

NOTICE OF DETERMINATION

TO:

[ ] Office of Planning & Research  
1400 Tenth Street  
Sacramento, CA 95814

[X] Clerk of the Board  
1450 Court Street, Suite 308B  
Redding, CA 96001

FROM:

✓ County of Shasta  
Planning Division  
1855 Placer Street, Suite 103  
Redding, CA 96001

Phone: 530/225-5532  
FAX: 530/245-6468

*A copy of the environmental document and the record of the project approval may be examined at the Planning Division, 1855 Placer Street, Suite 103, Redding, CA 96001.*

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

PROJECT TITLE: Use Permit 06-004 STATE CLEARINGHOUSE NO.: 2006092065

APPLICANT: Palo Cedro Community Park Date Approved: 10/12/06  
PO Box 1112  
Palo Cedro, CA 96073 BOS: N/A

Original Sent to Clerk: 10/13/06

Date Fees Paid: 1/25/07

Date Sent to Clerk for Posting: 1/29/07

**PROJECT LOCATION AND DESCRIPTION:** The project is located in the Palo Cedro area on an 18.23-acre parcel on the east side of Cedro Way approximately two-tenths of a mile south of Old Forty-Four Drive. The Palo Cedro Community Action Team, a private, non-profit corporation has requested approval of a community park which would include a baseball/softball field, soccer field, tennis and basketball courts, horseshoe pits and bocce ball areas, play area, a 6,000-square-foot community building, wedding gazebo, shade structures, picnic area, walking trails, driveway, and parking areas. The use of the park may include dinners, sporting events, concerts, festivals, circuses, carnivals, and other activities consistent with the needs of the community. The park would be constructed in three stages.

This is to advise that the County of Shasta, as [X] lead agency/[ ] responsible agency, has approved the project described above and has made the following determinations regarding the project:

1. The project in its approved form [X] will, [ ] will not, have a significant effect on the environment.
2. [ ] An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA.
3. [X] A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
4. [ ] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
5. [ ] Readoption of a Negative Declaration or Mitigated Negative Declaration. Fees which have been previously paid to the Department of Fish and Game are not required. A document posting fee required by the County Clerk's office still applies.
6. [X] Mitigation measures were made a condition of the approval of the project.
7. [ ] Findings were made pursuant to Section 15091 of the State CEQA guidelines.
8. A statement of overriding considerations [ ] was, [X] was not, adopted for this project.

DATE RECEIVED FOR FILING:

Bill Walker  
Senior Planner

REFERENCE: California Administrative Code, Title 14,  
Division 6, Chapter 3, Sections 15075, 15094, 15373

10/12/06  
07-012



# Shasta County

DEPARTMENT OF RESOURCE MANAGEMENT  
1855 Placer Street, Redding, CA 96001

Russ Mull, R.E.H.S., A.I.C.P.  
Director

October 13, 2006

Palo Cedro Community Park  
PO Box 1112  
Palo Cedro, CA 96073

Dear Applicants:

Enclosed is a copy of Planning Commission Resolution 2006-154 and attached conditions for Use Permit 06-004, Assessor's Parcel 059-090-034-000. The Resolution and attached conditions constitute the permit. **The permit may contain conditions that must be met prior to engaging in the approved use. If your permit contains such conditions, it is your responsibility to notify the Planning Division in writing once these conditions have been met. After we have verified that these conditions have been met, you may initiate the activity.** If the permit does not contain such conditions, it authorizes the approved use if conducted in accordance with permit stipulations. Failure to demonstrate compliance with conditions may result in enforcement action or revocation of the use permit.

The Use Permit will be deemed to be automatically revoked if the approved use(s) are not actively and substantially commenced within two years of the date of its approval or unless an extension of time has been applied for prior to the expiration of the two-year period and approved by the County. The Use Permit is limited to the activities described in the attached resolution and the scope of those activities as approved. Any change in the approved use or activity will require review by the Planning Division and may require either an amendment to the permit or an entirely new use permit.

If you have any questions on this matter, please feel free to call me at (530) 225-5532.

