



Shasta County

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

Russ Mull, R.E.H.S., A.I.C.P.
Director
Richard W. Simon
Assistant Director

April 28, 2008

Ray Toney
Palo Cedro Community Park
P.O. Box 1112
Palo Cedro, CA 96073

Dear Mr. Toney:

USE PERMIT 06-004 MINOR MODIFICATION APPROVAL

Use Permit 06-004 is the permit for the Palo Cedro Community Park. Condition #2 of Planning Commission Resolution Number 2006-154 identifies the approved site plan as Exhibit "A" prepared by Nichols, Melburg & Rossetto, Architects, Revision No. 4, March 2006. You have submitted a request to consider modification of the site plan to rearrange and relocate facilities within the community park. You have identified that some of the design changes are proposed to reduce the potential impacts of the project on adjacent residents, including moving the club house, the wedding gazebo, the restrooms and the softball field. Relocation of roads and parking areas are proposed to reduce impact on wetlands and existing large trees. These changes are consistent with the mitigated negative declaration and the conditions of approval of the Use Permit.

This letter permits a minor modification to Condition #2 of Planning Commission Resolution Number 2006-154, for approval of the revised Exhibit "A" site plan prepared by Whitson Engineering, dated September 13, 2007. All other terms and conditions of approval of Use Permit 06-004 remain in full force and effect. Any changes in the proposed use would require an amendment to the Use Permit. If you have any questions, please call Bill Walker, Senior Planner at (530) 225-5532.

Sincerely,

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

RM/bw/th

Enclosures

Suite 101
AIR QUALITY MANAGEMENT DISTRICT
(530) 225-5674
FAX: (530) 225-5237

Suite 102
BUILDING DIVISION
(530) 225-5761
FAX: (530) 245-6468

Suite 103
PLANNING DIVISION
(530) 225-5532
FAX: (530) 245-6468

Suite 201
ENVIRONMENTAL HEALTH DIVISION
(530) 225-5787
FAX: (530) 225-5413

Suite 200
ADMINISTRATION & COMMUNITY EDUCATION
(530) 225-5789
FAX: (530) 225-5807

Toll Free Access Within Shasta County 1-800-528-2850

REQUEST FOR MINOR MODIFICATION

PERMIT NO.: Use Permit 06-004 - Palo Cedro Community Park

DATE: April 28, 2008

LOCATION: 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.

PERMIT HISTORY/CHRONOLOGY: On October 12, 2006, by Resolution Number 2006-154, the Planning Commission approved Use Permit 06-004 for the Palo Cedro Community Park. Condition Number 2 of the conditions of approval states:

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.*

The approved Exhibit A site plan is identified as Revision No. 4, March 2006, prepared by Nichols, Melburg & Rossetto, Architects.

DESCRIPTION OF PROPOSAL/MINOR MODIFICATION REQUEST:

The Palo Cedro Community Park has requested approval of a minor modification to the Use Permit in order to rearrange and relocate facilities within the proposed park. Attached are copies of the approved site plan, the proposed redesigned site plan prepared by Whitson Engineering, dated 9-13-07, and a letter from Ray Toney of the Palo Cedro Community Park which explains the changes from the original approved plan.

COMPARISON WITH EXISTING PERMIT LIMITATIONS:

No changes to the conditions of approval of the Use Permit and no new facilities are proposed.

OTHER DEPARTMENT CONCERNS:

The Department of Public Works has commented: "The addition of a second driveway is not a problem. They [Palo Cedro Community Park] will need to get an encroachment permit prior to commencing construction." The Environmental Health Division does not have any concerns because the park will have community water and sewer service, but noted that a grading permit will be required. The Shasta County Fire Department has no concerns about the revised site plan.

DISCUSSION:

As discussed in the letter from the Palo Cedro Community Park, some of the design changes are proposed to reduce the potential impacts of the project on adjacent residents, including moving the club house, the wedding gazebo, the restrooms and the softball field. Relocation of roads and parking areas are proposed to reduce impact on wetlands and existing large trees. These changes are consistent with the mitigated negative declaration and the conditions of approval of the Use Permit.

RECOMMENDATION:

Staff recommends that the Planning Director approve this minor modification of Use Permit 06-004 to modify the site plan as shown on the plan prepared by Whitson Engineering, dated 9-13-07.

Attachments: Draft approval letter
Planning Commission Resolution Number 2006-154
Exhibit A site plan (Revision No. 4, March 2006, prepared by Nichols, Melburg & Rossetto, Architects)
Letter from Ray Toney to Bill Walker, dated June 1, 2007
Proposed revised site plan (by Whitson Engineering, dated 9-13-07)

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.

