



ATTACHMENT "D"
CONDITIONS OF APPROVAL TPM #25-01

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 Ordinance 2023, Article V, Section 9.14.071 (a) "All parcels 1 acre and larger within the county shall provide a minimum 30" foot setback for the buildings and accessory buildings from all property lines and/or the center of the road. ***Tehama County Cooperative Fire Protection***

Condition #3

PRIVATE ROAD. Proposed private road shall be constructed to meet or exceed the requirements of Tehama County Ordinance 2023, 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 14 CCR Sections 1273.10 Driveways, 1273.05 Roadway Turnarounds, and 1273.06 Roadway turnouts and Title 9 Tehama County Ordinance (TCO) 9.14.030 Driveways, 9.14.025 Roadways Turnarounds, and 9.14.026 Turnouts. ***Tehama County Cooperative Fire Protection***

Condition #5

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 Article III of Tehama County Ordinance 2023, Section 9.14.041, 9.14.047, 9.14.048, and 9.14.049. ***Tehama County Cooperative Fire Protection***

Condition #6

DEFENSIBLE SPACE. Defensible space is required to be maintained at all times, whenever flammable vegetative conditions exists. One hundred feet (100 ft.) of defensible space clearance shall be maintained around all structures (14 CCR 1299.03 and title 9 TCO 9.05.080 ***Tehama County Cooperative Fire Protection***

Condition #7

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 #8

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 #9

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 #10

DEDICATION OF EASEMENT: The Developer/Applicant shall dedicate to the public an additional Four (4) feet, a total of Thirty Four (34) foot half width right of way along Chard Ave (Co Rd #126) for public utilities and related purposes. ***Tehama County Department of Public Works***

Condition #11

ACCESS CONTROL: The Developer/Applicant shall create a One (1) foot wide non-access strip along the entire frontage of Chard Ave (Co. Rd. #126), except for the location of the Encroachment. ***Tehama County Department of Public Works***

THE FOLLOWING CONDITIONS ARE TO BE APPLIED TO PARCEL 1 AT THE TIME THE LANDOWNER SUBMITS A BUILDING PERMIT.

Condition #12

ENCROACHMENT PERMIT: The Developer/Applicant shall comply with the following;

- A. ENCROACHMENT PERMIT: The Developer/Applicant shall obtain an encroachment permit from the Tehama County Public Works Department for the new connection on Chard Ave (Co. Rd. #126) and construct a Standard Drawing # 0911 Road Connection onto Chard Ave (Co. Rd #126) 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 #13

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 #14

WATER QUALITY PERMIT. The Developer/Applicant shall obtain a General Construction Activity Permit from California Regional Water Quality 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 #15

ROAD IMPROVEMENT: All damage to that portion of Chard Ave (Co. Rd. #126), 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 #16

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 Developer/Applicant shall submit improvement plans prepared by a Registered Civil Engineer (RCE) to the Tehama County Public Works

Department (TCPWD) for approval in accordance with the TCLD&EDS and applicable sections of the Caltrans Highway Design Manual.

1. Chard Ave (Co. Rd #126) shall be constructed full half-width in accordance with the modified Standard Drawing No. 0905 – 60' right of way improvement with one twelve (12) foot lane and Four (4) foot surfaced shoulders and Four (4) foot gravel shoulders, along the entire frontage of the Project Property, plus a twelve (12) foot lane in the westbound direction.
 2. The structural section for Chard Ave (Co. Rd #126) shall be designed by using the R-Value of the existing soils and a Traffic Index (TI) of 7.0.
- B. 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.
- C. 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
- D. 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.
- E. 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.
- F. 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 #17

STOPPING SIGHT DISTANCE REQUIREMENT: A 55 M.P.H. stopping sight distance is required for traffic on Chard Ave (Co Rd #126).

- A. A Registered Civil Engineer (RCE) shall submit a detail design showing that the stopping sight distance meets the Tehama County Land Division Standards and the Caltrans "Highway Design Manual".
- B. The above said stopping sight distance shall be determined by information provided in the current addition of American Association of State Highway and Transportation Officials (AASHTO) reference "A Policy on Geometric Design of Highways and Streets". ***Tehama County Department of Public Works***

Condition #18

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 #19

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 #20

Sensitivity Assessment and Recommendations:

Based upon the above information and local topography, the project area is considered to have low sensitivity for cultural resources. Portions of the project along existing sites, roads, and trails are sensitive for archaeological resources. Other areas of sensitivity are flats near creeks, springs, seeps, or rock outcrops that may be located in the project area.

Therefore, because the project area has not been previously surveyed for archaeological resources, we recommend that a professional consultant be contacted prior to ground disturbance. The project archaeologist can offer recommendations for avoidance and protection of any existing or newly identified resources. If the proposed project contains buildings or structures that meet the minimum age requirement (45 years in age or older) it is recommended that the resources be assessed by a qualified specialist familiar with architecture and history of the county. Review of the available historic building/structure data has included only those sources listed above and should not be considered comprehensive. A list of qualified consultants is available online at www.chrisinfo.org.

During any phase of parcel development, if any archaeological resources are encountered, all work should cease in the area of the find pending an examination of the site and materials by the project archaeologist. This request to cease work in the area of a potential archaeological find is intended for accidental discoveries made during construction activities and is not intended as a substitute for the recommended cultural resources survey. It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the California Office of Historic Preservation (OHP):https://ohp.parks.ca.gov/?page_id=28351

If human remains are discovered, California Health and Safety Code Section

7050.5 requires you to protect the discovery and notify the county coroner, who will determine if the find is Native American. If the remains are recognized as Native American, the coroner shall then notify the Native American Heritage Commission (NAHC). California Public Resources Code Section 5097.98 authorizes the NAHC to appoint a Most Likely Descendant (MLD) who will make recommendations for the treatment of the discovery.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Not all known cultural resources have been recorded and submitted to the OHP, so this record search should not be considered an exhaustive list of all cultural resources present in your project area. DPR forms and reports that are used for recording and evaluating sites and individual resources are submitted to the Northeast Information Center by private and public agencies. Please note that the Northeast Information Center is not responsible for misinformation of coordinates presented on the submitted DPR forms. If a discrepancy is found, please contact the lead agency for more information.

Due to processing delays and other factors, not all of the cultural resource reports and resource records that have been submitted to the OHP are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for cultural resource management work in the search area. Finally, Native American tribes have cultural resource information not in the CHRIS inventory, and the NAHC should be contacted at (916)373-3710 for information regarding Native American representatives in the vicinity of the project.

Payment for this project review was received (Check #1494). Thank you for your dedication preserving Tehama County's and California's irreplaceable cultural heritage, and please feel free to contact us if you have any questions or need any further information or assistance. ***NorthEast Information Center***

Condition #20

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***