Sincerely,

Bill Walker  
Senior Planner

wmw/sc  
enc.

c. Assessor, Dept. of Public Works

**RESOLUTION NO. 2006-154****A RESOLUTION OF THE SHASTA COUNTY PLANNING COMMISSION  
APPROVING USE PERMIT 06-004 - PALO CEDRO COMMUNITY PARK**

WHEREAS, the Planning Commission of the County of Shasta has considered Use Permit 06-004, filed by the Palo Cedro Community Action Team, on Assessor's Parcel Number, 059-090-034, in accordance with Section 17.92.020 of the Shasta County Code; and

WHEREAS, said Use Permit was referred to various affected public and private agencies, County departments, and referral agencies for review and comment; and

WHEREAS, the Shasta County Environmental Review Officer has reviewed the project and recommends a specific environmental finding; and

WHEREAS, a public hearing was held on October 12, 2006; and

WHEREAS, the Shasta County Planning Commission has considered public comments and a report from the Planning Division.

NOW, THEREFORE, BE IT RESOLVED that the Shasta County Planning Commission:

1. Makes the following environmental findings:
  - A. An Initial Study has been conducted by the Shasta County Department of Resource Management, Planning Division, to evaluate the potential for significant adverse environmental affects and there is no substantial evidence in light of the whole record before the agency that the project as mitigated may have a significant adverse impact on the environment;
  - B. A Mitigated Negative Declaration has been prepared and circulated to the State Clearinghouse (SCH#2006092065) pursuant to the California Environmental Quality Act (CEQA). The environmental documentation as considered for this project reflects the independent judgment of the approving authority; and
  - C. Mitigation monitoring provisions have been considered by the approving authority pursuant to County Mitigation Monitoring and Reporting Procedures. Feasible mitigation measures have been specifically identified in the Initial Study and incorporated in the Statement of Conditions with monitoring as specified in the Initial Study. The Mitigated Negative Declaration, by its provisions for monitoring of mitigation measures or changes made to the project or conditions of project approval to be adopted in order to mitigate or avoid significant impacts on the environment, represents the program designed to ensure environmental compliance during project implementation. This program, as required by Public Resources Code Section 21081.6, is based on those documents and materials referred to in the Mitigated Negative Declaration, and incorporated therein by reference, which are maintained at the County Planning Division's office located at 1855 Placer Street, Suite 103, Redding, California.

## Resolution No. 2006-154

Page 2

2. Adopts the CEQA determination of a Mitigated Negative Declaration.
3. Makes the following findings for the Use Permit:
  - A. The project, as conditioned, is consistent with the objectives, policies, uses and programs of the General Plan;
  - B. The establishment, operation, and maintenance of the subject use, under the circumstances of the particular case will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the County.
  - C. The design and construction of all proposed improvements, including any manmade change to improved or unimproved real property, are consistent with the need to minimize flood damage based on conditions as set forth in the attachment to this Resolution; and
  - D. Drainage is designed to reduce exposure to flood hazards based on conditions as set forth in the attachment to this Resolution.
4. Approves Use Permit 06-004, subject to the conditions as set forth in the attachment to this Resolution.

DULY PASSED this 12<sup>th</sup> day of October, 2006, by the following vote:

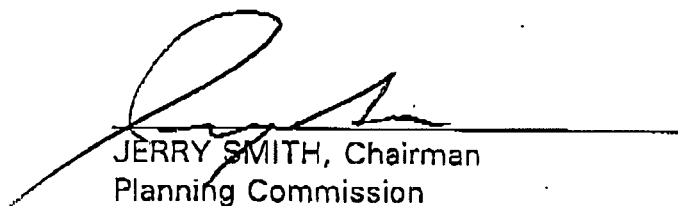
AYES: RUTLEDGE, CORNELIUS, SMITH, CASOLARY, RAMSEY

NOES:

ABSENT:


ABSTAIN:

RECUSE:



JERRY SMITH, Chairman  
Planning Commission  
County of Shasta, State of California

ATTEST:



