

THE ISSUANCE OF BUILDING AND GRADING PERMITS IS SUBJECT TO THE FOLLOWING CONDITIONS PER PLANNED DEVELOPMENT PERMIT CONDITION #IV:

IV.1 REQUIRES COMPLIANCE WITH THE FOLLOWING CONDITIONS, i e , Planned Development Condition #I 7 (Erosion Control), #II.4 (Grading, see above), and #II.12 (Dust Control):

EROSION CONTROL FOR BUILDING AND GRADING PERMITS REQUIRED PER PLANNED DEVELOPMENT PERMIT CONDITION # I.7

An erosion control plan shall be developed for avoiding or minimizing, as feasible, on-site erosion using structural and biological methods, and the following erosion control guidelines, taken from "OVERALL EROSION CONTROL AND STORM WATER POLLUTION PREVENTION PLAN FOR FOXWOOD".

The plans shall be submitted to the Plumas County Planning Department for review and approval before any site construction or improvements.

- 1 Surplus or waste earthen material shall not be placed in drainage ways on the property.
2. All loose piles of soil, silt, clay, sand, debris, or other earthen materials shall be protected in a reasonable manner, to prevent the discharge of these materials to waters of the state.
3. After completion of construction activities all surplus or waste earthen materials shall be removed from the site and deposited in an approved disposal location or stabilized on-site.
4. All disturbed areas shall be stabilized by appropriate soil stabilization measures, by October 15 of each year.
- 5 Excavation and grading activities (of greater than three cubic yards) shall be prohibited between October 15 and May 1, unless site and weather conditions would allow for such construction without the risk of adverse soils and water quality impacts.
6. Drainage swales disturbed by construction activities shall be stabilized by appropriate soil stabilization measures, to prevent erosion.
7. During construction, temporary gravel, hay bale, earthen or sandbag dikes and/or non-woven filter fabric fences shall be used, as necessary, to prevent discharge of earthen materials from the site during periods of precipitation or runoff.
- 8 Impervious areas shall be constructed with infiltration trenches or similar protection facilities along the down gradient sides to infiltrate and/or retain the increase in runoff resulting from the new impervious areas.
9. Waste drainage waters in excess of that which can be adequately retained on the property shall be collected before such waters have a chance to result in soil erosion, and shall be treated, if necessary, before discharge from the property so as to prevent adverse water quality impacts.

MONITORING FEES (BY PLUMAS COUNTY) PER PLANNED DEVELOPMENT CONDITION # V.2 .

FEES SHALL BE CHARGED FOR PLAN REVIEW AND INSPECTIONS REQUIRED FOR BUILDING AND GRADING PERMITS FOR CONDITIONS I.7, II.4, II.5, II.6, III.1, IV 2 AND IV.3 AT THE TIME OF BUILDING OR GRADING PERMIT APPLICATION

I.7 - Erosion Control, II.4 - Grading Plan, II.5 - Ground Disturbing Activities, II.6 - Drainage Plan, III.1 - Golf Course Construction, IV.2 - Grading Plan for Lot Construction, IV.3 - Storm water runoff from Roofs

THE ISSUANCE OF BUILDING AND GRADING PERMITS IS SUBJECT TO COMPLIANCE WITH THE APPLICABLE RESULTS OF CONDITIONS I.7, (Erosion Control Plan), II.4, (Grading Plan), and II.12, (Dust Control Plan).

The plan may provide for monitoring in conjunction with other inspections.

Fees shall be based on:

1. County staff time at the hourly cost, including overhead, for the department which would do the work.
2. Mileage reimbursement at the going rate set by the Board of Supervisors.
3. Equipment depreciation.
4. Fees shall be set annually by the Board of Supervisors at public hearing after the county budget is adopted

PROJECT DRAINAGE PLAN GUIDELINES PER PLANNED DEVELOPMENT PERMIT CONDITION # II.6

Each drainage plan shall provide in detail for the routing of storm waterfrom the building sites into drainage conduits and points of discharge.

Concentrated flows of water shall be either be dissipated or channeled to appropriate drainage facilities (cobble or rock lined drainage ditches, grass-lined swales, natural swales).

Whenever feasible, drainage shall be collected in multiple drainage channels spread over vegetated areas.

On-site channels shall be left in their current stated as undeveloped open space wherever possible, or shall be replaced with open drainage ditches lined with cobbles, rocks or plastic mesh or seeded with grasses.

Velocity and energy dissipaters shall be constructed on all intermittent and ephemeral stream channels and gullies which will carry increased rates and volumes of storm water runoff as a result of development.

A 25-foot building and grading exclusion areas shall be set from the center line of on-site intermittent streams. Only necessary utilities, road and pedestrian crossing shall be permitted in this area

There shall be a 50-foot building exclusion area from the center line of any intermittent stream channel.

Intermittent stream channels shall be culverted in areas of road crossing, and shall be directed over cobble or rock lined drainage ditches between lot lines.

Runoff from disturbed areas shall be directed to sedimentation basins. Sedimentation basins shall be constructed and maintained during construction to contain storm water runoff and sediment from the site and to keep storm water runoff at pre-development quality.

The proposed drainage courses that drain onto the existing developed areas need to be reviewed by the developer for their adequacy due to the increased development upstream. any drainage facilities that are inadequate, due to the development, shall be reconstructed to accommodate this development by the developer.

