



7 County Center Drive
Oroville, CA 95965
(530) 538-7601 Telephone
(530) 538-7785 Facsimile
www.buttecounty.net/dds
www.buttegeneralplan.net

ADMINISTRATION * BUILDING * PLANNING

MEMORANDUM

TO: Planning Commission
FROM: Mark Michelena, Senior Planner
SUBJECT: Tentative Parcel Map TPM12-0002 (Tugel) – Continued from Planning Commission Meeting of June 6, 2013
DATE: July 25, 2013
ATTACHMENTS: Resolution and Conditions of Approval

The project was presented to the Planning Commission on June 6, 2013. It was continued to July 25, 2013 in order for staff to review road improvement requirements for adjacent approved projects. Following are responses to issues raised by your Commission at the June 6, 2013 public hearing.

1. Road improvements for Lindenbaum Lane.

The applicant was questioning the requirement of a sidewalk along his parcel frontage. The project condition did not require a sidewalk on the Lindenbaum Lane parcel frontage.

2. How far Lindenbaum Lane improvements were required.

The applicant was requesting that Lindenbaum Lane be improved to a location similar to what was approved for the adjacent Taggart Subdivision (TSM 04-04).

The Taggart Subdivision required Lindenbaum Lane to be improved through Parcel 1 (located at the northwest corner of Lindenbaum Lane and Pentz Road) and the interior cul-de-sac. For the subject application, staff recommends Lindenbaum Lane be improved to 350 feet east of the centerline of Pentz Road. This distance is the limit for residential development.

11. Prior to recordation of the Parcel Map, construct or provide a performance bond and labor and material bond for the construction of a ½ + 12' street section on Lindenbaum Lane frontage to a point 350 feet east of the centerline of Pentz Road to an RS-2B county road improvement standard with vertical curb, gutter, no sidewalk, 3" AC, 12" AB, prime coat, fog seal and 95% relative compaction. Submit design to the Land Development Division for approval prior to construction. "R" value determination and other data may be required to support the section design. Form a zone of benefit or other approved maintenance entity within the county's permanent road division for operation and maintenance of interior street and storm drain facilities.

The Planning Commission can grant the applicant's request to modify the requirement for the length of the Lindenbaum Lane by approving the following modified Condition 11:

11. Prior to recordation of the Parcel Map, construct or provide a performance bond and labor and material bond for the construction of a ½ + 12' street section on Lindenbaum Lane frontage through parcel 1 and the interior cul-de-sac to an RS-2B county road improvement standard with vertical curb, gutter, no sidewalk, 3" AC, 12" AB, prime coat, fog seal and 95% relative compaction. Submit design to the Land Development Division for approval prior to construction. "R" value determination and other data may be required to support the section design. Form a zone of benefit or other approved maintenance entity within the county's permanent road division for operation and maintenance of interior street and storm drain facilities

3. Road improvements for the new access road.

The applicant did not think it was necessary to require a sidewalk on the new access road (cul-de-sac bulb). Staff was directed to determine if a sidewalk was required as part of the conditions of approval for Lindenbaum Lane for the Paradise Summit project (TSM08-0006). No sidewalks were required as part of that project. Staff is recommending the following road improvement requirement for the new access road (Condition 12):

12. Prior to recordation of the parcel map, construct or provide a performance bond and labor and material bond for the construction of a full street section on new access road to an RS-2B county road improvement standard with rolled curb, gutter, no sidewalk, 3" AC, 12" AB, prime coat, fog seal and 95% relative compaction. Align centerline of new access road with the centerline of proposed access road to Taggart Subdivision. Submit design to the Land Development Division for approval prior to construction. "R" value determination and other data may be required to support the section design. Form a zone of benefit or other approved maintenance entity within the county's permanent road division for operation and maintenance of interior street and storm drain facilities.

Staff also added the following condition (#5) to restrict residential development to within 350 feet of the centerline of Pentz Road for Parcels 2 and 3. The condition also requires the Parcel Map to show this 350-foot residential development limit.

5. Residential development on Parcels 2 and 3 shall be located within 350 feet from the centerline of Pentz Road. Show on the Parcel map the 350-foot residential development limit from the centerline of Pentz Road.