RUSS MULL, Secretary

Planning Commission

County of Shasta, State of California

**STATEMENT OF CONDITIONS****USE PERMIT 06-004  
PALO CEDRO COMMUNITY PARK****PLANNING DIVISION:**

1. The requirements of all concerned governmental agencies having jurisdiction by law, including, but not limited to, the issuance of appropriate permits, shall be met.
2. This permit is granted for the following listed uses and structures which are to be located as shown on the approved plot plan (Exhibit A). Minor modifications may be approved by the Planning Director. Any substantial revisions will require either amendment to this permit or a new use permit.
  - a. A community park, including a baseball/softball field, soccer field, tennis and basketball courts, horseshoe pits and bocce ball areas, two play areas, a 6,000-square-foot community building, a maintenance/storage facility, wedding gazebo, shade structures, picnic area, walking trails, driveway and parking areas. The use of the park may include special events such as dinners, sporting events, concerts, festivals, circuses, carnivals and other activities consistent with the needs of the community. The park will be constructed in three stages.
  - b. A railroad and depot may be permitted subject to approval of an amendment to this use permit.
  - c. A park host/caretaker's unit may be permitted subject to submittal of a detailed plan by the applicant and approval by the Planning Director.
3. The maximum number of people permitted on the park premises at any given time shall be limited to 1,000 (one thousand) at times of special events. Requirements for security, parking and traffic control and sanitation during special events shall be required as described below. Any special event with over 360 people may not occur more than twice per year. The park, prior to hosting a special event, shall have in place and submitted to the County a report, from an acoustical engineer or other qualified professional noise expert, certifying the planned event will not exceed the noise limitations set forth in Condition 10.
4. \*The potential impacts of this project on the area that was determined by the archeological reconnaissance to have cultural significance will be mitigated by avoidance. Therefore no soil disturbance shall take place in this area.
5. \*Although there is no evidence to suggest that the project would result in any significant effect to historical, archeological, paleontological or unique geologic resource, or human remains, there is always the possibility that such resources or remains could be encountered. Therefore, if in the course of development, any archaeological, historical, or paleontological resources are uncovered, discovered or otherwise detected or observed, mineral exploration activities in the affected area shall cease and a qualified archaeologist shall be contacted to

review the site and advise the County of the site's significance. If the findings are deemed significant by the Environmental Review Officer, appropriate mitigation shall be required.

6. This Use Permit shall become automatically revoked without further action by Shasta County if the activity or use for which the Use Permit was granted has not actively and substantially commenced within two years of the date of approval.
7.
  - a. Legal notice of public review and consideration of this Use Permit's terms and conditions is required every 5 years. If comments are submitted, the Planning Commission shall hold a public hearing and determine the appropriate and necessary revision to such terms and conditions.
  - b. Any time the Planning Director finds that one or more grounds exist for revocation, revocation proceedings may be initiated in accordance with applicable provisions of the Shasta County Ordinance Code.
8. \*The park shall be closed from 10:00 p.m to one-half hour before sunrise. The baseball/softball field and the soccer field shall be closed at dark (i.e. no more than one hour after sunset).
9. \*Loudspeakers and other noise amplification systems are prohibited on the project site, except within the Community Building, or at special events, in which case there shall be no noise amplification after sunset. In case of a special event, loud speakers and other noise amplification systems outside the community building may only be used within 250 feet of Cedro Lane and no closer than 150 feet of the adjacent property lines. Such amplification/loudspeakers shall be shielded and directed toward Cedro Lane and away from adjacent residences.
10. \*The maximum noise level during operation shall be limited to daytime hourly Leq dB of 55 (7 a.m. to 10 p.m.) and nighttime hourly Leq dB of 50 (10 p.m. to 7 a.m.) at the nearest off-site residence. In the event that complaints about noise are received by the Planning Division, staff is available with noise testing equipment to evaluate any alleged noise violations. The Planning Director shall review each complaint and determine whether it can be verified. If so, the Director shall inform the park owner/operator that a report must be submitted to the Planning Division from an acoustical engineer or other qualified professional including actual measurements of noise from project operations. The Director may choose to have the Planning Division hire the acoustical engineer or other qualified professional to perform the study. In that event, the park owner/operator shall deposit monies with the Division to cover the cost of the study and the Division's associated administration costs.  
  
\*If the results of that monitoring indicate that the County's noise standards are exceeded, additional noise control measures shall be implemented as needed. Such measures could include modifications of project hours of operations and limits on various park uses.
11. Construction activities shall be limited to daylight hours (between 7 a.m. and 7 p.m.) in areas where sensitive receptors are located. No construction shall be permitted on Sundays and Federal holidays. (Use where adjacent/nearby uses are developed).

