

RESOLUTION NO. 2025-011

**A RESOLUTION OF THE SHASTA COUNTY PLANNING COMMISSION
RECOMMENDING THAT THE BOARD OF SUPERVISORS OF THE COUNTY OF SHASTA
APPROVE PARCEL MAP 22-0004 (MAVERICK, INC.)**

WHEREAS, the Planning Commission of the County of Shasta has considered Parcel Map 22-0004 filed by Maverik, Inc. to allow the subdivision of an approximately 15.49-acre parcel located at 19482 Knighton Road, Redding, CA 96002, which is situated on the northwest corner of the intersection of Knighton Road and Churn Creek Road (Assessor's Parcel Numbers (APNs) 055-160-012, 055-160-009, 055-160-008 as those APNs are assigned for purposes of the 2025 Regular Assessment Roll) into two (2) parcels and a remainder parcel of 4.99-acres (Parcel 1), 3.65-acres (Parcel 2), and 6.85-acres (Remainder) in size in accordance with Title 15, Subdivisions, of the Shasta County Code; and

WHEREAS, the project 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 duly noticed public hearing was held before the Planning Commission on March 13, 2025, at which time all interested persons were given an opportunity to comment and those comments were considered by the Planning Commission; 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 recommends that the Board of Supervisors of the County of Shasta:

1. Find the foregoing recitals are true and correct.
2. Make the following environmental review findings:
 - A. An Initial Study (IS) 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 may have a significant adverse impact on the environment;
 - B. A Mitigated Negative Declaration (MND) has been prepared and circulated to the State Clearinghouse (SCH#: 2025020249) 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 IS/MND and Mitigation Monitoring and Reporting Program and incorporated in the Statement of Conditions within the use permit. The Mitigation Monitoring and Reporting Program 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 IS/MND, and incorporated therein by reference, which are

maintained at the County Planning Division's office located at 1855 Placer Street, Suite 103, Redding, California.

- D. Substitute mitigation measure IV.a.3., as described in that certain Planning Commission Staff Report dated February 13, 2025 which has been incorporated in the conditions of approval for the project as set forth in Exhibit A to this resolution and is hereby incorporated in the IS/MND by reference to said staff report, is equal or more effective in mitigating or avoiding potential impacts from the project on biological resources and will not cause any potentially significant effects on the environment.
 - E. Revisions to the IS/MND described in the errata attached to that certain Planning Commission Memorandum dated March 13, 2025, is hereby incorporated in the IS/MND by reference to said memorandum.
 - F. Revisions to the IS/MND are not substantial and recirculation is not required pursuant to State CEQA Guidelines sections 15073.5 and 15074.1.
3. Adopt the CEQA determination of a Mitigated Negative Declaration.
4. Make the following map findings:
- A. The project, together with the provisions for its design and improvements, is consistent with the Shasta County General Plan;
 - B. The project is consistent with the Shasta County Zoning Plan and the specific zone district in which the subject property is located;
 - C. The project meets all applicable requirements of the Shasta County Development Standards; and
- No evidence has been presented which would require denial under the California Subdivision Map Act.
5. Make the following findings consistent with Government Code Section 66474.02:
- A. The design and location of each lot in the Parcel Map, and the Parcel Map as a whole, are consistent with all applicable regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code;
 - B. Structural fire protection and suppression services will be available for the lots created by this Parcel Map from the Shasta County Fire Department; and
 - C. To the extent practicable, ingress and egress for the Parcel Map meet the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Chapter 6 of the Shasta County Development Standards.
 - D. Approve Parcel Map 22-0004, subject to the conditions set forth in Exhibit A to this resolution and incorporated herein, as amended.