RESOLUTION PC13-___

**A RESOLUTION OF THE BUTTE COUNTY PLANNING COMMISSION APPROVING
TENTATIVE PARCEL MAP TPM12-0002**

WHEREAS, the Planning Commission has considered Tentative Parcel Map TPM12-0002 for Howard Tugel, in accordance with Chapter 20; Subdivisions, of the Butte County Code on Assessor's Parcel Number 055-310-026; and

WHEREAS, the Planning Commission has considered the Initial Study and Mitigated Negative Declaration in accordance with the California Environmental Quality Act; and

WHEREAS, said Map was referred to various affected public and private agencies, County departments, and referral agencies for review and comments; and

WHEREAS, a duly noticed public hearing was held on June 6, 2013 and continued open to July 25, 2013; and

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

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

- I. Adopts the Mitigated Negative Declaration with the following findings:
 - A. An Initial Study was completed in compliance with the California Environmental Quality Act. Said Study identified significant environmental effects and included mitigation measures that would mitigate such effects below significant levels;
 - B. The Planning Commission has considered the Mitigated Negative Declaration, together with comments received during the review process.
 - C. On the basis of the whole record before the Planning Commission, including the Initial Study and any comments received, there is no substantial evidence that the Tentative Parcel Map for Howard Tugel, Planning Division File No. TPM12-0002, with conditions and mitigations here attached, would have a significant effect on the environment. The custodian of the record is the Land Development Division of the Public Works Department. The location of the record is 7 County Center Drive, Oroville CA 95965.
 - D. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County, which is the Lead Agency.
- II. Finds that collection of fees pursuant to Fish and Game Code Section 711.4 is required, prior to filing a Notice of Determination for the project, unless the project proponent provides verification from the California Department of Fish and Game that 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)).
- III. Denies the exception request to modify the road improvement standard for Lindenbaum Lane.
 - A. The project parcel is located in an Urban Area which requires urban road improvements standards. Also, the project parcel is located within the Town of Paradise's Sphere of Influence for the Town of Paradise. The proposed road standard is consistent with the road standard for the Town of Paradise.

- IV. Grants the exception request to modify the road improvement standard by eliminating the sidewalk for the new access road.
- A. There are no sidewalks currently on Lindenbaum Lane. Requiring sidewalks, on the internal cul-de-sac access road to serve only three residential lots, which do not connect to a sidewalk on Lindenbaum Lane, creates inconsistency for residents. Future improvements for Lindenbaum Lane for the Paradise Summit project do not require sidewalks.
- B. Not having a sidewalk on the internal cul-de-sac road will not create a safety issue.
- V. Approves Tentative Parcel Map TPM12-0002 for Howard Tugel, subject to the conditions found in Exhibit "A" and the following findings:
- A. The proposed map is consistent with the AR-1 (Agricultural Residential 1-ac minimum) zone and the *Very Low Density Residential* General Plan land use designation at the time the project was deemed complete.
- B. The sizes of the proposed parcels (two at 1.0 acre each and one at 3.04 acres) are consistent with the current VLDR (Very Low Density Residential 1-ac minimum) zone.
- C. The project is consistent with the following General Plan Policies:
- LU-P4.1** The integrity and stability of existing residential neighborhoods shall be promoted and preserved.
- The proposed project is compatible with surrounding residential development. Surrounding residential parcels range in size from 0.3 acres up to 3 acres.*
- H-P1.2** Focus development in the unincorporated areas of the spheres of influence of the cities to accommodate the County's housing allocation.
- The proposed parcels are located with the Town of Paradise's Sphere of Influence.*
- W-P3.3** The County shall protect groundwater recharge and groundwater quality when considering new development projects.
- Domestic water services to future residences on the resultant parcels will be provided by Del Oro Water Company. The proposed project has the potential to result in a net increase in impervious surfaces on the project site from the development of new residences. Future residential structures would result in only a minor increase in impervious surfaces from the construction of concrete foundations and access road surfacing. Thus, the proposed project would not cause a measureable reduction in surface infiltration or a decrease in deep percolation to the underlying aquifers.*
- COS-P5.2** Developers shall implement best available mitigation measures to reduce air pollution emissions associated with the construction and operation of development projects.
- The project includes an air quality mitigation measure that addresses both dust and construction related equipment*
- COS-P8.1** Native plant species shall be protected and planting and regeneration of native species shall be encouraged, wherever possible, in undisturbed portions of the site.
- The project includes an oak tree mitigation that addresses impacts to existing oak trees on site.*
- COS-P15.1** Areas found during construction to contain significant historic or prehistoric archaeological artifacts shall be examined by a qualified consulting archaeologist or historian for appropriate protection and preservation. Historic or prehistoric artifacts found during construction shall be examined by a qualified consulting archaeologist or historian to determine their significance and develop appropriate protection and preservation measures.

COS-P15.2 Any archaeological or paleontological resources on a development project site shall be either preserved in their sites or adequately documented as a condition of the removal. When a development project has sufficient flexibility, avoidance and preservation of the resource shall be the primary mitigation measure.