12. Drainage facilities shall be constructed to Shasta County Standards.
13. All grading shall conform to the Shasta County Grading Ordinance.
14. Site development plans shall be prepared by a registered engineer for on-site and off-site drainage features and shall be reviewed and approved by the Regional Water Quality Control Board and the Mosquito Abatement District.
15. All restrooms shall be connected to the County Service Area #8 sewer system.
16. A dust palliative shall be used on all areas not paved or landscaped to minimize dust disturbance.
17. \*Removal of trees shall be limited to those areas shown on the site map. Trees will be replaced as proposed in Palo Cedro Community Park Project Description and as described in Section IV Biological Resources below.
18. \*All proposed buildings shall either be painted or constructed of materials of neutral or earth tone colors. Roofing material shall be a non-glare, nonreflective material, light colors are encouraged.
19. \*A facilities maintenance plan and agreement shall be submitted for review and approval by the Planning Director prior to opening the park to the public.
20. \*Any on-site lighting shall be shielded from surrounding property. No use shall create intense light or glare that causes a nuisance or hazard beyond the property line. Proposed lighting shall be shown on the building plans for review and approval by the Planning Director.
21. \*There shall be no lighting of the soccer field and baseball/softball field at any time other than security lighting.
22. \*All lights not required for nighttime security shall be off from 10:00 p.m. until sunrise.
23. Any roof-mounted equipment shall be architecturally screened from view prior to final building inspection.
24. There shall be no storage or accumulation of wrecked or dismantled vehicles or parts thereof, discarded items, junk, or inoperable machinery.
25. All outside trash storage and collection areas shall be enclosed by solid walls, view obscuring fence or combination of those options, not less than six (6) feet in height. The maximum height of the screening shall be at least one (1) foot above the trash receptacle(s) when full.
26. \*Designated recycling containers shall be provided on site.

27. \*A security plan, including 6 foot- high chain link (or equivalent) perimeter fencing, lighting, and security personnel, shall be submitted for review and approval by the Planning Director in conjunction with the Sheriff's office. Additional security personnel may be required during special events.
28. \*The fencing along the property line along Cedro Way shall be decorative fencing. The proposed fencing shall be shown on plans for review and approval by the Planning Director.
29. \*The applicant shall provide the Sheriff's office and the County Fire Department with written authorization to enter the project site at any time Sheriff's office and the County Fire Department deem necessary. Appropriate signs with ordinance citations shall be posted where deemed necessary.
30. \*Vegetation shall be cleared and maintained to permit visibility of all areas of the park from Cedro Way and the access driveway.
31. \*A locking gate shall be located across the access driveway within 100 feet of Cedro Way. The Sheriff's office and the County Fire Department shall have access through the gate.
32. \*Alcohol use shall be limited to the community building (a.k.a. club house), with prior application and approval from the applicant. Smoking and the use of all other tobacco products is prohibited everywhere in the park.
33. \*Traffic control on Cedro Way and parking attendants shall be required for special events of more than 360 people to direct traffic on-site and to off-site parking areas. The applicant shall submit a plan for review and approval by the Department of Public Works and the Planning Director for traffic and parking control for special events, and submit written statements from the providers of off-site parking that parking is available at the specific date and time of the special event.
34. \*A plan for the temporary installation of portable toilets shall be reviewed and approved by the Planning Director. Said plan shall be implemented prior to special events.
35. \*A non-disturbance area shall be maintained within a 20-foot radius of each of the two clusters of blue elderberry plants (*sambucus mexicana*) found on the subject property. The applicant shall have pre-construction consultation with the U.S. Fish and Wildlife Service to identify appropriate measures to protect the beetle during construction.
36. \*The potential impacts of the project on the wet swales, intermittent streams, season wetlands, and wet meadows identified in the Pre-Jurisdictional Delineation Report shall be mitigated by avoidance or by purchase of mitigation credits at an off-site approved mitigation bank. Where avoidance is not feasible, permits must be obtained from the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and/or California Department of Fish and Game.
37. \*If vegetation removal must occur during the migratory bird nesting season, a nesting survey shall be conducted in advance, with clearing proceeding only if no active nests are present.