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 12th day of October, 2006, by the following vote:


AYES: RUTLEDGE, CORNELIUS, SMITH, CASOLARY, RAMSEY

NOES:

ABSENT:

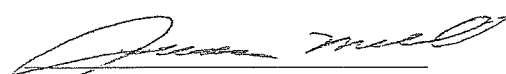
ABSTAIN:

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

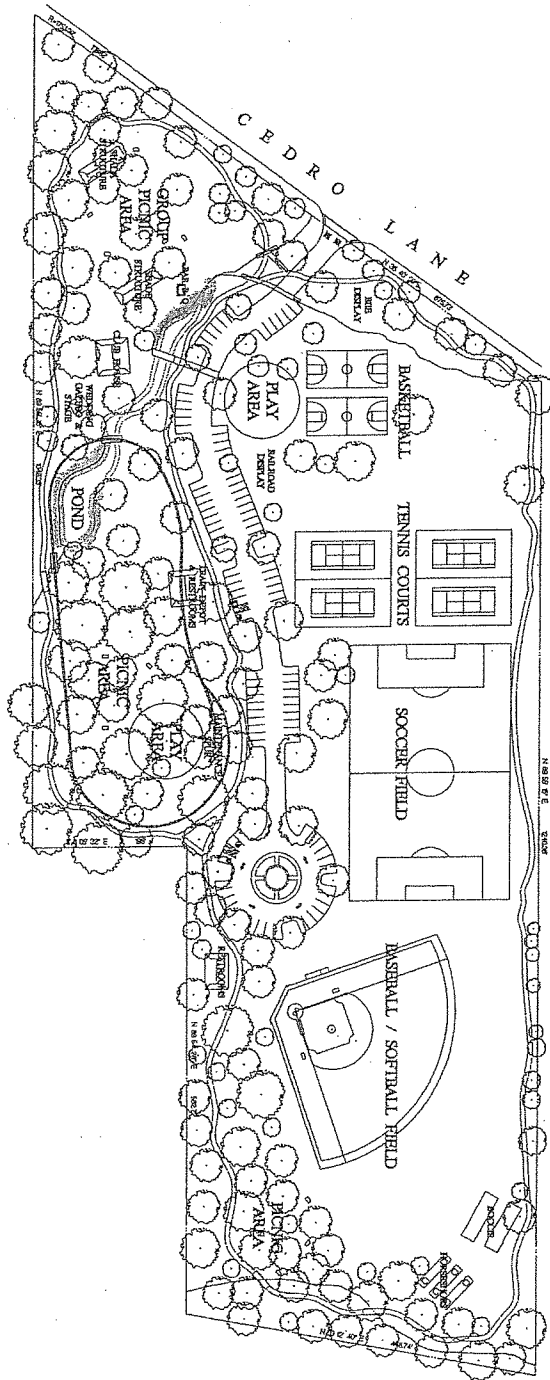
68. Prior to Certificate of Occupancy, obtain an encroachment permit from the Shasta County Department of Public Works, Development Services Division and construct the Type B--modified road connection as described by the encroachment permit at the following location:
 - A. Driveway at Cedro Lane as shown 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.



Stage 3



ADOPTED PLAN FOR THE
PALO CEDRO COMMUNITY PARK

REVISIONS
 NO. 1 SEPTEMBER 2001
 NO. 2 NOVEMBER 2001
 NO. 3 DECEMBER 2001
 NO. 4 MARCH 2002



EXHIBIT A SITE PLAN
 USE PERMIT 08-004
 PALO CEDRO PARK
 PALO CEDRO

June 1, 2007

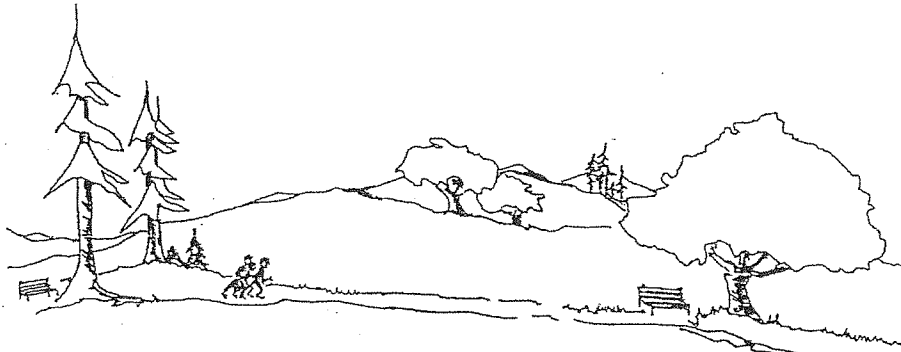
Mr. Bill Walker
Senior Planner
Department of Resource Management
1855 Placer Street
Redding, CA 96001

Subject: Palo Cedro Community Park
Use Permit 06-004
MINOR MODIFICATIONS

Dear Mr. Walker

As we discussed with you in April we have made some minor modifications to the layout of the park from the plan submitted with our Use Permit application. These modifications are the result of conditions set forth in the Use Permit, responding to neighborhood concerns raised during the Use Permit process, and to provide better use of the park. We are requesting these be approved administratively as minor modifications.