GRADING PLAN FOR BUILDING AND GRADING PERMITS REQUIRED PER PLANNED DEVELOPMENT PERMIT CONDITION #IV.2 A GRADING PLAN SHALL BE SUBMITTED WITH EACH APPLICATION FOR A GRADING PERMIT OR A BUILDING PERMIT WHERE GROUND DISTURBANCE WILL OCCUR. THIS GRADING PLAN SHALL BE CONSISTENT WITH THE GRADING SPECIFICS OUTLINED ABOVE AS PLANNED DEVELOPMENT PERMIT CONDITION # II.4.

The plan shall include provisions to ensure that. Grading and terracing for building foundations shall be designed to blend into the natural contours of the site

Slope rounding and contour grading shall blend with natural contours.

On those lots with slopes greater than 15%, all cut and fill for buildings shall have a minimum setback from the nose of the slopes as per the Uniform Building Code (as adopted by Plumas County) Section 7011 setbacks.

For construction on natural slopes with gradients in excess of 15%, a design to minimize erosion prepared by an Engineering Geologist or Geotechnical Engineer.

PROJECT DUST CONTROL PLAN GUIDELINES PER PLANNED DEVELOPMENT PERMIT CONDITION # II.12.

In any one single construction season, the amount of ground disturbed shall be limited to that which can be covered with buildings, paving or landscaping in that season

Exposed soil surfaces shall be covered at the end of a construction season with mulch, chemical soil stabilizers or hydro-seeded grasses.

Roadways and parking areas shall be paved as soon as feasible during each construction season (feasibility depends upon use by heavy equipment).

Unpaved roads and work areas shall be watered adequately to control fugitive dust during construction.

Stockpiles of soils removed from construction areas shall be covered with tarps, mulch, or other protective coverings if not used within two weeks.

The speed of vehicles on unpaved areas shall be limited to 15 miles per hour or lower.

PER PLANNED DEVELOPMENT CONDITION # IV.3

Storm water runoff from roofs shall be diverted into and through infiltration trenches on each property Overflow from these trenches shall be directed over vegetated areas before reaching roadside gutters. plans showing how this will be done shall be submitted for approval with applications for building permits, under which roofs will be constructed, enlarged or modified and with applications for building permits for construction which would modify existing diversions.

NOTES:

1. This information is for informational purposes, describing conditons as of the date of filing, and is not intended to affect record title interest.
2. Roads shown hereon are private easements not subject to improvement or maintenance by plumas county. Such easements will not become effective unless and until reservations and grants are included in the respective deeds.
3. The property shown hereon is subject to a Planned Development Permit which is recorded by Document No. 2002-0012795. Future development of this property will be subject to the conditions of said permit
4. All residential units will have wood burning appliances or fireplaces with inserts meeting or exceeding current epa phase II controls for emissions.
5. All units shall be super-insulated above the requirements of Title 24 for this area
6. All single family residential units, residential complexes, and commercial areas will have charging stations for electric carts.

PROJECT GRADING PLAN GUIDELINES PER PLANNED DEVELOPMENT PERMIT CONDITION # II.4. ALL CONSTRUCTION SHALL CONFORM TO THE APPROVED GRADING PLAN AND MUST COMPLY WITH THE APPROVE EROSION CONTROL PLAN

Specifically

Construction activities shall limit the amount of disturbed soil present during any single construction season to that necessary for construction which will be completed during that season.

Construction site perimeter berms shall be utilized

Ground cover and shrubs shall be replanted in areas where construction or erosion has removed existing plant life. Mulch, mesh, blanket matting or wattling may be required after ground preparation to aid in revegetation.

Topsoil removed from building sites, roadways and driveways shall be stockpiled and covered with tarps, mulch or other protective materials if not used completely before October 1. This soil may also be used for perimeter berms around construction sites, if compacted When construction is completed, these berms shall be graded back onto the lots

Construction traffic shall be confined to routes which will become the permanent road system, driveways, building pads and the immediate vicinity, and parking and golf course construction areas for the project. The sub-base of permanent roads shall be adequate for access and use by construction vehicles.

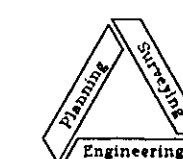
Mitigation monitors shall ensure that work crews minimize the amount of disturbed areas during construction of roads and villa areas. Areas to be disturbed shall be flagged, as approved by the monitor, to guide crews preparing land for development

Ground disturbing construction shall be limited to April 1 through October 31 After earthwork has been completed, construction shall be landscaped, covered with straw or wood or other materials woody material from chipping of brush, wood or construction debris can be used to cover exposed soil areas, on or before October 1 or on completion, whichever is later Areas covered with landscaping or hydro-seeding shall be watered until a base layer of vegetation is established (one-inch for grasses) If substantial rainy periods occur between April 1 and October 31, ground disturbing construction operations shall use erosion control measures such as gravel filters stabilized construction entrances and sediment traps sufficient to eliminate adverse effects on surface waters. Site protection activities for water quality purposes will be allowed at any time.

ADDITIONAL INFORMATION SHEET OF FOXRUN, PHASE 2 A PORTION OF FOXWOOD

FOR FOXWOOD-ALMANOR, LLC

IN SECTION 18, T28N, R8E MDB&M PLUMAS COUNTY, CALIFORNIA



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