38. \*To avoid adversely affecting special-status fish species and their habitat in Cow Creek, construction activities shall be restricted to the dry season and Best Management Practices implemented for erosion control. Trail systems shall be maintained to avoid erosion near riparian habitat.
39. \*Removal of native oaks shall be mitigated by the on-site planting of native oaks at a rate of two trees of the same oak species for each tree removed in the tree replacement areas shown on the plan submitted by the applicant. If possible, trees shall be planted using acorns from the site or adjacent properties. If seedlings are used they shall meet the following specifications: minimum 10-cubic inch size container, minimum 6-inch root system depth, minimum 2 ½ millimeter caliper, minimum 4 inches high, and maximum 12 inches high, from seeds collected in the same seed zone and within 1,000 feet elevation of the project site. Other specifications may be proposed by a qualified professional if approved in writing by the Planning Division. Because some species of plants do not produce seed every year, it may be necessary to collect seed for those species several years in advance of the planting date. The replaced trees shall be monitored for a minimum of 7 years to ensure that they have survived. Trees which have not survived shall be replaced.

#### **CALIFORNIA DEPARTMENT OF FISH AND GAME:**

40. The applicant shall pay the Clerk of the Board of Supervisors a documentary handling fee of twenty five dollars (\$25.00) for posting a Notice of Determination or Notice of Exemption for this project pursuant to the California Environmental Quality Act (CEQA), section 15075. Projects wherein no De Minimis Finding of Significance was made, shall also pay a fee of one thousand, two hundred and fifty dollars (\$1,250) pursuant to Fish and Game Section 711.4 (AB 3158). Said fees shall be paid within five (5) days following the end of any final appeal period, or in the event of a timely appeal within five (5) days following any final decision on the appeal, before the project approval will be considered final. **Failure to pay the required fees will render this contingent project approval null and void.**
41. All planted areas (except native oak and xeriscape areas) shall be served with an adequate and permanent watering system and all plant materials shall be maintained in a living condition throughout the term of the use.
42. In order to provide safe sight distance at driveways and street intersections, all plant material within a fifteen (15)-foot triangle at the intersection of driveways and streets shall be no more than two (2) feet in height above the curb level, except for trees which are trimmed so that no branches extend lower than six (6) feet above curb level.

#### **PARKING/ON-SITE ACCESS:**

43. An improved parking area shall be provided in accordance with Shasta County Ordinance Code Section 17.86. Improvements shall be completed prior to final building inspections for structures of Stage 2 of the Park Development Plan.
44. A parking plan showing space location, dimensions and total number of spaces shall be provided prior to issuance of a building permit. A minimum of 120 spaces shall be provided.

45. The parking area and access shall be improved to the following standard:
- a. Surfaced with asphalt concrete paving. Asphalt concrete paving shall be type "B" with a minimum thickness of 0.14 feet placed over at least six (6) inches of compacted Class 3 aggregate base or cinders.
  - b. Parking areas shall be striped.
46. The applicant shall submit a sign plan for approval by the Planning Director prior to erection of any signs.
47. Signs shall not flash, scintillate, revolve or change color or intensity, or emit offensive odors, fluids, noise or smoke, or contain any part or attachment which does the same.

**AIR QUALITY MANAGEMENT DISTRICT (AQMD):**

48. The following standard air quality conditions shall apply:
- a. Any person building, erecting, altering, or replacing any article, machine, equipment, or other contrivance which may cause the issuance of air contaminants, shall obtain written authority for such construction from the air pollution control officer of the Shasta County Air Quality Management District prior to issuance of a Use Permit.
  - b. All activities associated with a building site shall be conducted in a manner to control fugitive dust emissions through the use of dust palliative agents or the use of water to mitigate off-site impacts.
  - c. The project shall provide for the use of energy-efficient lighting (includes controls) and process systems such as water heaters, furnaces, and boiler units.
  - d. The project shall utilize a central water heating system featuring use of low-NOx hot water heaters.
  - e. The project shall utilize energy-efficient and automated controls for air conditioning.
  - f. Alternatives to open burning of vegetative material on the project site shall be used by the project applicant unless otherwise deemed infeasible by the AQMD. Among suitable alternatives are chipping, mulching, or conversion to biomass fuel.
  - g. The applicant shall be responsible for ensuring that all adequate dust control measures are implemented in a timely and effective manner during all phases of project development and construction.
  - h. All material excavated, stockpiled, or graded should be sufficiently watered to prevent fugitive dust from leaving property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering should occur at least twice daily with complete site coverage, preferably in the mid-morning and after work is completed.

each day.

