

# 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**

**ENCROACHMENT PERMIT:** The Developer/Applicant shall obtain an encroachment permit from the Tehama County Public Works Department for the connection on Eighth Road (Co Rd #480) and construct a modified Standard Drawing # 0912 Driveway Encroachment modified to two (2) ten (10) foot lanes, for a total width of twenty (20) feet wide. ***Tehama County Public Works Department***

**Condition #8**

**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 #9**

**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 #10**

**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 #11**

**FIRE EXTINGUISHERS:** Fire Extinguishers shall be installed and maintained at locations approved by TCFD. A minimum of one Class 2A-10BC rated fire extinguisher shall be provided. If the travel distance to the extinguisher exceeds 75 feet, additional fire extinguishers will be required. (CFC 906.3) ***Tehama County Cooperative Fire Protection***

**Condition #12**

**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 #13**

**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 #14**

**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 #15**

**SCTRUCTURAL ENGINEERING:** Submit structural engineering, energy calculations and complete construction plans (including complete foundation, floor, lateral and roof framing plan) showing compliance with 2022 Title 24 code editions. Additional corrections may be required subsequent to your submittal. ***Tehama County Building & Safety***

**Condition #16**

**PLANS:** Indicate the address of the building, accessor's parcel number (APN), zoning, the name, address and phone numbers of owner(s) and person(s) preparing the plans of the cover sheet of the plans. ***Tehama County Building & Safety***

**Condition #17**

**INDICATE TYPE:** Indicate the occupancy type, type of construction, square footage and current Code Editions - 2022 CRC, CBC, CEC, CPC, CGBSC and the 2019 Energy Code. ***Tehama County Building & Safety***

**Condition #18**

**SIGNATURE:** Please provide a signature on each sheet of the individual responsible for the preparation of the sheet. Number all sheets and provide a sheet index on the cover page. ***Tehama County Building & Safety***

**Condition #19**

**BUILDING PERMITS:** Separate building permits are required for photovoltaic systems, fire sprinklers (submit to fire marshal), retaining walls, swimming pools, demolition. ***Tehama County Building & Safety***

**Condition #20**

**TRUSS CALCULATIONS:** If required please submit digitally stamped truss calculations for review including a digitally stamped/signed review and approval letter from the projects design professional (architect and/or engineer) stating that they have reviewed the truss calculations, and they are in conformance with their structural design. ***Tehama County Building & Safety***

**Condition #21**

**ALTERNATE FORM:** Alternate materials/methods form shall be filled out and submitted to Tehama County Building Department. ***Tehama County Building & Safety***

**Condition #22**

**SITE PLAN:** Provide fully dimensioned site plan to scale. Provide north arrow. Show property lines, easements, and new building locations. Dimension front, side and rear distances to property lines and between buildings. Indicate finish and existing ground slope grades. Clearly show the locations of sizes of water lines, gas lines, sewer lines and electrical service and/or feeders. Indicate the location of the water and electrical meters. All structures and improvements on the parcel shall be shown with their uses accurately noted on the site plan. ***Tehama County Building & Safety***

**Condition #23**

**SUBCONTRACTORS:** If you are using subcontractors, please indicate and provide the names and license numbers of those you will be using. ***Tehama County Building & Safety***

**Condition #24**

**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 #25**

**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***