DULY PASSED AND ADOPTED this 13th day of March 2025, by the following vote:

AYES: CHAPIN, KERNS, MACLEAN, ROSS, WALGAMUTH

NOES:

ABSENT:

ABSTAIN:

RECUSE:


DONN WALGAMUTH, Chair
Planning Commission
County of Shasta, State of California

ATTEST:



SEAN EWING, Secretary
Planning Commission
County of Shasta, State of California

Exhibit A to Resolution 2025-011

STATEMENT OF CONDITIONS

**Project Identification
Parcel Map 22-0004 (Maverick, Inc.)**

PLANNING DIVISION:

1. The requirements of all concerned governmental agencies having jurisdiction including, but not limited to, the issuance of appropriate permits shall be met.
2. This approval is granted for the land division as shown on the tentative map (Exhibit "B"). Minor modifications may be approved by the Planning Director based on a determination that the final map is in substantial conformance with the tentative map. Any substantial revisions will require an application to amend the tentative map and approval by the Planning Commission.
3. Approval of this Parcel Map is contingent upon Shasta County Board of Supervisors' approval of Zone Amendment (ZA) 22-0007.
4. The Parcel Map shall provide for and designate reciprocal parking, landscaping, and access easements for Parcel 1 and Parcel 2.
5. **Note on the Parcel Map attachment sheet:** This project is subject to all the rules and regulations of a Highway Commercial (C-H) zone district the details of which are on file in the Planning Division.
6. **Note on the Parcel Map attachment sheet:** No development of the designated remainder parcel may occur until such time as a Certificate of Compliance, a Parcel Map, or a final map is recorded, and all current development criteria is met.
7. **Note on the Parcel Map attachment sheet:** Prior to approval of permits for development on the lots, all applicable County development standards must be met, which may include, but are not limited to: encroachments for driveways, drainage and erosion control improvements, installation of wells and OWTS, except as may be deferred and/or permissible as incremental or concurrent development in accordance with applicable County codes, regulations, ordinances, and/or standards.
8. *Prior to the issuance of grading or encroachment permit for construction of the roadside ditch along Knighton Road and Churn Creek Road, the project proponent shall obtain the necessary permits and approvals from the appropriate resource agencies. Permits/approvals may include issuance of a Nationwide Permit by the Army Corps of Engineers, issuance of Water Quality Certification by the State Water Board, or issuance of Waste Discharge Requirements (or a waiver of requirements) by the State Water Board.

THE FOLLOWING SHALL APPLY TO ANY DEVELOPMENT ACTIVITIES NECESSARY TO PREPARE FOR RECORDATION OF A FINAL MAP AND TO FUTURE DEVELOPMENT ACTIVITIES ON PARCELS CREATED BY THE PARCEL MAP, **AND SHALL BE PLACED AS NOTES ON THE PARCEL MAP ATTACHMENT SHEET AS FOLLOWS:**

9. *Air Quality Standard Mitigation Measures
 - All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. Equipment maintenance records shall be kept onsite and made available upon request by Shasta County AQMD.