- i. All areas (including unpaved roads) with vehicle traffic should be watered periodically or have dust palliatives applied for stabilization of dust emissions.
- j. All on-site vehicles should be limited to a speed of 15 miles per hour on unpaved roads.
- k. All land clearing, grading, earth moving or excavation activities on a project shall be suspended when winds are expected to exceed 20 miles per hour.
- l. All inactive portions of the development site should be seeded and watered until a suitable grass cover is established.
- m. The applicant shall be responsible for applying non-toxic soil stabilizers (according to manufacturer's specifications) to all inactive construction areas (previously graded areas which remain inactive for 96 hours) in accordance with the Shasta County Grading Ordinance.
- n. All trucks hauling dirt, sand, soil or other loose material should be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the trailer) in accordance with the requirements of CVC Section 23114. This provision shall be enforced by local law enforcement agencies.
- o. All material transported off-site shall be either sufficiently watered or securely covered to prevent a public nuisance.
- p. During initial grading, earth moving, or site preparation, the project shall be required to construct a paved (or dust palliative treated) apron, at least 100 feet in length, onto the project site from the adjacent paved road(s).
- q. Paved streets adjacent to the development site should be swept or washed at the end of each day as needed to remove excessive accumulations of silt and/or mud which may have accumulated as a result of activities on the development site.
- r. Adjacent paved streets shall be swept (recommend water sweeper with reclaimed water) at the end of each day if substantial volumes of soil materials have been carried onto adjacent public paved roads from the project site.
- s. Wheel washers shall be installed where project vehicles and/or equipment enter and/or exit onto paved streets from unpaved roads. Vehicles and/or equipment shall be washed prior to each trip.
- t. Prior to final occupancy, the applicant shall reestablish ground cover on the construction site through seeding and watering in accordance with the Shasta County Grading Ordinance.
- u. Construction activities shall be scheduled that direct traffic flow to off-peak hours as

much as practicable.

- v. The project shall provide for the orientation of building structures that maximize the potential for natural cooling and passive solar design principles (this may include use of appropriate landscaping).
- w. The project shall provide for on-site road and off-site bus turnouts, passenger benches, and shelters as demand and service routes warrant subject to review and approval by local transportation planning agencies.
- x. The project shall improve the thermal efficiency of structures as appropriate by: (1) reducing thermal load with automated and timed temperature controls, or (2) occupancy load limits.
- y. The project shall incorporate shade trees, adequate in number and proportional to the project size, throughout the project site to reduce building heating and cooling requirements.
- z. The project shall provide for a parking lot design that does not impede a clear, direct pathway for safe, easy movement of pedestrians and public transportation vehicles.
- aa. The project shall provide for adequate bicycle storage/parking facilities at a minimum of one bicycle space for every 20 automobile spaces.

**REGIONAL WATER QUALITY CONTROL BOARD:**

- 49. Apply for and obtain any and all permits from the Regional Water Quality Control Board required by state regulations.

**WATER/SEWER:**

- 50. Underground facilities that are to be placed under pavement or concrete shall be installed prior to the installation of the pavement or concrete.
- 51. Water supply main lines, appurtenant facilities, and service connections shall be installed in accordance with the construction and testing standards of the operating entity and the County's Fire Safety Standards and shall be approved by the operating entity and the responsible fire protection entity prior to the final building inspection/initiation of the use.
- 52. Wastewater collection system main lines, appurtenant facilities, and service connections shall be installed in accordance with the construction and testing standards of the operating entity and shall be approved by the operating entity prior to the final building inspection/initiation of the use.
- 53. The improvement plans for the water and sewer facilities shall be reviewed and approved by the operating entity prior to the installation of the facilities. Prior to the final building inspection/initiation of the use, the applicant's project engineer shall provide as-built plans,

a certificate of completion, and, if requested, an operations and maintenance manual to the operating entity.

