

The additional information shown hereon is derived from public records or reports and does not imply the correctness nor sufficiency of those records or reports by the preparer.

The additional information shown hereon is for informational purposes, describing conditions as of the date of filing and is not intended to affect record title interest.

**SOILS REPORT**

A geotechnical report has been completed by Black Eagle Consulting, Inc., dated November 25, 2008 and is on file in the Plumas County Engineers office.

The following conditions shall apply to the Designated Remainder property:

**Mitigation Measure 4A.**

Tree removal shall be limited to September or October, or bat roost surveys shall be conducted by a qualified biologist and the subject trees cleared for removal. Note: This measure shall be implemented during all site preparation and construction activities.

**Mitigation Measure 4B.**

Tree removal shall be limited to September or October, or perform breeding bird surveys if tree removal occurs between March and September. Surveys shall be conducted by a qualified biologist and the subject trees cleared for removal. Note: This measure shall be implemented during all site preparation and construction activities.

**Mitigation Measure 4C.**

Tree removal and vegetation removal shall be limited to September or October, or perform breeding bird surveys if tree removal occurs between March and September. Surveys shall be conducted by a qualified biologist and the subject trees and vegetation cleared for removal. Note: This measure shall be implemented during all site preparation and construction activities.

**Mitigation Measure 4D.**

Covenants, codes, and restrictions (CC&R's) shall be developed and recorded concurrently with recordation of the final map and shall include measures to prevent dogs from roaming free (CDFG Code Section 3960), prevent residents from feeding deer (Title 14; Section 251.3), shall require homeowners adjacent to wetland and buffer areas to not place lawn clippings, oil, chemicals, or trash of any kind within this setback buffer and that vegetation removal or alteration is prohibited, and measures which require that residents' garbage containers be bear-proofed or that garbage be stored in a secure location.

The Declaration of Covenants, Conditions and Restrictions for Tantau Ranch, recorded in Document 2011-0000378, Plumas County Official Records, addresses the issues listed above in Mitigation Measure 4D. (See sections 6.21, 8.06 and 8.08 within these CC&Rs.)

**Mitigation Measure 4E.**

Perimeter fencing shall be restricted to 3-4 strand wire with a bottom strand a minimum of 16 inches above the ground and not exceeding 48 inches in total height. The bottom strand should be barbless wire. Other fence designs that allow for unobstructed animal movement would also be acceptable, pending review and approval by the California Department of Fish & Game. The above fencing requirements shall be included as a note on all building permits.

**Mitigation Measure 4F.**

To protect streams and wetland areas from developments impacts, the project design shall avoid and minimize impacts to these aquatic features. All plans and building permit plot plans shall clearly indicate the presence of any such features as determined by a qualified wetland biologist. Any fill of wetlands or streams will be limited to those areas as shown on the revised tentative map dated July 22, 2010, and subject to permits as required under laws and regulations administered by the Corp of Engineers, the Central Valley Regional Water Quality Control Board, and the Department of Fish and Game. Unless otherwise shown on the revised tentative map dated July 22, 2010, no fill or grading shall occur within wetlands or streams. Any construction within 100 feet of wetlands or perennial streams or within 50 feet of intermittent streams will employ the following mitigation measures: The identified wetland and buffer areas shall be subject to the following restrictions:

- Construction fencing shall be installed between the areas of grading and aquatic features to keep equipment from entering these features.
- No equipment storage or material storage shall occur within wetlands.
- Silt fencing will be installed between areas where grading is occurring and the aquatic features to keep the silt from entering these features.
- Any work authorized within streams will be done during the dry season when surface water is not present.
- Vegetation within the areas adjacent to aquatic features shall remain intact to the extent feasible and, following grading, erosion control measures will be installed until native vegetation is re-established.
- Any temporary construction roads shall be designed to minimize erosion and alteration of surface water hydrology and shall be removed, restored to original grade, and revegetated.

