

ATTACHMENT E

CONDITIONS OF APPROVAL

Condition #1

COMPLIANCE WITH LOCAL, STATE AND/OR FEDERAL LAWS: The permittee and future project owner(s) shall comply with all of the latest adopted local, state and federal laws, regulations, standards and requirements including Tehama County's Building and Safety Code. ***Tehama County Planning Department***

Condition #2

COMPLIANCE WITH AGENCY REQUIREMENTS: The Permittee shall obtain any and all local, state and/or federal permits, licenses, and/or other approvals for the construction and/or operation of the Project. This shall include, but not be limited to, local requirements by Tehama County Environmental Health Department, Tehama County Planning Department, Tehama County Building and Safety Department, Tehama County Air Pollution Control District, Tehama County Public Works Department, Tehama County Cooperative Fire Protection, and Tehama County Sheriff/Coroner's office. Permittee shall likewise comply with all such permit requirements. ***Tehama County Planning Department***

Condition # 3

DEVELOPMENT: Any developer who obtains a building permit within the County of Tehama, or any incorporated city within Tehama County, may be subject to the District's Indirect Source fee. Developers must submit an indirect source fee application, which can be found here: Indirect Source Fee Application. ***Tehama County Air Pollution Control District.***

Condition # 4

FUGITIVE DUST: Any active operation capable of generating fugitive dust must first obtain a fugitive dust from the Tehama County Air Pollution Control District pursuant to District Rule 4:24. The Fugitive Dust Permit Application can be found here: Fugitive Dust Permit Application. ***Tehama County Air Pollution Control District.***

Condition # 5

NUISANCE: A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to any such persons or the public or which cause or have a natural tendency to cause injury or damage to business or property. ***Tehama County Air Pollution Control District.***

Condition #6

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 Public Works Department***

Condition #7

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 buildings, parking lots, driveways, or any grading of land. ***Tehama County Public Works Department***

Condition #8

SET-BACK & FENCE SIGHT DISTANCE REQUIREMENTS: The existing fence along the frontage of the property is solid and does not provide adequate sight distance. The Developer/Applicant shall remove existing solid fence, along the frontage of the property along Adams Road, and construct an open-type (see thru) fence that complies with the building setback requirements. ***Tehama County Public Works Department***

Condition #9

WATER QUALITY PERMIT: 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 Public Works Department***

Condition #10

EMERGENCY ACCESS. Parcel shall allow for emergency access that shall meet or exceed TCO Section 9.14.020 to 9.14.031. ***Tehama County Cooperative Fire Protection***

- A. The entrance shall be a minimum of 14 feet horizontal width and provide a minimum of 15 feet vertical clearance.

Condition #11

KNOX BOX. Access through gates and all structures shall be provided through an approved Fire Department locking system such as Knox Box. (California Fire Code (CFC) Section 506). ***Tehama County Cooperative Fire Protection***

Condition #12

ADDRESSING: Addressing of the parcel shall meet or exceed Tehama County Code of Ordinances (TCO) Section 9.14.048 to 9.14.050. ***Tehama County Cooperative Fire Protection***

Condition #13

FIRE EXTINGUISHERS: Fire Extinguishers shall be installed and maintained in all buildings used for veterinary, boarding, and offices. ***Tehama County Cooperative Fire Protection***

a. The fire extinguisher placement shall be in conspicuous locations approved by TCFD. If the travel distance to an extinguisher exceeds 75 feet, additional fire extinguishers will be required. (CFC 906.3)

b. The minimum rating for all fire extinguishers shall be a Class 2A-10BC rated fire extinguisher. Additional Fire Extinguishers may be required for Special-Hazard Areas. (CFC 906.3)

Condition #14

MEDICAL GASES. Medical gases shall be located in areas dedicated to the storage of such gases without other storage or uses and shall comply with CFC Sections 5306.2 through 5036.5. ***Tehama County Cooperative Fire Protection***

Condition #15

FIRE FLOW. Fire Flow shall be required in accordance with TCC Title 9, Article IV. Fire Flow shall be installed in accordance with TCC 9.14.060 through 9.14.064 and with the most current edition of National Fire Protection Association (NFPA) 1142, Standard on Water Supplies for Suburban and Rural Fire Fighting. ***Tehama County Cooperative Fire Protection***

Condition #16

EXIT SIGNAGE. Exit Signage shall be installed in accordance with CFC Section 1013. ***Tehama County Cooperative Fire Protection***

Condition #17

DENFENSIBLE 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. (14 CCR §1299.03 and Title 9 TCC 9.05.080). ***Tehama County Cooperative Fire Protection***

Condition #18

FIRE SAFETY INSPECTION: This project will be subject to final and annual "Fire Safety Inspection", per the California Fire Code. ***Tehama County Cooperative Fire Protection***

Condition #19

FUTURE STRUCTURES. Any future structures shall be laid out to allow setback for structure defensible space in accordance with TCC Title 9, 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 #20

FUTURE DEVELOPMENT. Any building additions, future structures, occupancy type classification changes or operating plan modifications may require further conditioning and 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 on these documents or not

and a notation to that effect shall be placed upon the final statement of conditions.
Tehama County Cooperative Fire Protection

Condition #21

CULTURAL RESOURCES. 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***

Condition #22

INDEMNIFICATION. As a condition and in consideration of the approval of this Use Permit, 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 any claim, action, or judicial or administrative proceeding brought against the County Indemnitees, or any of them, to attack, set aside, void, annul, or otherwise challenge the County's decision to issue this Use Permit to the Permittee, any environmental review or absence thereof associated with the proposed project, or the manner in which the County interprets or enforces the terms and conditions of this Use Permit at any time. The Permittee shall further pay all losses, liabilities, damages, penalties, costs, awards, judgments, fees (including reasonable attorney's fees) and expenses arising from such claim, action, or judicial or administrative proceeding. Counsel for the County Indemnitees in any such legal defense shall be selected by the County. Upon request of the County, the Permittee shall execute a formal written agreement containing the foregoing terms, but the Permittee's obligations hereunder shall be fully operative and enforceable regardless of whether such an agreement is executed. ***Tehama County Planning Department***