

**Tentative Subdivision Map for Douglas Arnold on APNs: 040-040-001, 040-040-010, and 040-040-014; File # TSM21-0006:** Tentative Subdivision Map to subdivide 17.6 acres into fifteen (15) residential lots that range in size from 1.08 to 1.33 acres and average 1.17 acres. New lots will access directly off a new road connection between Speedway and Entler Avenue. Individual wells will provide domestic water service to each lot. Individual, onsite septic systems will provide wastewater disposal for each lot. The project site is located at 322 Entler Avenue, in an unincorporated area of Butte County, approximately 3,500 feet south of the City of Chico city limits. Speedway borders the site to the north, Entler Avenue to the south, and Midway to the west; Assessor Parcel Number(s): 040-040-001, 040-040-010, and 040-040-014.

**I. CONDITIONS OF APPROVAL:**

**Planning Division, Department of Development Services**

**1. Mitigation Measure AES-1:**

All lighting, exterior and interior, shall be designed and located so as to confine direct lighting to the premises. A light source shall not shine upon or illuminate directly on any surface other than the area required to be lighted. No lighting shall be of the type or in a location such that it constitutes a hazard to vehicular traffic, either on private property or the abutting highway or street.

**Plan Requirements:** The mitigation shall be placed on an additional map sheet recorded concurrently with the Final Map. This mitigation shall be placed on all building permit and site development plans.

**Timing:** The provisions of this mitigation measure shall be complied with at all times.

**Monitoring:** The Butte County Department of Development Services and the Public Works Department shall ensure that the note is placed on a separate document which is to be recorded concurrently with the map or on an additional map sheet. Building inspectors shall spot check and shall ensure compliance onsite. The Development Services Department shall investigate and respond to any complaints of excess glare or light originating from the project site.

**2. Mitigation Measure AIR-1**

The following best practice measures to reduce impacts to air quality shall be incorporated by the project applicant, subject property owners, or third-party contractors during construction activities on the project site. These measures are intended to reduce criteria air pollutants that may originate from the site during the course of land clearing and other construction operations.

**Diesel PM Exhaust from Construction Equipment and Commercial On-Road Vehicles Greater than 10,000 Pounds**

- All on- and off-road equipment shall not idle for more than five minutes. Signs shall be posted in the designated queuing areas and/or job sites to remind drivers and operators of the five-minute idling limit.
- Idling, staging and queuing of diesel equipment within 1,000 feet of sensitive receptors is prohibited.

- All construction equipment shall be maintained in proper tune according to the manufacturer's specifications. Equipment must be checked by a certified mechanic and determined to be running in proper condition before the start of work.
- Install diesel particulate filters or implement other CARB-verified diesel emission control strategies.
- Shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5 minutes at any location when within 100 feet of a restricted areas.
- To the extent feasible, truck trips shall be scheduled during non-peak hours to reduce peak hour emissions.

#### Operational TAC Emissions

- All mobile and stationary Toxic Air Contaminants (TACs) sources shall comply with applicable Airborne Toxic Control Measures (ATCMs) promulgated by the CARB throughout the life of the Project (see <http://www.arb.ca.gov/toxics/atcm/atcm.htm>).
- Stationary sources shall comply with applicable District rules and regulations.

#### Fugitive Dust

Construction activities can generate fugitive dust that can be a nuisance to local residents and businesses near a construction site. Dust complaints could result in a violation of the District's "Nuisance" and "Fugitive Dust" Rules 200 and 205, respectively. The following is a list of measures that may be required throughout the duration of the construction activities:

- Reduce the amount of the disturbed area where possible.
- Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. An adequate water supply source must be identified. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible.
- All dirt stockpile areas should be sprayed daily as needed, covered, or a District approved alternative method will be used.
- Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible following completion of any soil disturbing activities.
- Exposed ground areas that will be reworked at dates greater than one month after initial grading should be sown with a fast-germinating non-invasive grass seed and watered until vegetation is established.
- All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the Butte County Air Quality Management District.

- All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
- All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with local regulations.
- Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site.
- Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.
- Post a sign in prominent location visible to the public with the telephone numbers of the contractor and the Butte County Air Quality Management District - (530) 332-9400 for any questions or concerns about dust from the Project.

All fugitive dust mitigation measures required should be shown on grading and building plans. In addition, the contractor or builder should designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend period when work may not be in progress. The name and telephone number of such persons shall be provided to the District prior to land use clearance for map recordation and finished grading of the area.

