

**APPROVED PLAN FOR THIS FINAL MAP
REQUIRED PER PLANNED DEVELOPMENT PERMIT CONDITION # II.4
ALL CONSTRUCTION SHALL CONFORM TO THE APPROVED GRADING PLAN
AND THE FOLLOWING GRADING GUIDELINES:**

1. 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 the season.
2. Construction site perimeter berms, silt fencing, straw bales, or equivalent means may be utilized to control silt runoff from construction sites.
3. Ground cover and shrubs shall be replanted in areas where construction or erosion has removed existing plant life.
4. Mulch, mesh, blanket matting, or wattling may be required after ground preparation to aid in re-vegetation.
5. Top soil 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.
6. Construction traffic shall be confined to routes which will become the permanent road system, driveways, building pads and the immediate vicinity, and parking areas for the project. The sub-base permanent roads shall be adequate for access and use by construction vehicles.
7. Mitigation monitors shall ensure that work crews minimize the amount of disturbed areas during the construction of roads and building sites. Areas to be disturbed shall be flagged, as approved by the monitor, to guide crews preparing for land development.

**APRIL 1 THROUGH OCTOBER 31 EARTHWORK
REQUIRED PER PLANNED DEVELOPMENT PERMIT CONDITION # II.5:**

1. Ground disturbing construction shall be limited to April 1 through October 31. After earthwork has been completed, all disturbed areas not covered with impervious construction shall be landscaped, covered with straw or other materials (woody material from chipping of brush, pine needles, wood or construction debris can be used to cover exposed soil areas), or hydro seeded 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 of grasses). If substantial rainy periods occur between April 1 through 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.

**THE ISSUANCE OF BUILDING AND GRADING PERMITS IS SUBJECT TO THE
FOLLOWING CONDITIONS:**

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 # II.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 "EROSION CONTROL AND DRAINAGE ANALYSIS FOR THE TRAILHEAD SUBDIVISION." The plans shall be submitted to the Plumas County Planning Department for review and approval before any site construction or improvements.

- A. Surplus or waste earthen material shall not be placed in drainage ways on the property.
- B. All loose piles of soil, silt, clay, sand, debris, or other earthen materials shall be protected in a reasonable manner, as set forth in the storm water pollution prevention plan, to prevent the discharge of these materials to waters of the state.
- C. 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 onsite.
- D. All disturbed areas shall be stabilized by appropriate soil stabilization measures, as set forth in the storm water pollution prevention plan by October 15 of each year.
- E. Drainage swales disturbed by construction activities shall be stabilized by appropriate soil stabilization measures, as determined by the storm water pollution prevention plan.
- F. During construction, temporary gravel, hay bale, earthen, or sand bag dikes and for 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.
- G. Impervious areas shall be constructed with infiltration trenches or similar protection facilities along the down gradient sides to infiltrate and retain the increase in runoff resulting from the new impervious areas.
- H. 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.
- I. All drainage ditches and culverts with a longitudinal grade exceeding 6% shall be rock-lined with 2 inch to 8 inch stones, unless such ditches are in areas of rock which do not present an erosion hazard.
- J. Inlets and outlets of all culverts shall be rock-lined to prevent erosion and undercutting.

**DUST CONTROL FOR BUILDING AND GRADING PERMITS
REQUIRED PER PLANNED DEVELOPMENT PERMIT CONDITIONS # II.12**

1. In any one single construction season, the amount of ground disturbed shall be limited to that which can be used for building sites, paving, construction access, construction storage, or landscaping in that season.
2. Exposed surfaces shall be covered at the end of a construction season with mulch, chemical soil stabilizers or hydro seeded grasses.
3. Roadways and parking areas shall be paved or rock-based as soon as feasible during each construction season. (Feasibility depends upon use by heavy equipment).
4. Unpaved roads and work areas shall be watered adequately to control fugitive dust during construction.
5. Stockpiles of soils removed from construction areas shall be covered with tarps, mulch, or other protective coverings if not used within two weeks.
6. The speed of vehicles on unpaved areas shall be limited to 15 miles per hour or lower.