The following is discussion of each minor modification which is based on the enclosed drawings. The colored drawing is the plan submitted with the Use Permit application and the non-colored drawing titled "Improvement Plans" illustrates our new location of the facilities.



Building A Better Community Through Parks and Recreation

Post Office Box 1112 Palo Cedro California 96073 530.547.APARK
www.palocedrocommunitypark.org

CLUB HOUSE/ COMMUNITY CENTER

We have combined the stage with the Community Center rather than the Wedding Gazebo and moved the Club House approximately 150-feet north to within 250-feet from Cedro Lane. This moves it a little further away from our southern neighbors who were concerned with its close proximity to them. It will allow us to incorporate a stage and public address system to comply with Use Permit Condition No. 9. This new location also allows for vehicle access to the building for maintenance, unloading, and loading. The planned size of the Community Center remains at 6,000 square feet.

WEDDING GAZEBO

We moved the Wedding Gazebo further away from our southern neighbors and closer to the Club House to facilitate likely combined use of the two features. We moved the stage from the Gazebo to the Front of the Community Center as discussed above.

TRAIN & TRAIN DEPOT

We changed the Depot to a smaller train display facility and moved the planned storage at the Depot to the ball field restroom. We deleted the plan for the train track which if needed will be included in an amendment as required by Use Permit Condition No. 2.b.

RESTROOMS

We moved the easterly restroom further away from the neighbor and more central to the activities of the ball fields. The storage area that was included in the train depot/restroom will be included in this easterly restroom. This easterly restroom will also include a small concession stand which can be used by sports organizations using the sports fields. We anticipate the combined building square footage of the train display and restroom/storage/concession buildings will be no larger than the combined square footage of the previously planned train depot/restroom and restroom buildings.

The westerly restroom is essentially in the same area only on the other side of the Club House to better facilitate the Group Picnic area and potential events which will be within 250-feet of Cedro Lane where a public address system is allowed.

SHADE STRUCTURES

We moved one of the shade structures to the back picnic area.

BASKETBALL AND TENNIS COURTS

These courts were moved slightly and oriented to the proper sun angle to facilitate use.

BOCCE AND HORSESHOE COURTS

We moved these courts away from the archeological site and closer to the central part of the park to facilitate use and access to parking and restrooms.

SOUTHWEST PARKING

We recognized in our plan submitted with the use permit application that a significant amount and very desirable portion of the park is across an intermittent stream without any vehicle access or nearby parking. This would have made it difficult for users to transport ice chests and other normal picnic items to this area. Consequently, we are proposing a small parking area in the southwest corner of the park to better facilitate the use of this area. This will require an additional entrance gate and Encroachment from Cedro Lane. As you suggested we discussed this additional parking area with the Shasta County Director of Public Works. Based on our meeting we expect a favorable review for the new parking area as a minor modification from that Department

MAIN ACCESS ROAD PARKING

The park access road was realigned to minimize the impact on wetlands and significant trees. Parking stalls were also rearranged to avoid wetlands and to save several large trees. The cul-de-sac parking was moved closer to the soccer field to save larger trees. We may need to provide safety fencing between the parking and the soccer field. The total number of parking stalls between the southwest parking and the main access road remains at 120 spaces.