Please note that violations of District Regulations are enforceable under the provisions of California Health and Safety Code Section 42400, which provides for civil or criminal penalties of up to \$25,000 per violation.

**Plan Requirements:** The note shall be placed on a separate document which is to be recorded concurrently with the map or on an additional map sheet. This note shall also be placed on all building and site development plans.

**Timing:** Requirements of the condition shall be adhered to throughout all grading and construction periods.

**Monitoring:** The Butte County Department of Development Services and the Public Works Department shall ensure that the note is placed on a separate document which is to be recorded concurrently with the map or on an additional map sheet. Building inspectors shall spot check and shall ensure compliance onsite. Butte County Air Pollution Control District inspectors shall respond to nuisance complaints.

3. **Mitigation Measure CUL-1**

If grading activities reveal the presence of prehistoric or historic cultural resources (i.e., artifact concentrations, including arrowheads and other stone tools or chipping debris, cans glass, etc.; structural remains; or human skeletal remains) work within 50 feet of the find shall immediately cease until a qualified professional archaeologist can be consulted to evaluate the find and implement

appropriate mitigation procedures. If human skeletal remains are encountered, State law requires immediate notification of the County Coroner (530.538.7404). If the County Coroner determines that the remains are in an archaeological context, the Native American Heritage Commission in Sacramento shall be notified immediately, pursuant to State Law, to arrange for Native American participation in determining the disposition of such remains. The provisions of this mitigation shall be followed during construction of all improvements, including land clearing, road construction, utility installation, and building site development.

**Plan Requirements:** This note shall be placed on a separate document which is to be recorded concurrently with the map or on an additional map sheet and shall be shown on all site development and building plans.

**Timing:** This measure shall be implemented during all site preparation and construction activities.

**Monitoring:** The Department of Development Services and/or Public Works Department shall ensure the note is placed on a separate document which is to be recorded concurrently with the map or on an additional map sheet. Should cultural resources be discovered, the landowner shall notify the Planning Division and a professional archaeologist. The Planning Division shall coordinate with the developer and appropriate authorities to avoid damage to cultural resources and determine appropriate action. State law requires the reporting of any human remains.

4. **Mitigation Measure NOI-1**

The 6-foot-tall masonry noise barrier shall be constructed parallel to Midway and parallel the northern property boundary along Speedway Avenue to attenuate noise at Lots 6 and 7.

**Plan Requirements:** The map shall be revised to show the extended 6-foot tall wall along the northern property boundary of Lots 6 and 7, in addition to the wall shown along Midway.

**Timing:** This measure shall be implemented prior to County approval of the Final Map.

**Monitoring:** The Department of Development Services and/or Public Works Department shall ensure the final design of the sound barrier are included on the subdivision's improvement plans and constructed or financed prior to Final Map recording.

5. Prior to recordation of the final map, construct or provide a performance bond and labor and material bond for the construction of a 6 foot high masonry sound wall along the southwesterly property line parallel to Midway and Speedway Avenue. The wall should be articulated with pilasters and cap blocks to provide an attractive appearance. Submit design to the Butte County Department of Development Services Building Division for approval prior to construction. The developer must complete the formation of a county service area (CSA), or other Department of Public Works approved maintenance entity for the sound wall prior to recordation of the final map. The formation process will require the developer to fund the service until the beginning of the first fiscal year in which service charges can be collected for the maintenance entity and agree to an annual maximum service charge to ensure continued maintenance of the facilities.

6. **Mitigation Measure NOI-2**

Air conditioning shall be provided for all residences within this development so that windows can be kept closed at the occupant's discretion to control interior noise.

**Plan Requirements:** The architectural plans shall include a note requiring air conditioning be provided as part of the mechanical systems in all residences.

**Timing:** This measure shall be implemented during construction.

**Monitoring:** The Department of Development Services and/or Public Works Department shall ensure that construction occurs consistent with the approved architectural plans.

7. **Mitigation Measure NOI-3**

The second-floor bedroom windows of the residences constructed on Lots 6 and 7, and oriented towards Speedway Avenue, shall be STC 32 or greater.

**Plan Requirements:** This note shall be placed on a separate document which is to be recorded concurrently with the map or on an additional map sheet. The architectural plans shall include a note requiring second-floor windows on Lots 6 and 7 be rated at STC 32 or greater.