- All material excavated, stockpiled, or graded shall be sufficiently covered, watered, or have soil binders to prevent fugitive dust from leaving property boundaries and causing a public nuisance or a violation of an ambient air standard. Watering shall occur at least twice daily with complete site coverage, preferably in the mid-morning and after work is completed each day.
 - All unpaved areas (including unpaved roads) with vehicle traffic shall be watered periodically or have dust palliatives applied for stabilization of dust emissions.
 - All onsite vehicles shall be limited to a speed of 15 miles per hour on unpaved roads.
 - All land clearing, grading, earth-moving, or excavation activities on the project site shall be suspended when sustained winds are expected to exceed 20 miles per hour.
 - All portions of the development site which have been stripped of vegetation by construction activities and left inactive for more than ten days shall be seeded and/or watered until a suitable grass cover is established.
 - All trucks hauling dirt, sand, soil, or loose material shall be sufficiently watered, covered, or shall maintain at least 2 feet of freeboard (i.e., minimum vertical distance between top of the load and the trailer) in accordance with the requirements of California Vehicle Code Section 23114. This provision will be enforced by local law enforcement agencies.
 - 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.
 - Prior to final occupancy, the applicant shall re-establish ground cover on the construction site through seeding and watering.
 - Off-road construction equipment shall not be left idling for periods longer than 5 minutes when not in use.
 - Temporary traffic control shall be provided as appropriate during all phases of construction to improve traffic flow.
 - Construction activities that could affect traffic flow shall be scheduled in off-peak hours.
 - All public roadways used by the project contractor shall be maintained free from dust, dirt, and debris caused by construction activities. Streets shall be swept at the end of the day if visible soil materials are carried onto adjacent public paved roads. Wheel washers shall be used where vehicles enter and exit unpaved roads onto paved roads, or trucks and any equipment shall be washed off leaving the site with each trip.
10. *Air Quality Best Available Mitigation Measures
- During all construction activities, diesel-fueled excavators, forklifts, rubber-tired dozers, and tractors, shall be California Air Resources Board (CARB) Tier 4 interim or better as set forth in Section 2423 of Title 13 of the California Code of Regulations, and Part 89 of Title 40 of the Code of Federal Regulations.
 - Provide bio-diesel as an alternative fuel to standard diesel.
 - Provide vehicle charging stations.
 - Limit idling time for delivery trucks to 5 minutes. Deliveries exceeding that 5 minutes must turn off truck engines.
 - Provide an air compressor for auto tire inflation for drivers to maintain fuel efficiency with properly inflated tires.
 - Utilize energy efficient lighting within the building and around fueling canopies.
 - Utilize energy efficient controls for heating and air conditioning units within the building.
11. *The potential for introduction and spread of noxious weeds shall be avoided/minimized by:
- Using only certified weed-free erosion control materials, mulch, and seed; and
 - Limiting any import or export of fill material to material that is not known to be weed free; and
 - Requiring the construction contractor to thoroughly wash all equipment at a commercial wash facility

prior to entering the job site and upon leaving the job site.

12. *Prior to the issuance of the first permit for construction of a project improvement, including but not limited to a grading, sewage disposal, building or encroachment permit, the applicant shall provide and the Department of Resource Management shall review and approve a Noxious Weed Control Plan outlining how the above will be achieved, including sources to be used for certified weed-free erosion control materials, mulch, and seed, details regarding the equipment washing locations and methods, how contractors and subcontractors will be informed of the plans requirements, and how the plan will be enforced by the applicant.
13. *Conduct land alteration, vegetation removal, and/or construction activities outside of the queen flight season, colony active period, and gyne flight season for the Western bumble bee (December 1 and January 31); or

Prior to the issuance of the first permit for construction of a project improvement, including but not limited to a grading, sewage disposal, building or encroachment permit, a qualified biologist, shall conduct a biological assessment to determine whether suitable habitat for special status bumble bees is present within the project site. If no suitable habitat is determined to be present, construction may occur throughout the year. If suitable habitat is determined to be present within the project site and land alteration, vegetation removal, and/or construction activities cannot occur between December 1 and January 31, a qualified biologist shall conduct surveys for special-status bumble bees prior to the start of land alteration, vegetation removal, and/or construction activities. Three on-site surveys shall be conducted two to four weeks apart, weather depending, and when floral resources are present. If surveys are required, they shall be conducted in accordance with the following protocols:

