



ZONING ADMINISTRATOR STAFF REPORT

TO: Tracey Ferguson, Zoning Administrator

FROM: Tim Evans, Senior Planner – Extra Help *SW*

MEETING DATE: December 10, 2025

SUBJECT: Public Hearing
Tentative Parcel Map (TPM)
Dividing One (1) 39.61-acre Parcel into Two (2) Parcels of 19.73 acres and 19.88 acres
TPM 12-23/24-03

PROJECT LOCATION: 1954 Butterfly Valley Road, Quincy, unincorporated Plumas County; APN 005-130-018; T25N/R9E/Sec. 28, MDB&M.

PLANNING AREA: Not Within a 2035 General Plan Planning Area

GENERAL PLAN LAND USE: Rural Residential and Scenic Area

PRIMARY ZONING: Rural ("R-10")

COMBINING ZONE(S): Special Plan Scenic Area ("SP-ScA")

FEMA FIRM Zone "X" outside 100- and 500- year floodplains

PARCEL SIZE: 39.61 acres per application (Assessor's Records show 39.64 acres)

SEWAGE: Private Septic System

WATER: Private Well

ELECTRICITY: Pacific Gas & Electric Company

FIRE PROTECTION: N/A

SUPERVISORIAL DISTRICT: District 2 – Supervisor Kevin Goss

APPLICANT/OWNER: Brett and Dana Marty & Peter and Janet Rudholm

PROJECT DESCRIPTION:

The Planning Department received the Development Permit Application on December 5, 2023, for a Tentative Parcel Map TPM 12-23/24-03 to divide the 39.61-acre parcel located at 1954 Butterfly Valley Road, Quincy, APN 005-130-018-000, into two (2) parcels of 19.73 acres and 19.88 acres.

The TPM 1-24/25-02 application (Exhibit 1) was circulated for agency review on May 22, 2024, deemed incomplete on May 31, 2024, by the Planning Department. New information was received, and the project was subsequently deemed incomplete a second time on January 10, 2025. On May 19, 2025, new information was received, which included a revised Tentative Parcel Map (Exhibit 2), and the application was circulated for agency comments and deemed complete on June 19, 2025.

Proposed Parcel 1 has relatively flat topography, with a gentle upward slope from southern portion of the property to the northern portion of the property. As shown on the Tentative Parcel Map (Exhibit 2), the proposed parcel is developed with an existing 1,200-square-foot dwelling, 192-square-foot (12'x16') shop, 189-square-foot (10.5' x 18') carport, and a 120-square-foot (10' x 12') studio. The existing dwelling on the property is served by an existing well and septic system. No new development is planned for proposed Parcel 1.

Proposed Parcel 2 has relatively flat topography that slopes from east to west. As shown on the Tentative Parcel Map (Exhibit 2), the proposed parcel is developed with an existing 832-square-foot (26' x 32') dwelling, 480-square-foot (16' x 30') existing garage, and 140-square-foot (10' x 14') existing shed. No new development is planned for proposed Parcel 2.

BACKGROUND:

Subdividing a parcel requires compliance with certain portions of the Plumas County Code (PCC), Plumas County 2035 General Plan (General Plan), and State Responsibility Area (SRA) Fire Safe Regulations. The following sections detail the consistency of the proposed Tentative Parcel Map for Plumas County Search and Rescue with the PCC, General Plan, and SRA Fire Safe Regulations.

Plumas County Zoning Code:

The primary zoning of the subject parcel is “R-10” Rural Zone with an “SP-ScA” Special Plan Scenic Area Combining Zone (Exhibit 3).

PCC Sec. 9-2.1702. – Uses (“R-10”) describes the permitted uses by right and the uses subject to discretionary action.

Proposed Parcel 1 is developed with a single-family dwelling and three (3) accessory structures. The single-family dwelling is allowed by-right as a “dwelling unit” use and the accessory structures are allowed by-right as an appurtenant use to the single-family dwelling.

Proposed Parcel 2 is developed with a single-family dwelling and two (2) accessory structures. The single-family dwelling is allowed by-right as a “dwelling unit” use and the accessory structures are allowed by-right as an appurtenant use to the single-family dwelling.

PCC Sec. 9-2.1704. – Area, width, and coverage (“R-10”) sets forth the minimum parcel width, lot area, and the maximum building coverage permitted in the “R-10” zoning district.

Subsections (a), (b), and (c) apply to this application:

- (a) The minimum gross lot area in the Rural Zone (“R-10”) be ten (10) acres.
- (b) The minimum width shall be 300 feet.
- (c) The maximum building coverage shall not exceed fifty (50%) percent of the lot area, except that on any parcel which is at least ten (10) acres in size, each dwelling unit and accessory buildings shall cover no more than one acre.

Pursuant to PCC Sec. 9-2.1704 (a), the minimum gross lot area allowed in the “R-10” zoning district is ten (10) acres. Proposed Parcel 1 is 19.73 acres and proposed Parcel 2 is 19.88 acres. Therefore, the proposed division is compliant with PCC Sec. 9-2.1704(a). Note, the Tentative Parcel Map shows a combined acreage of 39.61 acres – Assessor Records shows 39.64 acres.