**Timing:** This measure shall be implemented during construction activities.

**Monitoring:** The Department of Development Services and/or Public Works Department shall ensure the note is placed on a separate document which is to be recorded concurrently with the map or on an additional map sheet. The Department of Development Services shall ensure that architectural plans include the note is included and that construction occurs consistent with the approved architectural plans.

8. The collection of fees pursuant to Fish and Game Code Section 711.4 is required prior to filing a CEQA Notice of Determination for the Project unless the project proponent provides verification from the California Department of Fish and Wildlife the Project is exempt from the fee requirement. If a required fee is not paid for a project, the Project will not be operative, vested or final, and any local permits issued for the Project will be invalid (Section 711.4 (c) (3)).
9. Prior to recordation of the Final Map, pay any outstanding project-related processing fees.
10. All new exterior lighting on the resultant parcels shall comply with Chapter 24, Section 67 of the Butte County Code, Outdoor Lighting Standards. Exterior lighting shall be located, adequately shielded, and directed such that no direct light falls outside the property line or into the public right-of-way. Flashing, flickering, or other lighting that is distracting or may be confused with traffic or emergency signals shall be prohibited.
11. Prior to recordation of the Final Map, the property owner shall record a declaration acknowledging the right to farm, pursuant to Chapter 35 of the Butte County Code (Agricultural Statement of Acknowledgement).
12. Place a note on a separate document to be recorded concurrently with the final map or on an additional map sheet that states: "A Declaration of Acknowledgement Right to Farm (Agricultural Statement of Acknowledgement) has been recorded on the parcels."
13. The applicant shall delineate the 300-ft Agricultural Buffer Setback on the Final Map on an additional map sheet. A notation shall be placed on an additional map sheet of the Final Map stating: "Pursuant to Butte County Code section 24-81 et al. (Agricultural Buffers), residential units, including guest houses and Accessory Dwelling Units (ADUs), are prohibited from development within the buffer area. All

other non-dwelling structures and uses accessory to the residence on the parcel are not subject to the Agricultural Buffer restrictions."

14. Prior to the start of grading-disturbing activities associated with the construction, the project proponent shall provide reasonable notice and site access for a tribal representative of the Mechoopda Indian Tribe of Chico Rancheria (125 Mission Ranch Blvd., Chico, CA 95926; ph# 530.899.8922) to be present at the project site during any ground-disturbing activities. If any archaeological deposits are encountered, all soil-disturbing work shall be halted at the location of any discovery until a qualified archaeologist evaluates the significance of the find(s) and prepares a recommendation for further action.
15. Prior to recording the Final Map, the applicant/developer shall complete a Phase II Environmental Site Assessment to investigate the presence or absence of petroleum products or hazardous substances on the project site and its subsurface, including aerially deposited lead (ADL), organochlorinated pesticides (OCP), arsenic, and other related constituents. The assessment shall be made in consultation with and following soil sampling procedures recommended by the Department of Toxic Substances (DTSC). Sampling analysis results shall be reported to DTSC. In the event results detect elevated levels of any toxic or hazardous constituents, the applicant/developer shall perform any necessary remediation to the satisfaction of DTSC to make the site safe for residential development.

**Land Development Division, Department of Public Works**

16. All public improvements shall be designed and constructed in accordance with Chapter 18R.08, Design Criteria of the Chico Municipal Code, Chapter 18R.12 Improvement Standards of the Chico Municipal Code, the Butte County Improvement Standards, the California Department of Transportation (Caltrans) 2018 Standard Plans and Specifications, and the details shown on the approved improvement plans, except as modified by the conditions of approval. If there is a conflict between applicable standards, the more stringent standard shall apply under the authority having jurisdiction.
17. Prior to recordation of the final map, provide a fully executed road maintenance agreement for all non-publicly maintained access roads on the county approved form. A note shall be placed on a separate document which is to be recorded concurrently with the map or on an additional map sheet of the final map stating: "In accordance with Civil Code Section 845, maintenance of the road as shown hereon shall be shared by those properties with a legal interest in it." Prior to recordation of final map, the developer must establish a Home Owner Association (HOA), a County Service Area (CSA) zone of benefit, a Permanent Road Division (PRD), or other entity approved by Public Works Director for maintenance of roads. If or when the subdivision is annexed to the City of Chico, all road improvements and drainage improvements shall remain under the sole responsibility of the Home Owner Association (HOA) regarding the maintenance and the replacement of the improvements.
18. All access rights shall be reserved by deed per county ordinance, offered for dedication, and depicted on the final map. Place the following note on the final map: "approved road name is a non-exclusive easement for ingress, egress, road and public services purposes, to be reserved in deeds and is hereby offered for dedication to the County of Butte."
19. Prior to recordation of the final map, deed to Butte County in fee simple 30 feet of right-of-way from the physical centerline of Speedway Ave. as well as from the physical centerline of Entler Ave. along the entire property frontage, including along the frontage of the existing house at the corner of Midway and Entler Ave.