- i. Species identification and photographic vouchers shall be submitted to CDFW and experts from the Bumble Bee Watch for species verification by an experienced taxonomist prior to the start of land modification and/or vegetation removal.
 - ii. If special-status bumble bees are detected, a nesting survey as the protocol is described in CDFW's June 2023 Survey Considerations for CESA Candidate Bumble Bee Species, shall be performed throughout the project area.
 - iii. If special-status bumble bees and/or their nests are detected, the potential for "take" as defined by Fish and Game Code section 86 shall be analyzed and quantified. If suitable avoidance and minimization measures to fully avoid take are not feasible, CDFW shall be consulted regarding the need for take authorization pursuant to Fish and Game Code section 2081(b). Otherwise, suitable avoidance and minimization measures to fully avoid take should be employed, and/or the formulation of a Mitigation and Monitoring Plan should be developed for impacts to suitable western bumble bee habitat.
 - iv. All data, including negative and/or positive observations, shall be submitted to the CNDDDB and Bumble Bee Watch.
14. *In order to avoid impacts to nesting birds and raptors protected under the federal Migratory Bird Treaty Act and California Fish and Game Code Section 3503 and Section 3503.5, including their nests and eggs, one of the following shall be implemented (removal of raptor nests at any time of year is prohibited unless appropriate permits are obtained):
 - Vegetation removal and other ground-disturbance activities associated with construction shall occur between September 1 and January 31, when birds are not nesting; or
 - If vegetation removal or ground disturbance activities occur during the nesting season (February 1 – August 31), a pre-construction nesting survey shall be conducted by a qualified biologist to identify

active nests in and adjacent to the work area.

The survey shall consider acoustic impacts and line-of-sight disturbances occurring as a result of the project in order to determine a sufficient survey radius to avoid nesting birds. At a minimum, the survey report shall include a description of the area surveyed, date and time of the survey, ambient conditions, bird species observed in the area, a description of any active nests observed, any evidence of breeding behaviors (e.g., courtship, carrying nest materials or food, etc.), and a description of any outstanding conditions that may have impacted the survey results (e.g., weather conditions, excess noise, the presence of predators, etc.). The survey shall be conducted no more than one week prior to the initiation of construction. If construction activities are delayed or suspended for more than one week after the pre-construction survey, the site shall be resurveyed.

If active nests are found, appropriate actions shall be implemented to ensure compliance with the Migratory Bird Treaty Act and California Fish and Game Code. Compliance measures may include, but are not limited to, exclusion buffers, sound-attenuation measures, seasonal work closures based on the known biology and life history of the species identified in the survey, as well as ongoing monitoring by biologists.

15. *Prior to the issuance of any grading or encroachment permit for the proposed project, the project applicant shall demonstrate that a qualified archaeologist has been retained to monitor and observe rough grading and trenching activities. If potentially significant archaeological resources are encountered during subsurface excavation activities, all construction activities within a 100-foot radius of the resource shall cease until a qualified archaeologist determines whether the resource requires further study. The County shall require that the applicant include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be recorded on appropriate Department of Parks and Recreation forms and evaluated for significance in terms of California Environmental Quality Act (CEQA) criteria by a qualified archaeologist. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. If the resource is determined to be significant under CEQA, the County and a qualified archaeologist shall determine whether preservation in place is feasible. Such preservation in place is the preferred mitigation. If such preservation is infeasible, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan for the resource. The archaeologist shall also conduct appropriate technical analyses, prepare a comprehensive written report and file it with the appropriate information center (California Historical Resources Information System), and provide for the permanent curation of the recovered materials.
16. *Prior to the issuance of any grading or encroachment permit for the proposed project, a Cultural Awareness Training Program shall be provided to all construction managers and construction personnel prior to commencing any ground disturbance work at any of the project sites. The training shall be prepared and conducted by a qualified archaeologist to the satisfaction of the County Planning Department. The training may be discontinued when ground disturbance is completed. Construction personnel shall not be permitted to operate equipment within the construction area unless they have attended the training. A copy of the training materials and/or training video, as well as a list of the names of all personnel who attended the training and copies of the signed acknowledgment forms shall be submitted to the County Planning Department for their review and approval.
17. *If in the event that previously unidentified evidence of human burial or human remains are discovered during project construction, work will stop at the discovery location, within 20 meters (66 feet), and any nearby area reasonably suspected to overlie human remains (Public Resources Code, Section 7050.5) the Shasta County Coroner must be informed and consulted, per State law. If the coroner determines the remains to be Native American, he or she shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent. The most likely descendent will be given an opportunity to make

recommendations for means of treatment of the human remains and any associated grave goods. when the commission is unable to identify a descendant or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. Work in the area shall not continue until the human remains are dealt with according to the recommendations of the County Coroner, Native American Heritage Commission and/or the most likely descendent have been implemented.

