

NOTES:

36. The following requirements shall be in all improvement plans, construction specifications, and contracts executed for development of the project site.

The developer shall be responsible for assuring that all improvement plans, contracts, and specifications contain these requirements. Copies of specifications and all executed contracts shall be provided to the Planning Director and Northern Sierra Air Quality Management District for monitoring purposes.

a) Alternatives to open burning of vegetative material on the project site shall be used unless deemed infeasible by the Northern Sierra Air Quality Management District. Suitable alternatives are chipping, mulching, or conversion to biomass fuel.

b) Contractors shall be responsible for ensuring that adequate dust control measures are implemented in a timely manner during all phases of project development and construction.

c) All materials excavated, stockpiled, or graded shall be sufficiently watered, treated, or covered to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or violation of an ambient standard. Watering of disturbed areas shall occur at least twice daily, with complete site coverage.

d) All areas (including unpaved roads) with vehicle traffic shall be watered or have a dust palliative applied as necessary for stabilization of dust emissions.

e) All on-site vehicle traffic shall be limited to a speed of 15 mph on unpaved roads.

f) All land clearing, grading, earth moving, or excavation activities shall be suspended as necessary to prevent excessive windblown dust when winds are expected to exceed 20 mph.

g) All inactive portions of the construction site shall be covered, seeded, or watered until a suitable cover is established. Alternatively, apply County-approved non-toxic soil stabilizers (according to manufacturers' specifications) to all inactive construction areas (previously graded areas which remain inactive for 96 hours) in accordance with any local ordinance. Acceptable materials that may be used for chemical soil stabilization include petroleum resins, asphaltic emulsions, acrylics, and adhesives that do not violate Regional Water Quality Control Board or California Air Resources Board standards.

h) Paved streets adjacent to construction sites shall be swept or washed at the end of each day, or as required to remove excess accumulations of silt and/or mud which may have resulted from activities at the construction site.

i) Ground cover on the site shall be reestablished through seeding and watering following cessation of activity.

j) During initial grading, earth moving, or site preparation a paved (or palliative-treated) apron shall be constructed, extending onto the construction site from the adjacent paved road(s) where vehicles and equipment egress.

k) All construction related equipment and vehicles shall be maintained in good running order and properly tuned.

38. Golf cart charging stations shall be installed before final inspection, at all single family homes, golf course clubhouse, and business complex. One golf cart charging station shall be installed, before final inspection, for every four condominium units.

39. Secure bicycle-parking facilities and preferential parking for electric golf carts shall be provided at the temporary sales office on parcel A, the Fire Station on parcel G. The plans for those parking facilities shall be included with the building permit plans, shall be subject to review and approval by the Planning Director, and the facilities shall be completed before the final inspection.

41. Each residential unit and occupied commercial building shall be equipped with primary space heating utilizing propane, natural gas, electricity, geothermal heat pump, solar, or other extremely low-emitting energy source. Residential wood combustion for primary heating shall be prohibited.

42. Each residential unit and occupied commercial building may have only residential wood combustion units that are Environmental Protection Agency Phase II or equivalent devices and are installed in compliance with Plumas County and Northern Sierra Air Quality Management District regulations. Fireplaces are considered to be wood combustion units.

Open hearth fireplaces that are not Environmental Protection Agency Phase II or equivalent devices shall be permitted if the developer and the County conclude an agreement through which the developer would pay into an appropriate County air quality fund \$1,000 for each open hearth fireplace built or installed. The fund shall be used to replace residential wood combustion units that are not Environmental Protection Agency Phase II or equivalent with residential wood combustion units that are Environmental Protection Agency Phase II or equivalent or with a heating unit that is not a wood combustion unit.

The \$1,000 payment shall be adjusted annually to reflect the changes in the California Consumer Price Index relative to the California Consumer Price index at the time the \$1,000 payment was established. The agreement can make more specific provisions regarding this adjustment.

43. If serpentine rock is encountered during construction, a dust control plan shall be submitted to the Planning Director and the Northern Sierra Air Quality Management District for review and approval. The plan shall address short-term and long-term control of asbestos-bearing dust. Areas containing serpentine rock shall be left undisturbed until the dust control plan is approved.

44. When the County adopts countywide air quality standards, those standards will supersede and replace the applicable corresponding conditions herein.

60. A qualified engineer shall prepare an Erosion and Sediment Control Plan. The plan shall be submitted to the County Engineer for review and approval. The County Engineer shall approve the plan before any improvements are made. The plan shall quantify and contain measures to implement the following guidelines for erosion control. Building and grading permit applications shall incorporate the erosion and sediment control plan. The County Engineer may accept substitution of provisions of the Storm Water Pollution Prevention Plan prepared for the Founders at Grizzly Ranch, LLC, for any of the following erosion control measures where the provisions of the Storm Water Pollution Prevention Plan, in his opinion, achieve at least the same mitigation effect as the following erosion control measures.

c) Constructing. Applications, design, and construction shall include the following features:

i) The soil organic layer (generally pine duff) and the topsoil (6"-12") shall be stockpiled at each construction site and backfilled over all disturbed areas after building construction. If stockpiled soil is to be stored longer than 3 months, it shall be seeded with a native legume seed mix.

ii) Areas adjacent to structures shall be appropriately landscaped using ground covers, trees, and shrubs listed in the Approved Plant List. Deed restrictions shall incorporate such provisions for all building construction.

iii) Driveways shall be surfaced (asphalt or rock) prior to October 15th of each year.