20. Prior to recordation of the final map, relinquish abutter's rights of access to Butte County along the Speedway and Entler Ave. frontages, except at approved access points.
21. Prior to recordation of the final map, provide street name signs per requirements of the Department of Public Works. Street names shall be reviewed by the county address coordinator and one name for each new street shall be recommended to the Board of Supervisors for approval prior to recordation of the final map. A minimum of five alternate names for each new street shall be submitted.
22. Prior to final road inspection, install all necessary traffic safety signs including stop signs.
23. The applicant shall install a minimum of two (2) "No-Parking" signs along the project frontage of Speedway Ave. The signs shall be included in the roadway improvement plans and approved by Public Works prior to construction.
24. Prior to recordation of the final map, construct or provide a performance, labor and material bond for construction of street improvements on Speedway Ave. Construct a new half width street section along the entire parcel frontage in conformance with City of Chico Standard S-18A & S-18D, 3" type A Hot Mix Asphalt, 8" Class 2 aggregate base, prime coat, fog seal and 95 % relative compaction. Construction of curb, gutter, and sidewalk is required. Prior to construction, submit for approval to City of Chico Development Engineering and the Butte County Department of Public Works: a "R" value determination or other approved data to support the road section design; and roadway improvement plans.
25. Prior to recordation of the final map, construct or provide a performance, labor and material bond for construction of street frontage improvements on Entler Ave. Construct a new half width street section along the entire parcel frontage (including along the frontage of the existing house at the corner of Midway and Entler Ave.) in conformance with City of Chico Standard S-18A & S-18D, 3" type A Hot Mix Asphalt, 8" Class 2 aggregate base, prime coat, fog seal and 95 % relative compaction. Construction of curb, gutter, and sidewalk is required. Prior to construction, submit for approval to City of Chico Development Engineering and the Butte County Department of Public Works: a "R" value determination or other approved data to support the road section design; and roadway improvement plans.
26. Prior to recordation of the final map, construct or provide a performance, labor and material bond for construction of all interior streets in conformance with City of Chico standard S-18A, 3" type A Hot Mix Asphalt, 8" Class 2 aggregate base, prime coat, fog seal and 95 % relative compaction. Required construction includes (typical both sides of street) a: 12' traveled way, 6' shoulder (on-street parking), 7' parkway strip, 5' sidewalk and rolled curb and gutter. Prior to construction, submit for approval to City of Chico Development Engineering and the Butte County Department of Public Works: a "R" value determination or other approved data to support the road section design; and roadway improvement plans. Prior to recordation of the final map, form a zone of benefit within the county's permanent road division (PRD) for operation and maintenance of interior streets and street storm drain facilities.
27. Submit a Notice of Materials to be used, materials test results, and mix design in compliance with 2018 Caltrans Standard Specifications, Section 39, to the department of Public Works for approval at least 14 days prior to the start of paving operations. Testing of hot mix asphalt materials shall be performed by a qualified laboratory and test results shall be signed and stamped by a licensed civil engineer.