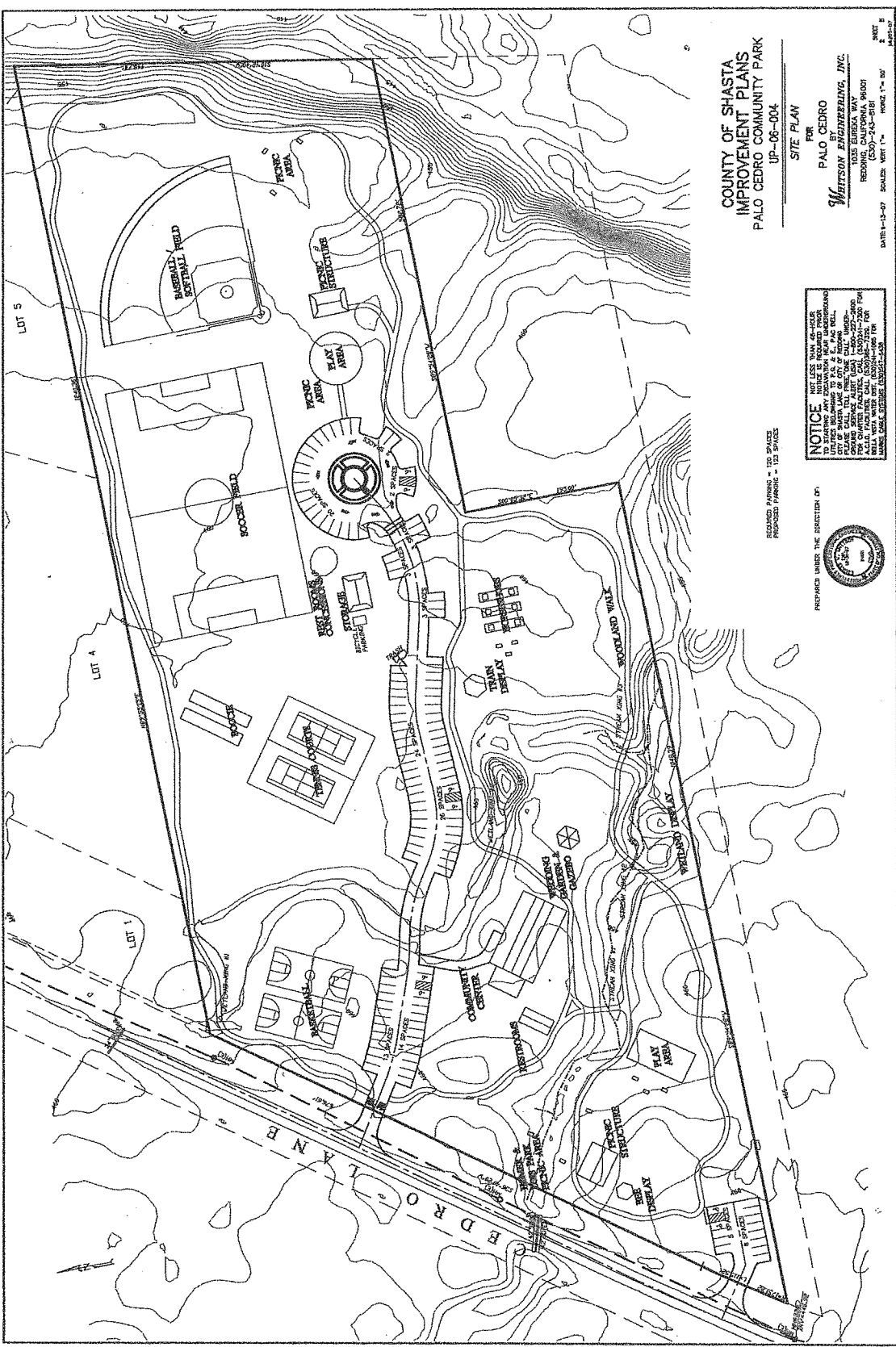
BASEBALL / SOFTBALL FIELD

The baseball / softball field was reduced in size to softball field dimensions to provide more space between the field and the neighbors as agreed to with the neighbors. The smaller field will also accommodate youth baseball.

As you know we are nearing completion of our improvement plans which are consistent with these modifications. Consequently we request your approval of these minor modifications as soon as possible. If you need any further information or have any questions please contact me.

Thank you

Ray E. Toney
Chairman of Development Committee.
Phone (530) 949-6616
e-mail rtoney@rta-assoc.com



COUNTY OF SHASTA
 IMPROVEMENT PLANS
 PALO CEDRO COMMUNITY PARK
 UP-06-004

DATE: 11-15-87

SITE PLAN
 FOR
 PALO CEDRO
 MATSON ENGINEERING, INC.
 1035 EUREKA WAY
 REDDING, CALIFORNIA 96001
 (530)-243-8181

SCALE: VERT 1" = 50'
 HORIZ 1" = 50'
 SHEET #
 MAP 137

NOTICE NOT LESS THAN 60-DAYS
 TO BEARING AND EXAMINATION BEAR UNDERGROUND
 CITY OF SHASTA WILL BE AT THE OFFICE OF THE CITY ENGINEER
 1035 EUREKA WAY, REDDING, CALIFORNIA 96001
 9:00 AM TO 4:00 PM, MONDAY THROUGH FRIDAY
 FOR CHARTER FACILITIES, CALL (530) 243-7300 FOR
 MORE INFORMATION. THE CITY ENGINEER'S OFFICE IS
 1035 EUREKA WAY, REDDING, CALIFORNIA 96001



REDUCED PAPER - 1/32 SPACE

PREPARED UNDER THE DIRECTION OF: