **Condition #14**

DEDICATION OF EASEMENT: The Developer/Applicant shall dedicate to the public an additional Ten (10) foot, total of Thirty (30) foot half width right of way along Loleta Ave (Co Rd #257) for public utilities and related purposes. ***Tehama County Department of Public Works***

### **Condition #15**

GRADING PERMIT: The Developer/Applicant shall submit a Grading Plan and obtain a Grading Permit from Tehama County Public Works prior to the start of any work related to construction of access or building. Developer/Applicant shall submit a Site Development Plan to scale showing all temporary and permanent improvements, preliminary grading, drainage, any piping, tanks or other appurtenances directly relating to this project and how they meet the TCLD&EDS. ***Tehama County Department of Public Works***

### **Condition #16**

WATER QUALITY PERMIT: The Developer/Applicant shall obtain a General Construction Activity Permit from California Regional Water Quality Control Board prior to the start of any work related to road construction of access road, grading or building construction if total disturbed area is greater than one (1) acre. ***Tehama County Department of Public Works***

### **Condition #17**

ROAD IMPROVEMENT: All damage to that portion of Loleta Ave (Co. Rd.



#257), caused by associated Construction Activities (i.e.- Trucking of Equipment, materials, etc..), will require restoration in the form of full width digouts, consisting of 3/4" aggregate base rock compacted to 95% compaction. The depth of the digout will be determined by the County, by inspection, prior to the work being performed. ***Tehama County Department of Public Works***

**Condition #18**

**ROAD IMPROVEMENT REQUIREMENTS:** The Developer/Applicant shall construct all road, and related public improvements in accordance with the Tehama County Land Development and Engineering Design Standards (TCLD&EDS) and the following:

- A. The Private Road shall be constructed in accordance with the modified Standard Drawing No. 0906 – 50' right of way improvement with Two ten (10) foot lanes and Four (4) foot surfaced shoulders.
- B. The structural section for the Private Road shall be designed by using the R-Value of the existing soils and a Traffic Index (TI) of 5.0.
- C. The Private Road shall terminate with the use of a Turnaround as shown on Drawing No. 0919.
- D. The Private Road shall be designed and constructed to provide safe stopping Sight Distance, as Per the Caltrans Highway Design Manual, to traffic approaching from both the East and the West on Loleta Ave (Co Rd #257). Construction shall not commence prior to approval of the improvement plans, grading permit, and encroachment permit by the Tehama County Public Works Department.
  - 1. The Developer/Applicant shall notify TCPWD a minimum of five (5) working days prior to commencement of construction activities.
- E. Developer shall reimburse the TCPWD for all costs related to checking, processing, and inspection activities associated with the improvement plans, documents, and construction activities in accordance with the Tehama County Code.
- F. Developer shall enter into a Service Agreement with the Tehama County Public Works Department to pay for all labor, equipment usage, materials, and administrative costs for checking improvement plans, drainage study, grading plan, inspection of construction improvements, and any other studies or documents
- G. The Developer/Applicant shall provide the TCPWD with a RCE certification that all improvements were constructed in accordance with the approved improvement plans, TCLD&EDS, and applicable sections of the Caltrans Standard Plans and Specifications 2022.
- H. Developer shall provide the County Engineer with all compaction test results and a certification from a Registered Civil Engineer which certifies that all road and related improvements have been constructed in accordance with the

standards outlined in the conditions of approval.