18. *Prior to issuance of a grading permit or encroachment permit, the project applicant shall submit a final post construction stormwater management plan to the County concurrent with site improvement plans. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the proposed improvements, all appropriate calculations, watershed maps, changes in flows and patterns, and proposed on- and offsite improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used during construction, as well as long-term post-construction water quality measures.
19. *To minimize public and private losses due to flooding within Zone AO, prior to issuance of a grading permit and/or building permit, the project applicant shall provide engineering plans and calculations demonstrating compliance with SCC Chapter 17.70 – Restrictive Flood (F-2) District. The plans shall be prepared to the satisfaction of and approved by the County Building Official.

BUILDING DIVISION:

THE FOLLOWING SHALL APPLY TO ANY DEVELOPMENT ACTIVITIES NECESSARY TO PREPARE FOR RECORDATION OF A FINAL MAP AND TO FUTURE DEVELOPMENT ACTIVITIES ON PARCELS CREATED BY THE PARCEL MAP, AND SHALL BE PLACED AS NOTES ON THE PARCEL MAP ATTACHMENT SHEET AS FOLLOWS:

20. Construction activities shall be limited to daylight hours (between 7 a.m. and 10 p.m.). No construction shall be permitted on Saturdays, Sundays and Federal holidays.
21. There shall be no clearing or grading between the period of October 15 and May 1 for subdivision construction and subsequent building activity unless an erosion and sediment control plan has been approved.
22. All cleared and/or graded areas including all cuts and fills created by road construction shall have facilities for erosion and sediment control in place by prior to the arrival of any rain event with a 50% or greater chance of occurrence as predicted by NOAA and in accordance with the approved erosion and sediment control plan.

DEPARTMENT OF PUBLIC WORKS (DPW):

23. Prior to RECORDATION OF THE PARCEL MAP, offer for dedication to the public the following rights-of-way width for public use and construct the following roads to the current Shasta County standards, as described below:
 - A. Road Name: CHURN CREEK RD
Construction Limits: ALONG ENTIRE PROJECT FRONTAGE
Required Standard: 2 LANE URBAN COLLECTOR w/ PARKING AND MEDIAN
Right-of-way Width: 76' Paving Width: 12' LANES