- Conduct material testing during construction and submit the results to Department of Public Works to ensure compliance with Standard Specifications, approved materials, and approved mix design.”
28. Prior to approval of offsite improvement plans, obtain encroachment permit for work to be performed in the county right of way from Butte County Public Works (see attached).
  29. Street lighting shall be provided in accordance with City of Chico standard requirements. The annual energy costs shall be funded through a county service area (CSA), zone of benefit within a permanent road division (PRD), or other entity as approved by the Public Works Director. The developer must complete the formation of the CSA, zone of benefit within a PRD, or other approved entity prior to recordation of the final map. The formation process will require the developer to fund the service until the beginning of the first fiscal year in which service charges can be collected and to agree to an annual maximum service charge to ensure continued operation of the facilities. Prior to establishing use, install City of Chico standard street signs, regulatory signs, pavement striping, and pavement markings.
  30. Contact City of Chico Urban Forest Manager to confirm what street trees can be chosen for the 7 ft. parkway strip locate on the new subdivision road. Contact Richie Bamlet (530) 896-7801, richard.bamlet@chicoca.gov.
  31. All grading shall be in conformance with Chapter 16R.22, Grading Standards, of the Chico Municipal Code and Chapter 13 of Butte County Code.
  32. Prior to construction, the applicant shall submit a Geotechnical and/or Soils Report, prepared by a registered engineer that includes, but is not limited to: a) an investigation of the nature, distribution and strength of existing soils; b) a description of site geology; c) conclusion and recommendations covering the adequacy of the site for the proposed development, storm drainage disposal, grading procedures and corrective measures.
  33. Prior to establishing use and construction, applicant shall submit a grading plan that includes, but is not limited to: a) contours and details of existing terrain and drainage; b) existing structures or other topographic features that are to remain undisturbed; c) existing ground elevations at all corners of proposed lots; d) finished lot corner grades and finished pad grades; f) pertinent recommendations for the above required Geotechnical or Soils Report; h) pertinent construction details to assure compliance with City of Chico and Butte County Public Works grading standards.
  34. Upon completion of grading and prior to the final inspection by the City of Chico, submit a final grading report to the City of Chico that certifies the following: a) the final grading complies with the approved grading plan or any approved revisions; b) the grading complies with the Geotechnical or Soils report – any changes made during grading that affected these recommendations shall be assessed; c) the soils are adequately compacted for their intended use, in conformance with City of Chico Grading Standards. The results of all field density tests and all other substantiating data shall be included in the Final Grading Report.
  35. Prior to the recordation of the final map an engineered drainage plan shall be submitted to and approved by City of Chico Development Engineering and the Butte County Department of Public Works. At a minimum, the drainage plan shall specify how stormwater runoff will be attenuated on site by detention facilities and/or conveyed to the nearest natural or publicly maintained drainage channel and demonstrate no net increase in peak runoff from the 100-year storm event. If infiltration trenches with no connection to an existing facility are proposed, the trenches shall be sized to retain the 100-year



storm event. If infiltration trenches or swales are used to retain stormwater runoff the infiltration rate (minutes per inch) shall not be faster than the rate obtained using the Environmental Health Department percolation test procedure using a correction factor of 3 (three). The design of the storm drainage system shall allow for connection to future City of Chico storm drain facilities.

36. Prior to recordation of final map, the developer must complete the formation of a county service area (CSA), a Home Owner Association (HOA), a permanent road division (PRD) zone of benefit, or other Department of Public Works approved entity for the maintenance and operation of drainage facilities. The formation process will require the developer to fund the service until the beginning of the first fiscal year in which service charges can be collected and agree to an annual maximum service charge with annual inflation increase to ensure continued operation of the facilities.
37. The drainage plan shall mitigate pollutant runoff control by intercepting and treating the first ½" of runoff.
38. Prior to construction and establishing use, pay applicable storm drainage connection fees to the City of Chico and drainage impact fees per Article XI, Chapter 3 of Butte County Code.
39. Construction Phase: Prior to approval of improvement plans, submit an erosion and sediment control plan (ESCP) to Public Works department for approval. ESCP shall contain site-specific construction site Best Management Practices (BMPs). BMPs included in the ESCP must be in accordance with Section 50-19 of County Code, and/or consistent with the California Stormwater Quality Association BMPs. Revisions to an approved ESCP must be resubmitted for Department of Public Works approval prior to commencing with site work. A Storm Water Pollution Prevention Plan (SWPPP) developed pursuant to the construction stormwater general permit (CGP) may be submitted in lieu of the ESCP. Add a note on a map sheet that states: "Development activities resulting in soil disturbance shall submit an erosion and sediment control plan (ESCP) to the Department of Public Works for approval. ESCP shall contain appropriate site-specific construction site BMPs."
40. Construction Phase: Coverage under the stormwater Construction General Permit (CGP) will be required by the State Water Resources Control Board if development activities result in ground disturbance, including clearing, excavation, filling, and grading of one or more acres or disturb less than one acre but are part of a larger common plan or development. Coverage under this General Permit must be obtained from the State Water Resources Control Board prior to starting construction. If coverage under the CGP is required, engineering plans shall show the Waste Discharge Identification (WDID) number on the title sheet of the plans and a copy of Storm Water Pollution Prevention Plan (SWPPP) shall be provided to the Land Development Division of the Public Works Department. Submit with improvement or grading plans the estimated areas to be disturbed to the Department of Public Works for consistency with the SWPPP.
41. Post Construction: Implement post-construction Best Management Practices (BMPs) consistent with State Water Resources Control Board Order 2013-0001-DWQ and City of Chico Post Construction Standard Plans to control the volume, rate, and potential pollutant load of stormwater runoff, including, but not limited to, requirements to minimize the generation, transport and discharge of pollutants. Develop and submit a Post Construction Stormwater Management Plan (PCSMP) that identifies BMP stormwater treatment system(s) designed to reduce or eliminate stormwater pollutant discharges through the construction, operation and maintenance of source control measures, low impact development design, site design measures, stormwater treatment system(s) and/or hydromodification