The project includes a cultural resources mitigation that addresses impacts to historic or prehistoric archaeological artifacts and archaeological or paleontological resources on site.

COS-P17.1 Views of Butte County's scenic resources, including water features, unique geological features and wildlife habitat areas shall be maintained.

The project site is already developed with an existing residence and an accessory structure. Future development of the undeveloped parcels includes single-family residential units and related structures, which would be consistent with the established visual character of the surrounding area. Due to existing vegetation along Pentz Road, development on the undeveloped parcels for would not interfere with the views of scenic vistas from adjacent residences and public rights-of-way. Therefore, the project would not significantly affect a scenic vista nor have a demonstrable negative aesthetic effect.

- D. The design and improvements of the proposed parcel map are consistent with County standards and policies provided all conditions of project approval are complied with.
- E. The project site is physically suitable for the use and density of the proposed development.
- F. The design and improvements of the project will not conflict with easements acquired by the public at large for access through or use of property within the proposed parcel map provided the attached conditions are met.
- G. The project site is not located in a flood zone.
- H. The project site is not located within an earthquake fault zone.
- I. Approval of this project will not be detrimental to the public health, safety, and welfare provided the required conditions and mitigation measures are complied with.
- J. The roads in the project area have the capacity to handle the increase in vehicular traffic generated by the project.

DULY PASSED AND ADOPTED this 25th day of July, 2013, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mary Kennedy, Chair
Planning Commission
County of Butte, State of California

ATTEST:

Kim McMillan, Secretary
Planning Commission
County of Butte, State of California

EXHIBIT A

Tentative Parcel Map for Howard Tugel on APN 055-310-024, File # TPM12-0002: An application for a Tentative Parcel Map to divide a 5.01-acre parcel into three parcels (two at 1.0 acre each and one at 3.01 acres).

I. CONDITIONS OF APPROVAL:

Planning Division

1. **Mitigation Measure # 1:**

Show on a separate document which is to be recorded concurrently with the map or on an additional map sheet a one hundred (100) foot building setback from the centerline of the Pentz Road right-of-way. Place a note on a separate document which is to be recorded concurrently with the Parcel Map or on an additional map sheet that states: "All new structures, excluding fences and walls up to 6 feet in height, on the project site must be located at least one hundred (100 feet) from the centerline of the Pentz Road right-of-way to be consistent with the Town of Paradise "scenic highway corridor" designation. Structures do not include septic systems (septic tank and leach field) or in ground pools."

Plan Requirements: The 100-foot setback distance shall be shown, and the note shall be placed, on a separate document which is to be recorded concurrently with the Parcel Map or on an additional map sheet and on all building and site development plans.

Timing: The requirements of the condition shall be adhered to at all times.

Monitoring: The Department of Development Services and Public Works Department shall ensure that the 100-foot setback distance is shown, and the note 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 no building permits are issued for any structures within 100 feet of the centerline of Pentz Road. Building inspections shall conduct on-site inspections to ensure compliance.

2. **Mitigation Measure # 2:**

The following measures shall apply to all development activities on the project site. Additionally, a note shall be placed on a separate document which is to be recorded concurrently with the map or on an additional map sheet that states: "Dust generated by the development activities shall be kept to a minimum and retained on-site. Follow the air quality control measures listed below:

Control Dust

- a. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems are to be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
- b. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
- c. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.
- d. On-site construction vehicles shall be limited to a speed of 15 mph on unpaved roads.
- e. Haul vehicles transporting soil into or out of the property shall be covered.

- f. Existing roads and streets adjacent to the project shall be cleaned at least once per day if dirt or mud from the project site has been tracked onto these roadways, unless conditions warrant a greater frequency.
- g. Other measures may be required as determined appropriate by the BCAQMD or Department of Public Works in order to control dust.

Post Contact Information

- h. Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 24 hours. The telephone number of the Butte County Air Quality Management District shall be visible to ensure compliance with BCAQMD Rule 200 & 205 (Nuisance and Fugitive Dust Emissions).

Other Construction Practices

- i. Maintain all construction equipment in proper tune according to manufacturer’s specification.
- j. Where feasible, give preference to utilizing the following equipment:
 - Electric equipment
 - Substitute gasoline-powered for diesel-powered equipment
 - Alternatively fueled construction equipment on site such as compressed natural gas (CNG), liquid natural gas (LNG), propane, or biodiesel.
 - Equipment that has Caterpillar pre-chamber diesel engines, as practical.
 - Diesel construction equipment meeting the CARB’s 1996 or newer certification standard for off-road heavy-duty diesel engines.
- k. Construction workers shall park in designated parking area(s) to help reduce dust emissions.”