- 38' R/W DEDICATION TO EXTEND THROUGH PARCEL C (APN 055-160-012)
- B. Road Name: KNIGHTON RD
 Construction Limits: ALONG ENTIRE PROJECT FRONTAGE
 Required Standard: 4 LANE URBAN ARTERIAL w/ PARKING AND MEDIAN – STAA
 TERMINAL ACCESS ROUTE
 Right-of-way Width: 96' Paving Width: 12' LANES
- EXISTING R/W MEETS REQUIRED STANDARD. NO ADDITIONAL DEDICATION REQUIRED.
 - KNIGHTON RD IS DESIGNATED AS A STAA TERMINAL ACCESS ROUTE. IMPROVEMENTS SHALL BE DESIGNED ACCORDINGLY.
24. Submit improvement plans for roads, grading, drainage, and other public improvements to the Shasta County Department of Public Works. The plans shall be prepared by a Registered Civil Engineer and shall be approved by the Department of Public Works, Shasta County Environmental Health Division, and other concerned agencies prior to start of any construction. A plan checking fee will be required at the time the improvement plans are first submitted.
 25. Prior to approval of the improvement plans, the developer shall acquire sufficient title or interest in off-site land to allow off-site improvements to be made as may be required by the conditions of approval.
 26. Prior to RECORDATION OF THE PARCEL MAP, obtain an encroachment permit from the Shasta County Department of Public Works, Development Services Division and construct the MODIFIED road connections as described by the encroachment permit at the following locations:
 - A. CHURN CREEK RD – MODIFIED TYPE D
 - B. KNIGHTON RD – MODIFIED TYPE D
 27. Install main distribution lines as required by Utilities to service all lots. Where underground utilities are located within the required right-of-way, such utilities shall be installed, or conduits shall be installed to allow for future installation, prior to placing pavement or concrete. These installations shall be approved by the utility company prior to placing pavement or concrete.
 28. Prior to RECORDATION OF THE PARCEL MAP, install all street signs, traffic delineation devices, warning and regulatory signs, guardrail, barricades, and other similar devices where required by the Department of Public Works. Signing shall be in conformance with the Shasta County Department of Public Works standards and the current State of California Uniform Sign Chart. Installation of traffic devices shall be subject to review and modification after construction.
 29. Prior to RECORDATION OF THE PARCEL MAP, construct a storm drain system as approved by the Shasta County Department of Public Works.
 30. Provide adequate drainage easements as approved by the Shasta County Department of Public Works to allow construction and maintenance of the storm drain system.
 31. Provide drainage easements and/or drainage releases from points of concentration of storm water leaving the project boundary through adjoining properties to the nearest natural water course. The actual location shall be approved by the Shasta County Department of Public Works.

32. Prior to RECORDATION OF THE PARCEL MAP, obtain an encroachment permit from Shasta County Department of Public Works, Development Services Division for KNIGHTON RD, Co. Rd. No. 3H11, and on CHURN CREEK RD, Co. Rd. 2H03A. Encroachment improvements shall include curb, gutter, 5-foot-wide sidewalk, paving from edge of existing pavement to gutter, related drainage improvements, installation of new utilities, and relocation of existing utilities. Improvement plans, prepared by a Registered Civil Engineer, shall be submitted and approved by the Shasta County Department of Public Works prior to issuance of the encroachment permit.
33. Required Road Standard and Associated Improvements:
- A. CHURN CREEK RD - 2 LANE URBAN COLLECTOR w/ PARKING AND MEDIAN
 - B. PARKING AND MEDIAN SHALL EXTEND TO THE LIMITS OF PROJECT
 - C. AASHTO COMPLIANT LANE SHIFT REQUIRED NORTH OF PROJECT ON S/B CHURN CREEK RD TO ACCOMMODATE MEDIAN. PARKING AREA TO TRANSITION TO RIGHT TURN LANE AT KNIGHTON RD INTERSECTION
 - D. EXISTING CHURN CREEK RD DRAINAGE ON PROJECT FRONTAGE TO BE CARRIED IN A STORM DRAIN. ENGINEERED DITCH SIZED TO CARRY DESIGN FLOWS WILL BE CONSIDERED.
 - E. SIGNAL MODIFICATION MAY BE REQUIRED TO MATCH CHANGES IN ROADWAY GEOMETRY
 - F. KNIGHTON RD - 4 LANE URBAN ARTERIAL w/ PARKING AND MEDIAN - STAA TERMINAL ACCESS ROUTE
 - G. KNIGHTON RD IS DESIGNATED AS A STAA TERMINAL ACCESS ROUTE. IMPROVEMENTS SHALL BE DESIGNED ACCORDINGLY.
 - H. PARKING AND MEDIAN SHALL EXTEND TO THE LIMITS OF PROJECT.
 - I. GRIND & RESTRIPE CENTER TURN LANE TO FUNCTION AS CONTINUOUS MEDIAN W/ LEFT TURN OPENING AT CHURN CREEK RD INTERSECTION.
 - J. PROJECT RESPONSIBLE FOR INITIAL SIGNAL TIMING. FURTHER SIGNAL MODIFICATION MAY BE REQUIRED TO COORDINATE WITH CHANGES IN ROADWAY GEOMETRY.
 - K. EXISTING KNIGHTON RD DRAINAGE ON PROJECT FRONTAGE TO BE CARRIED IN A STORM DRAIN. ENGINEERED DITCH SIZED TO CARRY DESIGN FLOWS WILL BE CONSIDERED.
34. Prior to RECORDATION OF THE PARCEL MAP, relinquish to the public the access rights along KNIGHTON RD, Co Rd. No. 3H11, and along CHURN CREEK RD, Co. Rd. No. 2H03A, excepting approved driveway access points.
35. Municipal Separate Storm Water Sewer System (MS4). The project shall comply with the applicable requirements of the County Phase II Municipal Storm Water (MS4) permit.