- I. The Developer/Applicant shall submit AS-BUILT improvement plans prior to acceptance of the completed improvements and/or the release of any improvement security. ***Tehama County Department of Public Works***

**Condition #19**

**DRAINAGE PLAN:** The Developer/Applicant shall submit a Drainage Plan/Hydrology Study consistent with a Hydrology Report approved by Tehama County Public Works prior to the start of any work related to buildings, towers, roadways, drainage culverts, driveways, and storm water facilities that include but are not limited retention/detention facilities, catch-basins, storm water diffusers, outfalls, culverts and road connections. A 100-year design flow check shall be used to ensure that no flooding occurs on-site or off-site due to the development of the project. A 100-year design shall be used to design the size of the detention basin so that no net increase in runoff occurs. Relocate any on-site drainage ditches into a Drainage Easement. Establish discharge path to existing locations with adequate facilities to ensure no "Net-Increase" in run-off from said development. ***Tehama County Department of Public Works***

**Condition #20**

**DRAINAGE REQUIREMENTS:** The Developer/Applicant shall submit documents acceptable to the County demonstrating compliance with Chapter 2.E. of the Tehama County Land Development and Engineering Design Standards (TCLD&EDS). ***Tehama County Department of Public Works***

**Condition #21**

**NESTING BIRDS:** The project area contains suitable habitat for nesting birds protected under California Fish and Game Code Sections 3503 and 3503.5 and the federal Migratory Bird Treaty Act. Construction activities such as vegetation removal, grading, and the use of heavy equipment could result in both direct and indirect impacts on nesting birds if conducted during the breeding season. Direct impacts may include injury or mortality of eggs, chicks, or adult birds due to disturbance or destruction of active nests. Indirect impacts could involve nest abandonment or reduced breeding success caused by elevated noise levels, human activity, or disruption of adult foraging behavior.

To avoid impacts to nesting birds and/or raptors protected under Fish and Game Code Sections 3503 and 3503.5 and the federal Migratory Bird Treaty Act, one of the following should be implemented:

- a. Construction activities should occur between September 1 and January 31, when birds are not anticipated to be nesting; or
- b. If construction activities occur during the nesting season, a pre-construction nesting bird survey should be conducted by a qualified biologist to identify active nests in and adjacent to the Project area.

Surveys should begin prior to sunrise and continue until vegetation and nests have been sufficiently observed. The survey should consider acoustic impacts and line

of sight Project disturbances to determine a sufficient survey radius to maximize observations of nesting birds. A nesting bird survey report should be prepared and, at a minimum, the report should include a description of the area surveyed, date and time of the survey, ambient conditions, bird species observed, a description of any active nests observed, any evidence of breeding behaviors (e.g., courtship, carrying nest materials or food, etc.), and a description of any outstanding conditions that may have impacted the survey results (e.g., weather conditions, excess noise, presence of predators).

If an active nest is located during pre-construction surveys, a non-disturbance buffer should be established around the nest by a qualified biologist in consultation with CDFW and U.S. Fish and Wildlife Service to comply with Fish and Game Code Sections 3503 and 3503.5 and the Migratory Bird Treaty Act. Avoidance and minimization measures may include, but are not limited to, exclusion buffers, sound-attenuation measures, seasonal work closures based on the known biology and life history of the species identified during the survey, as well as ongoing monitoring by biologists.

Nesting bird surveys should be conducted no more than one week prior to the initiation of construction. If construction activities are delayed or suspended for more than one week after the pre-construction nesting bird survey, the site should be resurveyed. **CALIFORNIA DEPARTMENT OF FISH & WILDLIFE.**

#### **Condition #22**

**INDEMNIFICATION.** As a condition and in consideration of the approval of this Parcel Map, the permittee shall defend, indemnify, and hold harmless, at the permittee's sole expense, the County of Tehama and its employees, officers, contractors, and agents (the "County Indemnitees") from and against the County Indemnitees to attack, set aside, void, annul, or otherwise challenge the County's decision to issue this Parcel Map to the Permittee, which action is brought within the time period provided for in Government Code Section 66499.37. The County shall promptly notify the permittee of any claim, action, or proceeding and shall cooperate fully in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the local agency. The County may defend any claim, action or proceeding if the County bears its own attorney's fees and costs, and defends in good faith. The permittee shall not be required to pay or perform any settlement unless the settlement is approved by the permittee. **Tehama County Planning Department**