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 on-site. Butte County Air Pollution Control District inspectors shall respond to nuisance complaints.

3. **Mitigation Measure # 3:**

Place a note on a separate document which is to be recorded concurrently with the map or on an additional map sheet that states: Prior to any development activity, site disturbance, or the issuance of any permit or approval removing or encroaching upon oak trees on the project site (this generally includes the canopy drip-line of trees within the area of ground disturbance and trees subject to changes in hydrologic regime) an Oak Tree Mitigation Plan prepared by a certified arborist, registered professional forester, botanist or landscape architect shall be submitted for review and approval by the Director of Development Services or his/her designee that includes:

- 1) A survey showing the location of oak trees 5 inches or more in diameter at breast height, as defined by PRC §21083.4(a);
- 2) The removal of all oak trees 5 inches or more in diameter at breast height shall be mitigated. It shall be mitigated by two of the following: replanting and maintaining oak trees, establishing conservation easements, contributing funds for off-site oak woodlands conservation/open space, and/or other mitigation measures developed by

Butte County. Replanting oak trees cannot account for more than one-half of the mitigation. Replanted oak trees shall be maintained for a period of seven years after they are planted. If any of the replanted oak trees die or become diseased, they shall be replaced and maintained for seven years after the new oak trees are planted;

- 3) A replanting schedule and diagram for trees removed or encroached upon by permit activities consistent with PRC §21083.4(b)(2), applicable mitigation measures, and Butte County Ordinance, if any, shall be submitted to and approved by the Director of Development Services or his/her designee. Replanted trees shall be planted in areas deemed appropriate by the Plan, considering future lot development, interference with foundations, fencing, roadways, driveways, and utilities. Trees planted shall be protected from livestock and other animals;
- 4) Oak Tree protection measures for trees to be retained within the project site shall be included in construction specifications. Each oak tree to be preserved shall be surrounded by a tree zone identified by the drip line of the tree. An orange plastic fence or other suitable type of fence shall be used to identify the tree zone during construction activities. No vegetation removal, soil disturbance, or other development activities shall occur within the tree zone in order to protect root systems and minimize compaction of the soil, unless authorized by Oak Tree Mitigation Plan; and
- 5) Conservation easements or funds for off-site oak woodlands conservation shall be proposed to and approved by the Director of Development Services or his/her designee.

Plan Requirements: No vegetation removal, grading, road construction, or other earthwork shall be permitted until the tree plan is submitted and approved.

Timing: Requirements of the condition shall be satisfied prior to any development activity or the issuance of any grading, building, septic, or well permit, or the approval of any improvement plans on the parcels.

Monitoring: The Butte County Department of Development Services and Department of Public Works 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. At the time of septic, well, or building permit application, the Development Services Department will reference this requirement on any grading, building, septic, or well permit site plans and verify that an Oak Tree Mitigation Plan has been submitted to and approved by the Director of Development Services or his/her designee. Butte County building inspectors shall ensure compliance on-site.

4. **Mitigation Measure # 4:**

Place a note on a separate document which is to be recorded concurrently with the map or on an additional map sheet that states: “Should 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; 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. Should human skeletal remains be encountered, State law requires immediate notification of the County Coroner. Should the County Coroner determine 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 note shall be followed during construction of all subdivision 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.

5. Residential development on parcels 2 and 3 shall be located within 350 feet from the centerline of Pentz Road. Show on the Parcel map the 350-foot residential development limit from the centerline of Pentz Road.

Public Works

6. All access rights shall be reserved by deed per county ordinance, offered for dedication, and depicted on the parcel map. Place the following not on the parcel 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."
7. Prior to the recordation of the parcel 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 parcel map. A minimum of five alternative names for each new street shall be submitted.
8. Prior to final road inspection, install all necessary traffic safety signs including stop signs. For all non-publicly maintained access roads, 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 parcel map stating: "No public entity shall be responsible for the maintenance of the traffic safety signs including stop signs. In accordance with Civil Code Section 845, maintenance of the traffic safety signs shall be shared by those properties with a legal interest in them."
9. Prior to the recordation of the parcel map, submit road and drainage improvement plans to the Land Development Department Division for the installation of a standard S-18A road approach in accordance with county improvement standards at the intersection of Lindenbaum Lane and Pentz Road. Obtain an encroachment permit and construct the road approach prior to recordation of the parcel map. Adequate site distance at the intersection of Lindenbaum Lane and Pentz Road shall be provided. Align centerline of Lindenbaum Lane with the centerline of Canyon Ranch Drive. Right-of-way required for construction of road approach and roadside drainage shall be provided.
10. Provide a cul-de-sac designed and constructed as specified in the county improvement standards. The parcel map shall show the cul-de-sac.
11. Prior to recordation of the parcel map, construct or provide a performance bond and labor and material bond for the construction of a ½ + 12' street section on Lindenbaum Lane frontage to a point 350 feet east of the centerline of Pentz Road to an RS-2B county road improvement standard with vertical curb, gutter, no sidewalk, 3" AC, 12" AB, prime coat, fog seal and 95% relative compaction. Submit design to the Land Development Division for approval prior to construction. "R" value determination and other data may be required to support the section design. Form a zone of benefit or other approved maintenance entity within the county's