ENVIRONMENTAL HEALTH DIVISION (EHD):

36. A 10-foot-wide easement shall be shown on the final recorded parcel map for the use of and access to the water distribution line identified on the tentative map.
37. **Note on the Parcel Map attachment sheet:** A 10-foot easement for the water distribution line shown upon final recorded parcel map shall be recorded with the deed to each parcel at the time it is first conveyed.
38. **Note on the Parcel Map attachment sheet:** "An onsite wastewater treatment system shall be located only within the designated effluent dispersal area indicated for each parcel unless an alternative site is specifically

approved by the Director of Environmental Health.”

39. THE FOLLOWING SHALL APPLY TO ANY DEVELOPMENT ACTIVITIES NECESSARY TO PREPARE FOR RECORDATION OF A FINAL MAP AND TO FUTURE DEVELOPMENT ACTIVITIES ON PARCELS CREATED BY THE PARCEL MAP, AND **SHALL BE PLACED AS A NOTE ON THE PARCEL MAP ATTACHMENT SHEET AS FOLLOWS:**
40. No development, including structures, roads, driveways, parking areas and impervious surfaces, shall occur within the designated sewage dispersal areas without the approval of the Director of Environmental Health.

SHASTA COUNTY FIRE PROTECTION DISTRICT (SCFD):

41. THE FOLLOWING SHALL BE PLACED AS NOTES ON THE MAP ATTACHMENT SHEET.

- A) Driveways, turnarounds, and street address markers shall meet the specifications of the Fire Safety Standards prior to the final inspection by the Shasta County Building Division for any new structures constructed on the parcels.
- B) Proposed building shall be set a minimum of 30’ from all property lines in compliance with Shasta County Fire Safe Standards, except as may be approved in accordance with the Shasta County Fire Safety Standards.
- C) In accordance with Public Resources Code Section 4291, the owner, builder, and/or applicant for a building permit, shall provide "Defensible Space." They shall maintain around and adjacent to any such building or structure a firebreak by removing all brush, flammable vegetation, or combustible growth for a distance of not less than 100 feet on each side thereof or to the property line, whichever is nearer. This does not apply to single species of trees, ornamental shrubbery, or ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any building or structure. Grass located more than 30 feet from such building or structure and less than 18 inches in height may be maintained to stabilize the soil.
- D) Untreated wood-shake or shingle roofing is prohibited. Roofing shall have a Class A or Class B classification as per the Shasta County Fire Safety Standards and the California Building Code.
- E) All fire protection facilities, including water supplies shall be in place and made serviceable prior to any combustible construction or storage on the premises. All onsite fire hydrants shall be accessible to the fire department and all fire water supplies shall be operable.
- F) The minimum flow and quantity of fire protection water supplies shall be provided in accordance with Shasta County fire safe standards and the California Fire Code current addition.
- G) Onsite hydrants shall be provided in accordance with Shasta County Fire Safe Standards and California Fire Code current additions. Private fire mains shall be in compliance with NFPA-24 standards for the installation of private fire mains.
- H) Setbacks between buildings on the same lot shall be maintained in accordance with the California Building Code.