**Mitigation Measure 5B.**

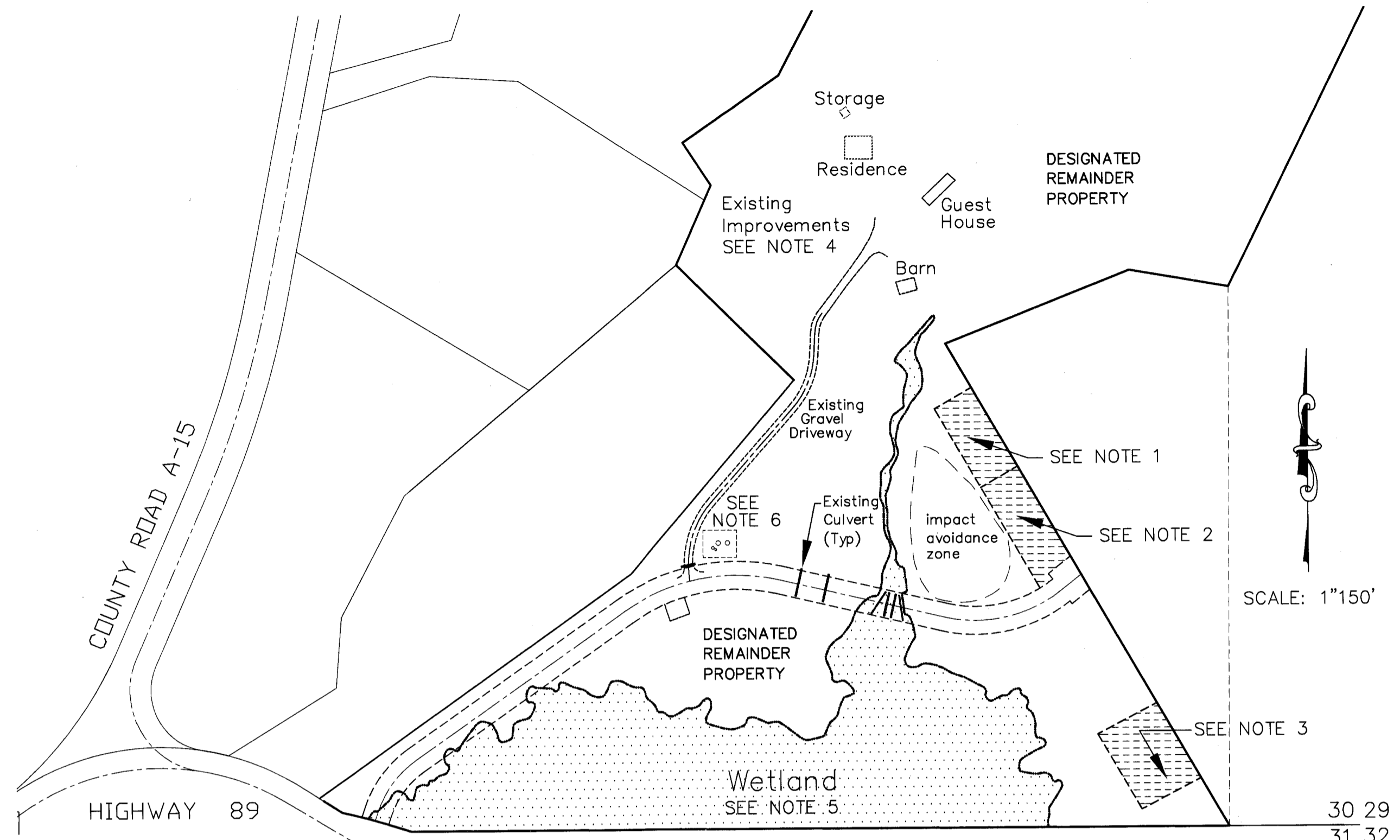
Should development activities reveal the presence of cultural resources (i.e., artifact concentrations, including arrowheads and other stone tools or chipping debris, cans, glass, etc.; structural remains; human skeletal remains), work within 50 feet of the find shall cease immediately until a qualified professional archaeologist can be consulted to evaluate the remains 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 such 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. Note: This measure shall be implemented during all site preparation and construction activities.

**Mitigation Measure 6A & 6B.**

To minimize geologic related impacts to a less than significant level, reference is made to the erosion control and runoff mitigation measures set forth on pages 7 through 18 of the Geotechnical Investigation Tantau Residential Development, dated November 2008. Any necessary erosion control or drainage modifications encountered during site development shall be evaluated and approved by the County Engineer. Note: This measure shall be implemented during all site preparation and construction activities.

**Mitigation Measure 9B.**

Prior to approval of a building or grading permit for individual residential units, an engineered grading plan shall be prepared which incorporates, as appropriate, the design considerations set forth in the Erosion Control and Runoff Evaluation prepared by Allen Gray dated December 1, 2008, Exhibit 10. Note: This measure shall be implemented during all site preparation and construction activities.



**NOTES:**

- Designated leach field area Easement reserved for Lot 5 as shown on Book 10 of Maps at Page 119. (See Certificate of Correction: Doc. No. 2013-0002582)
- Designated leach field area Easement reserved for Lot 3 as shown on Book 10 of Maps at Page 119. (See Certificate of Correction: Doc. No. 2013-0002582)
- Designated leach field area Easement reserved for Lot 2 as shown on Book 10 of Maps at Page 119. (See Document No. 2011-0000408)
- The existing improvement locations shown are approximate.
- The Wetland Limit line shown hereon is the same as that shown on Book 10 of Maps at Page 119. This Wetland area shall be a building and grading exclusion area.
- Two existing 5,000 gallon fire water storage tanks and two standpipe fire hydrants are located within the area shown.

**TANTAU RANCH  
DESIGNATED REMAINDER  
FINAL MAP  
ADDITIONAL INFORMATION MAP**

FOR:  
**WILLIAM M. AND SALLY S. TANTAU**

WITHIN PORTIONS OF: SECTIONS 29 AND 30, T. 22 N., R. 13 E., M.D.B.M.  
IN THE UNINCORPORATED AREA OF  
PLUMAS COUNTY, CALIFORNIA

PREPARED BY:  
**BASTIAN ENGINEERING**  
211 POPLAR VALLEY ROAD  
BLAIRSDEN, CALIFORNIA 96103  
L.S. 7045

APRIL, 2020

SHEET 4 OF 4

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