- permanent road division for operation and maintenance of interior street and storm drain facilities.
12. Prior to recordation of the parcel map, construct or provide a performance bond and labor and material bond for the construction of a full street section on new access road to an RS-2B county road improvement standard with rolled curb, gutter, no sidewalk, 3" AC, 12" AB, prime coat, fog seal and 95% relative compaction. Align centerline of new access road with the centerline of proposed access road to Taggart Subdivision. Submit design to the Land Development Division for approval prior to construction. "R" value determination and other data may be required to support the section design. Form a zone of benefit or other approved maintenance entity within the county's permanent road division for operation and maintenance of interior street and storm drain facilities.
 13. Prior to recordation of the parcel map, a plan for a permanent solution for drainage shall be submitted to and approved by the Department of Public Works. The drainage plans shall detail existing drainage conditions and shall specify how drainage waters shall be detained or retained onsite and/ or conveyed to the nearest natural or publicly maintained drainage channel or facility and shall provide that there shall be no increase in the peak flow runoff to said channel or facility. If storm drainage facilities serve new public roads, the developer must complete the formation of a county service area (CSA), zone of benefit within a permanent road division (PRD), or other Department of Public Works approved entity prior to recordation of the parcel 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 agree to an annual maximum service charge to ensure continued operation of the facilities.
 14. Prior to final improvement inspection by the Department of Public Works, all new drain inlets shall be labeled with the county approved drain marker per county standard S-40. Improvement plans shall show and/or note the requirements for labeling inlets pursuant to county standard S-40.
 15. Prior to grading, a construction storm water permit will be required by the State Water Resources Control Board if the project results in a disturbance (including clearing, excavation, filling, and grading) of one or more acres. The permit must be obtained from the State Water Resources Control Board prior to construction. If a construction storm water permit is required, place a note on an additional map sheet that states: "The development of this parcel map requires a construction storm water permit. Construction activities that result in a land disturbance of less than one acre, but which are part of a larger common plan of development, also require a permit. Development of individual lots may require an additional permit(s)."
 16. Show all easements of record on the parcel map.
 17. Prior to or concurrently with the recordation of the Parcel Map, pay in full any and all delinquent, current and estimated taxes and assessments as specified in Article 8 of Chapter 4 of Division 2 of Title 7, of the California Government Code commencing with Section 66492.
 18. Pay the recording fees in effect at the time the final map and related documents are recorded.

Butte County Fire/California Department of Forestry

19. 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.
20. Place a note on a separate document and recorded concurrently with the Parcel map or an additional map sheet stating, "Fire suppression sprinkler systems shall be installed in all new residential dwellings in accordance with NFPA Standard 13D, unless a pressurized community

water system with hydrants that meet Fire Department specifications serves the property." A note stating, "Automatic Fire Sprinklers conforming to NFPA Standard 13D or 13R is required" is to be added to all affected building plans or, as amended by code, to the satisfaction of the Fire Chief.

21. 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 all structures.
22. Place a note on a separate document, which is to be recorded concurrently with the Parcel 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.
23. Prior to any lot clearing activity or cutting of trees, contact the Butte Area Forester at (530) 872-6353 to determine the need for a less than 3 acre conversion exemption permit or a timber harvest plan.

Environmental Health Division

24. Provide a letter or other documentation from Del Oro Water Company indicating that they are willing and able to provide domestic water service to parcels 1 and 2.
25. Development of parcels 1-2 will require connection to a public water supply.
26. At the time of development of parcels 1-2, wastewater systems shall be installed under permit from the Butte County Division of Environmental Health, within the soil profile areas identified on the tentative map and in accordance with site evaluation results. If a new wastewater site is chosen additional soil investigation will be required to verify adequate soil conditions.

Processing Fees

27. Prior to recordation of the Parcel Map, pay any outstanding project-related processing fees.

II. NOTATION

- A. 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 to be major or significant in nature shall require a formal application for amendment.