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE (CDFW):

42. The applicant shall pay the Shasta County Clerk (payable to the Shasta County Department of Resource Management) a documentary handling fee for posting a Notice of Determination or Notice of Exemption for this project pursuant to the CEQA guidelines, section 15075. The applicant shall also pay the appropriate fees 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. The fees are collected at the Shasta County Department of Resource Management Permit Counter located at 1855 Placer Street, Suite 103, Redding, CA

THE FOLLOWING SHALL APPLY TO ANY DEVELOPMENT ACTIVITIES NECESSARY TO PREPARED FOR RECORDATION OF A FINAL MAP AND TO FUTURE DEVELOPMENT ACTIVITIES ON PARCELS CREATED BY THE PARCEL MAP, AND **SHALL BE PLACED AS A NOTE ON THE PARCEL MAP ATTACHMENT SHEET AS FOLLOWS:**

43. If trenching and excavation will be conducted during construction of road improvement and/or residential development of the lots, any open trench and excavation shall be covered securely prior to stopping work each day and/or a wildlife exit ramp shall be provided in the trench to prevent wildlife entrapment. If pipes are left out onsite, they shall be inspected for wildlife prior to burying, capping, moving, or filling.

CALIFORNIA DEPARTMENT REGIONAL WATER QUALITY CONTROL BOARD (RWQCB):

44. THE FOLLOWING SHALL APPLY TO ANY DEVELOPMENT ACTIVITIES NECESSARY TO PREPARE FOR RECORDATION OF A FINAL MAP AND TO FUTURE DEVELOPMENT ACTIVITIES ON PARCELS CREATED BY THE PARCEL MAP, AND **SHALL BE PLACED AS A NOTE ON THE PARCEL MAP ATTACHMENT SHEET AS FOLLOWS:**
45. A Construction Storm Water Permit will be required by the State Water Resources Control Board if the project includes a disturbance area(s) of one (1) or more acres.

AIR QUALITY MANAGEMENT DISTRICT (AQMD):

46. **Note on the Parcel Map attachment sheet:** All activities associated with a building site for residential, commercial, or industrial use 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.

THE FOLLOWING SHALL APPLY TO ANY DEVELOPMENT ACTIVITIES NECESSARY TO PREPARE FOR RECORDATION OF A FINAL MAP AND TO FUTURE DEVELOPMENT ACTIVITIES ON PARCELS CREATED BY THE PARCEL MAP, AND **SHALL BE PLACED AS A NOTE ON THE PARCEL MAP ATTACHMENT SHEET AS FOLLOWS:**

PM10 Controls

47. 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.

48. 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.

Streets

49. The project shall provide for temporary traffic control as appropriate during all phases of construction to improve traffic flow as deemed appropriate by the Department of Public Works and/or Caltrans.
50. Construction activities shall be scheduled that direct traffic flow to off-peak hours as much as practicable.

ADVISORY NOTICES:

- A) The approval for this tentative map will expire 24 months from the date of approval unless an extension of time is applied for by the applicant prior to the expiration date and granted by the approving agency in accordance with adopted ordinances and established policy.
- B) All conditions required to be placed as notes on the parcel map attachment sheet are applicable to any development activities necessary to prepare for recordation of a final map and/or to future development activities on parcels created by the final map.
- C) The Board of Supervisors has determined that oak woodlands are valuable as wildlife habitat as well as for shade, aesthetic and scenic values. If your property contains oak trees, you are encouraged to consult the Oak Woodland Management Guidelines, Resolution No. 95-157, for guidance regarding use and protection of oak trees.
- D) Unless otherwise noted, all listed conditions must be completed prior to recordation of the Parcel Map. The applicant is responsible for demonstrating that all conditions requiring completion prior to recordation of the Parcel Map have been satisfied prior to submitting the map for recordation. Failure to demonstrate compliance with conditions may result in a delay in recordation of the map.

* Denotes mitigation measures of the Mitigated Negative Declaration.

[illegible]

Kimley»Horn