iv) Impermeable berms, filter berms, or other appropriate measures to prevent soil transport from the construction site shall protect building sites under construction during winter months.

v) No excavation (cut or fill) on slopes exceeding 20% shall be allowed for the creation of a building pad. The term building pad shall mean the leveling of an area created by grading cut or cut and fill methods upon which building construction shall be placed and shall not be interpreted to preclude landscape terracing by use of retaining walls.

vi) Excavation on slopes above 20% shall be limited to footings, basement or lower floor retaining walls, utility trenching, landscape terracing, and driveways.

vii) All plot plans for building permits within the area of a map which does not have an additional information map that shows areas of slopes exceeding 20% shall show the slope of the lot.

viii) Interceptor ditches shall be constructed at the top of all cut slopes (upper side of building pad). Applications for building permits where there will be cut slopes shall include plans for the construction of interceptor ditches.

ix) All cut slopes shall be graded 2:1 or flatter, where possible, or otherwise stabilized unless the cut face is dense clayey material or rock. All fill slopes shall be compacted as required by the Uniform Building Code. All cut and fill slopes shall be revegetated or otherwise stabilized.

x) Applications for building permits where there will be cut or fill slopes shall include a grading plan that shall include a revegetation or stabilization plan. The grading plan shall be submitted for review and shall be subject to approval by the Planning Director.

xi) Driveways shall not traverse slopes greater than 16%, except where this would be preclusive of driveway construction and shall not traverse slopes greater than 25% except with a site specific erosion control plan. This provision shall be interpreted as an average slope over at least three ten-foot contour intervals (30 feet).

xii) Contour lines and intervals shall be incorporated in the plot plan for each lot of a final map. The CC&R's shall provide for the plot plans to be provided to each lot owner as needed for building permit applications.

xiii) Building and grading permit applications shall provide for construction traffic to be confined to routes that will be utilized as permanent roads, driveways, building pads, public parking, golf course areas and their vicinity. These provisions shall be subject to the approval of the Planning Director.

xiv) For infrastructure and related improvements, native ground cover and vegetation, outside construction areas, shall be disturbed as little as possible during construction. Areas to be protected shall be shown on the improvement plans. Areas proposed for protection shall be flagged or fenced prior to initiation of construction activities.

xv) For lot development, native ground cover and vegetation, outside construction areas, shall be disturbed as little as possible during construction. Areas to be protected shall be shown on the building permit plot plans. Areas proposed for protection shall be flagged or fenced prior to initiation of construction activities.

e) Dust Control

Watering of soils exposed during construction shall be undertaken as necessary to limit dust generation.

f) Sediment Yield Control

All erosion and sediment-yield problems shall be treated at the source through use of the techniques described above.

g) Sources of Information for Erosion Control

The measures described above will be implemented by reference to "Demonstration of Erosion and Sediment Control Technology," California State Water Resources Control Board, October 1977, and other pertinent information, which may include the Storm Water Pollution Prevention Plan prepared for The Founders at Grizzly Ranch, LLC.

h) Vegetation.

i) A list of plants, including trees, compatible with the existing landscape shall be provided to the Planning Department for review and approval before any improvements are made.

ii) The list shall be submitted to the California Department of Fish and Game for review and approval for compatibility with the deer and riparian habitats.

iii) All revegetation shall be consistent with the Approved Plant List.

i) Implementation.

The erosion and sediment control plan shall include an implementation component. The implementation component shall set forth that either the County Engineer or the Planning Director shall have the authority to determine if a component of the plan has been satisfactorily completed. The implementation component shall be satisfactorily completed. The implementation component shall be satisfactory to the Planning Director.

j) Monitoring.

Provisions shall be made for monitoring those aspects of the plan which would not be monitored through permit inspection.

61. The County Building Department will inspect initial installations of drainage, erosion and sediment control facilities required on private property in conjunction with building construction and in compliance with Chapter 33 and Appendix 33 of the Uniform Building Code.

62. All work shall conform to the drainage and erosion sedimentation control plan required by condition 62 of the Planned Development Permit as approved August 20, 2002. Building and grading applications shall incorporate drainage and erosion sedimentation control plan.

66. Catch basins, sediment retention areas, and new ponds shall be planted with natural riparian vegetation from the Approved Plant List. Applications for building and grading permits shall include a planting plan.

68. Work done under building and grading permits shall be subject to the provisions that, in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

a) The Coroner of the County in which the remains are discovered has been informed and has determined that no investigation of the cause of death is required; and

b) If remains are of Native American origin:

i) The descendants from the deceased Native Americans have made a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98; or

ii) The Native American Heritage Commission was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the Commission.

Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.

The Native American Heritage Commission is unable to identify a descendant;

The descendant identified fails to make a recommendation; or

The landowner or his authorized representative rejects the recommendation of the descendant and the mediation of the Native American Heritage Commission fails to provide measures acceptable to the landowner.

Planned Development Statement

The property shown hereon is subject to a Planned Development Permit which is recorded in Doc. 2002-11166 of Official Records, ~~etc.~~ Page _____. Future development of this property will be subject to the conditions of said permit.

NOTE:

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

Road easements 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.

ADDITIONAL INFORMATION MAP

GRIZZLY RANCH, UNIT 1
a Planned Development

FOR

Grizzly Creek Development, L.L.C.
A portion of the Sections 15,16,17 21 & 22
T. 23 N., R. 14E., M.D.M.

Plumas County ~ California
Scale 1" = 50' February, 2003

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