measures. Design and sizing requirements shall comply with the Post-Construction Stormwater Management Program (section E.12) requirements of State Water Resources Control Board Order 2013-0001-DWQ. Hydromodification measures are required for Regulated Projects that create and/or replace one acre or more of impervious surface. Regulated projects are defined in State Water Resources Control Board Order 2013-0001-DWQ. The Department of Public Works approval of the PCSMP is precedent to improvement plan approval.

42. Post Construction: Prior to improvement plan approval, Regulated Projects shall submit a Stormwater Facilities Operations and Maintenance (O&M) Plan that identifies the operations, maintenance, and inspection requirements of all stormwater Best Management Practices (BMPs) treatment system(s) and hydromodification measures identified in the approved PCSMP. All public and private stormwater treatment system(s) and hydromodification measures shall be protected, inspected, and maintained to ensure continuous and fully effective performance as designed. A maintenance and inspection schedule for both dry and wet season BMPs shall be in writing, and a record shall be kept that includes the dates of inspection or maintenance, whether BMPs were inspected or maintained, a description of any maintenance activity, and the name of the inspector or maintenance foreman.

#### **Butte County Fire Department/Cal Fire**

43. Construction, installation or development of buildings and/or roads, driveways, gates and bridges on parcels/lots shall comply with the latest California Fire Safe Regulations, Public Resources Code 4290, 4291 and current Butte County Improvement Standards, whichever is stricter.
44. Prior to construction, a pressurized community water system for fire protection is required. Bonding may be allowed with the approval of the County Fire Chief. Average required hydrant spacing is 500 feet (reduce by 100 feet on dead-end streets and roads), hydrant size six inches, and residual fire flow of 1000 GPM. Fire hydrant identification, road reflectors or post reflectors acceptable to the County Fire Chief shall be installed or bonded, prior to Parcel or Final map recordation. Submit plans to the Fire Department for review and approval prior to construction.
45. Prior to building construction, provide an all-weather access of at least 10 feet wide for residential, and 20 feet wide for commercial, and vertical clearance of 15 feet that will allow for ingress and egress and accommodate a 40,000-pound fire apparatus to within 150 feet of any point on all structures.
46. Place a note on a separate document, which is to be recorded concurrently with the Parcel or Final map, or on an additional map sheet stating, "Building identification and/or addresses shall be installed in conformance with Public Resources Code 4290 and shall be posted at the time of permit issuance and maintained continuously thereafter.
47. Pressurized community water system must be installed and operational prior to combustible building materials arriving on site.

#### **Butte County Environmental Health**

48. Minimum Usable Wastewater Areas (MUWAs) for Lots 1–15, as evaluated under PREAP20-0004 shall be shown on the Final Map or additional map sheet of the Final Map.
49. Prior to improvement plan approval, the applicant shall obtain all necessary permits from Butte County Environmental Health Department to abandon any existing water wells.

50. Prior to improvement plan approval, provide a Will Serve Letter from Cal Water, allowing connection to the public water system.
51. Place a note on a separate document that will be recorded concurrently with the Final map or on an additional map stating: "Lots are located in the Chico Urban Area Nitrate Compliance Plan Area. Future septic tank development shall include the construction of sewer laterals to the property line for future sewer connections. Sewer laterals shall meet standards established by the sewer service provider and, if the expected provider is unknown, of the Butte County Improvement Standards adopted by Butte County Board of Supervisors Resolution pursuant to Butte County Code Chapter 20."

## II. NOTATION

1. Minor changes may be approved administratively by the Directors of Development Services, Environmental Health, or Public Works upon receipt of a substantiated written request by the applicant or their respective designee. Prior to such approval, verification shall be made by each Department or Division that the modification is consistent with the application, fees paid and environmental determination as conditionally approved. Changes deemed major or significant shall require a formal application for amendment.