54. Prior to building permit issuance/initiation of the use, the applicant shall pay all inspection, capital improvement, connection, and other capacity charges or fees as established by the operating entity for the water and sewer facilities.
55. The proposed source of the water supply system to serve the project shall be from an approved public water system or from some other source approved for the purpose by the Environmental Health Division.
56. Electric and telephone utilities shall be installed underground.

**SHASTA COUNTY FIRE DEPARTMENT (SCFD):**

57. Dead-end road(s) shall be limited to 1,000 feet in length, unless provided with a SCFD approved through road system as specified in Section 6.11 of the Fire Safety Standards.
58. Roadways and turnarounds shall be in accordance with Section 6.12 of the Fire Safety Standards prior to the issuance of this Use Permit.

Each building constructed must be within 150 feet (walking distance) of any road constructed in accordance with Section 6.12 of the Fire Safety Standards.

59. Structures shall be identified with respect to the nearest roadway and are to be clearly visible at all times. Letters and/or numbers shall be a minimum of four inches in height, reflectorized, and shall contrast in color with the background.
60. Untreated wood shake and shingle roofing is prohibited. Roofing shall have a Class A or Class B classification as specified in Section 1503 of the California Building Code.
61. Buildings constructed on parcels one acre or larger in size shall be setback a minimum of 30 feet from all property lines.
62. The applicant shall provide fire hydrant(s) as specified by County Service Area (CSA) #8 and in accordance with the Fire Safety Standards. The fire hydrant(s) shall be installed and in-service prior to the issuance of the Use Permit. Improvement plans shall be submitted to the SCFD and to CSA #8 for review and approval prior to the construction of the fire hydrant system.
63. The applicant shall dispose of any vegetation cleared for construction and/or land development purposes prior to the issuance of the Use Permit. Disposal shall be in accordance with Air Quality Management Regulations and State or local Fire Department Burning Permit Regulations.
64. In accordance with Public Resources Code 4291 (a) the applicant shall provide "Defensible Space", by removing all flammable vegetation from around all buildings for a minimum of 100

feet or to the property line, whichever is closer.

65. **Advisory note:** The project is located in an area designated as a "HIGH" Fire Hazard Severity Zone under Section 4203 of the Public Resources Code of the State of California.
66. Barbeques shall be located on, and constructed of, concrete or approved noncombustible materials and shall not be located within 10 feet of vehicles, combustible vegetation or buildings.
67. Water outlet(s) shall be located within 50 feet of all barbeques and shall be easily accessible and obvious. Provisions shall be made to prevent accumulations of standing water.

### **SHASTA COUNTY DEPARTMENT OF PUBLIC WORKS**

68. Prior to Certificate of Occupancy, obtain an encroachment permit from the Shasta County Department of Public Works, Development Services Division and construct the Type B-modified road connection as described by the encroachment permit at the following location:
  - A. Driveway at Cedro Lane as shown on the project map revision three dated December 2005.
69. Underground facilities that are to be placed under pavement or concrete shall be installed prior to the installation of the pavement or concrete.
70. Prior to Certificate of Occupancy, applicant shall pay all connection, inspection and capital improvement fees established for the county service area.
71. The applicant shall construct the water and sewer system required to provide service to the project, including connections to each structure, in accordance with construction and testing standards in the Shasta County Development Standards.
72. The applicant shall pay a lump sum amount of \$15,000.00 for the construction of new facilities. The lump sum amount is considered the applicant's fair share cost for the construction of improvements that will benefit both the applicant and all of County Service Area #8.
73. The applicant shall purchase additional sewage disposal and water assessment units to accommodate the proposed development prior to certificate of occupancy.

### **ADVISORY NOTICES:**

- A. This Use Permit expires and is null and void without further action by the county if the activity or the use for which the Use Permit was granted has not been actively and substantially commenced within two years of the date of its approval. The Planning Commission may extend the time for commencement of the use or activity when the Use Permit is approved, or during the two years following approval or affirmation of approval of the Use Permit, if an application for an extension of time is made to the Planning Division prior to expiration of the Use Permit.

- B. Unless otherwise noted, all listed conditions must be completed prior to initiation of the use. The applicant is responsible for demonstrating, in writing, that all conditions requiring completion prior to initiation of the use have been satisfied. Failure to demonstrate compliance with conditions may result in the project becoming null and void.

\* Denotes mitigation measures of the Mitigated Negative Declaration.