

NOTES

THE PROPERTY SHOWN HEREON IS SUBJECT TO A PLANNED DEVELOPMENT PERMIT WHICH IS RECORDED IN BOOK 532 OF OFFICIAL RECORDS AT PAGE 510. FUTURE DEVELOPMENT OF THIS PROPERTY WILL BE SUBJECT TO THE CONDITIONS OF SAID PERMIT.

ALL FILL SLOPES SHALL BE 3:1 OR FLATTER, TRACK OR SHEEPSFOOT ROLLED ON COMPLETION, TO RESULT IN A TIGHT, DIMPLED SURFACE, AND BE REVEGETATED.

WHERE OTHER METHODS OF STABILIZATION ARE USED, THEY SHALL BE APPROVED AND EXECUTED SATISFACTORY TO THE COUNTY ENGINEER.

THE DETERMINATION OF THE PRESENCE OF DENSE CLAYEY MATERIAL OR ROCK SHALL BE MADE BY THE COUNTY ENGINEER.

REVEGETATION SHALL BE DONE IN CONFORMANCE WITH THE APPROVED REVEGETATION PLAN.

DRIVEWAY PLANS SHALL BE SUBMITTED WITH BUILDING PERMIT APPLICATION. DRIVEWAYS SHALL BE COMPLETED BEFORE FINAL INSPECTION.

EROSION CONTROL FOR FIXED WORKS SHALL CORRESPOND WITH THE EROSION CONTROL PLAN, BUT SHALL BE STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER, AND SHALL BE APPROVED BY THE COUNTY ENGINEER. CORRESPONDENCE SHALL BE DETERMINED BY THE COUNTY ENGINEER AND THE PLANNING DEPARTMENT.

A BUILDING ENVELOPE OF 15,000 SQUARE FEET SHALL BE ESTABLISHED FOR LOT 80.

THE BUILDING ENVELOPE SHALL BE LOCATED AT THE TIME OF APPLICATION FOR THE FIRST BUILDING PERMIT FOR AN ABOVE GROUND STRUCTURE, AND THE LOCATION SHALL BE ACCEPTABLE TO THE PLANNING DEPARTMENT FOR ALL MITIGATION AND ZONING REQUIREMENTS.

ALL BUILDING IMPROVEMENTS FOR DWELLING UNITS (MAIN RESIDENCES) SHALL BE WITHIN BUILDING ENVELOPES.

THE UNIMPROVED AREA OF BUILDING ENVELOPES SHALL BE THE TRANSITION AREA AND SHALL MAINTAIN NATURAL VEGETATION IN ACCORDANCE WITH PUBLIC RESOURCES CODE SECTION 4291 AND THE COMPATIBLE PLANT LIST DISCUSSED BELOW, AND THAT THE INTRODUCTION OF VEGETATION NOT INDIGENOUS TO THE AREA SHALL BE PROHIBITED IN THE TRANSITION AREA.

LIVESTOCK SHALL BE PERMITTED ON LOT 80 AS PERMITTED BY THE ZONING.

ON LOT 80, FULL PERIMETER PASTURE AND CROSS FENCING SHALL BE PERMITTED. PERMITTED TYPE OF FENCING SHALL BE A 4 WIRE, OR 3 WIRE AND A TOP WOOD RAIL WITH THE TOP WIRE OR RAIL NOT TO EXCEED 48 INCHES IN HEIGHT AND THE BOTTOM WIRE NOT LESS THAN 18 INCHES FROM THE GROUND. WOOD RAIL OR METAL CORRAL FENCING SHALL BE PERMITTED IN AN AREA NOT TO EXCEED 50,000 SQUARE FEET.

CLEARING OUTSIDE OF ENVELOPES SHALL BE LIMITED TO REMOVAL REQUIRED BY THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION TO COMPLY WITH FIRE PROTECTION STANDARDS; REMOVAL OF DISEASED AND DEAD VEGETATION; REMOVAL FOR PERMITTED LOT IMPROVEMENTS; AND THAT SELECTIVE THINNING OF TREES TO PROVIDE VIEW CORRIDORS MAY BE PERMITTED SUBJECT TO REVIEW BY THE DESIGN REVIEW COMMITTEE.

ALL PLANTING IN TRANSITION AREAS AND OUTSIDE OF BUILDING ENVELOPES SHALL BE CONSISTENT WITH THE APPROVED LIST AS APPROVED BY THE PLANNING DEPARTMENT.

ADDITIONAL INFORMATION SHEET
VALLEY RANCH ESTATES
A PLANNED DEVELOPMENT
PHASE No. 1 UNIT No. 1
FOR VALLEY RANCH INVESTORS

PORTION OF SEC. 25, T. 22 N. R.12 E. &
PORTION OF SEC. 30, T. 22 N. R. 13 E. M.D.B & M.
PLUMAS COUNTY CALIFORNIA
SCALE 1" = 200' MAY, 1990

HAMBY SURVEYING INC.
P.O. BOX 1209
PORTOLA, CALIF.

SHEET 4 OF 4 SHEETS