**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.

1. Grading and terracing for building foundations shall be designed to blend into the natural contours of the site.
2. Slope rounding and contour grading shall blend with adjacent natural contours.
3. On those lots with slopes greater than 15 percent, all cut and fill for buildings shall have a minimum setback from the nose of the slope as per the Uniform Building Code (as adopted by Plumas County) Section 7011 Setbacks.
4. For construction on natural slopes with gradients in excess of 15 percent, a design to minimize erosion prepared by an engineering geologist or geotechnical engineer.

**STORM WATER RUNOFF FROM ROOFS
REQUIRED PER PLANNED DEVELOPMENT PERMIT CONDITIONS #IV.3**

1. 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 would be constructed, enlarged or modified and with applications for building permits for construction which would modify existing diversions.

**WATER CONSERVATION
REQUIRED PER PLANNED DEVELOPMENT PERMIT CONDITION # I.16**

1. Water conservation measures for the project shall be considered on long term basis, including water conservation in landscaping, and utilizing plants adapted to conditions in the Lake Almanor area.

REQUIRED PER PLANNED DEVELOPMENT PERMIT CONDITION #VI.1

1. There shall be a zero (0) foot setback from the lot lines at the point of connection of any duplex or fourplex units. The minimum front yard setback shall be 10 feet. When construction takes place on lots with zero (0) foot setbacks, after footings are formed and before they are poured, a surveyor shall certify that the footings are correctly located on the lot or unit and for the building for which the building permit was issued. The certificate shall be given to the Building Official. No further work shall be done until the certificate is received.
2. Direct access from any lot onto Big Cove Road/Clifford Drive is prohibited.

NOTES:

THIS INFORMATION IS FOR INFORMATIONAL PURPOSES, DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

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.

THE PROPERTY SHOWN HEREON IS SUBJECT TO PLANNED DEVELOPMENT PERMITS WHICH ARE RECORDED BY DOCUMENT NO.s 2002-0012795

- 638 / 164
- 658 / 104
- 2001-10741
- 2003-11228
- 2006-000433
- 2007-0001510
- 2006-0008433
- 2006-0006065

FUTURE DEVELOPMENT OF THIS PROPERTY WILL BE SUBJECT TO THE CONDITIONS OF SAID PERMITS.

ALL RESIDENTIAL UNITS WILL HAVE WOOD BURNING APPLIANCES OR FIREPLACES WITH INSERTS MEETING OR EXCEEDING CURRENT EPA PHASE II CONTROLS FOR EMISSIONS.

ALL UNITS SHALL BE SUPER-INSULATED ABOVE THE REQUIREMENTS OF TITLE 24 FOR THIS AREA.

ALL SINGLE FAMILY RESIDENTIAL UNITS, RESIDENTIAL COMPLEXES, AND COMMERCIAL AREAS WILL HAVE CHARGING STATIONS FOR ELECTRIC CARTS.

GRADING & EARTHWORK SETBACK FROM INTERMITTENT STREAMS SHALL BE 50 FEET. BUILDING SETBACK FROM INTERMITTENT STREAMS SHALL BE 100 FEET.

FUTURE PHASING

ON-SITE EASEMENTS AND FEE PARCELS FOR ROADS, TRAILS AND DRAINAGE IMPROVEMENTS WILL BE CREATED IN CONJUNCTION WITH EACH PHASE OF THE FINAL MAP. THE EASEMENTS FOR PEDESTRIAN ACCESS AND DRAINAGE, AS SHOWN ON THIS MAP, WILL INCLUDE LANGUAGE FOR CONVERSION TO ROADWAYS AND OTHER REQUIREMENTS TO SATISFY THE INTENT OF THE APPROVED TENTATIVE MAP.

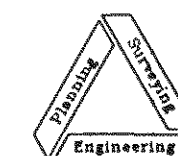
PRIVATE ROAD STATEMENT:

ROADS SHOWN HEREON AS FOREST MEADOWS LOOP AND MOUNTAIN CROSSING 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.

**ADDITIONAL INFORMATION
OF
THE TRAILHEAD, UNIT No. 1**

FOR TRAILHEAD DEVELOPERS, A CALIFORNIA LIMITED LIABILITY COMPANY
A DIVISION OF PARCEL 7 AS SHOWN IN BOOK 11 PARCEL MAPS ON PAGE 49

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



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