Pursuant to PCC Sec. 9-2.1704(b), the minimum width allowed by the “R-10” zoning district is 300 feet, and PCC Sec. 9-2.299.6 defines “width” as “the average distance between the side lines of a lot.”

The following table sets forth the calculations for the widths of proposed Parcel 1 and proposed Parcel 2:

Parcel No.	Proposed Front Width	Proposed Rear Width	Width (Average)
Proposed Parcel 1	2,635.00 feet	1285.07 feet	1,960.04 feet
Proposed Parcel 2	395.00 feet	1295.05 feet	845.03 feet

Therefore, the width (average) of proposed Parcel 1 would be 1,960.04 feet and 845.03 feet for proposed Parcel 2, both of which exceed the requirement of three hundred (300) feet under PCC Sec. 9-2.1704(b).

Pursuant to PCC Sec. 9-2.1704(c), as the proposed parcels would be greater than ten (10) acres, the allowed building coverage for both parcels is one (1) acre (43,560 square feet). Proposed Parcel 1 has a total building coverage of 1,701 square feet (0.039 acres). Proposed Parcel 2 has a total building coverage of 1,452 square feet (0.033 acres). Both proposed parcels are compliant with PCC Sec. 9-2.1704(c).

PCC Sec. 9-2.1705. - Yards (“R-10”) sets forth the minimum yard setback requirements in the Rural Zone (“R-10”), subsection (a), Front yards, and subsection (b), Side and rear yards, apply to this application:

- (a) Front yards: Twenty (20') feet; and
- (b) Side and rear yards: Five (5') feet per story.

As stated above, proposed Parcel 1 and proposed Parcel 2 are developed with dwelling units and accessory structures. Per the Tentative Parcel Map (Exhibit 2), the existing structures meet the setbacks as required by PCC Sec. 9-2.1705.

PCC Sec. 9-2.3703. Special plan review (“SP”) sets forth that no physical aspect of a property regulated by a Special Plan Area shall be altered in any way without special plan review and approval, subsection (b)(2), applies to this application:

The requirements of each Special Plan Area shall be adopted into the General Plan. Special plan review shall ensure compliance with the requirements of the applicable Special Plan Area.

The 2035 General Plan incorporates, by reference, various scenic areas throughout Plumas County. A portion of the subject property is located within the Butterfly Valley Scenic Area. The Butterfly Valley Scenic Area has two (2) development standards and four (4) land use protection measures that apply to the portion of the property zoned "SP-ScA." The development standards are as follows:

"Standards for Land Development:

- 1. Locate transmission and distribution lines where they may be concealed by vegetation or topographical features.*
- 2. On-premise signs shall not exceed 6 square feet nor exceed the height of any on-site building roof line.*

Land Use Protection Measures:

- 1. Maintain agricultural, recreation, and rural residential uses.*
- 2. Encourage the nomination of ranch homesites and barns which may qualify for State historic landmark designation or for the National Register of Historic Places.*
- 3. Utilize density transfer to maintain open space qualities of existing pasture and meadowlands and to locate rural residential densities away from important scenic structures.*
- 4. Prohibit off-premise advertising signs."*

To address the development standards and land use protection measures for future development within the Butterfly Valley Scenic Area on the subject property, a condition of approval (Exhibit 14) addresses the development standards being notes on an additional information map.

FEMA Flood Zone

The proposed parcels are both located within FEMA Flood Zone "X" (Exhibit 5)

State Responsibility Area (SRA) State Minimum Fire Safe Regulations:

Both proposed Parcel 1 and proposed Parcel 2 are located within the SRA Very High Fire Hazard Severity Zones (FHSZ) per the California Department of Forestry and Fire Protection (CAL FIRE) FHSZ Viewer (effective April 1, 2024). Therefore, should future development occur, the California Code of Regulations, Title 14 Natural Resources, Division 1.5 Department of Forestry, Chapter 7 – Fire Protection, Subchapter 2 State Minimum Fire Safe Regulations, Articles 1-5, apply.

Plumas County 2035 General Plan Evaluation:

The General Plan Land Use designation of the subject parcel is "Rural Residential" (Exhibit 4). The project site is located adjacent to the Rural Place of Keddie, 2035 General Plan Planning Area.

The following are the relevant policies from the 2035 Plumas County General Plan:

Policy	Policy Description	Complies	Staff Comment
Land Use (LU) Element Policy 1.1.1 Future Development	The County shall require future residential, commercial and industrial development to be located adjacent to or within existing Planning Areas; areas identified on Plumas County's General Plan Land Use Maps as Towns, Communities, Rural Areas or Master Planned Communities (see Figures 9 through 15), in order to maintain Plumas County's rural character with compact and walkable communities. Future development may also be approved within areas for which Community Plans or Specific Plans have been prepared. Small, isolated housing tracts in outlying areas shall be discouraged as they disrupt surrounding rural and productive agricultural lands, forests, and ranches and are difficult and costly to provide with services. Land division may be allowed outside of Planning Areas only when the resulting development complies with all applicable General Plan Policies and County Codes.	Yes	The proposed project is not within a planning area but is adjacent to the Rural Place of Keddie Planning Area and is consistent with Policy 1.1.1, Future Development, as the proposed project complies with all applicable General Plan policies and County codes.
Land Use (LU) Element Policy 1.5.1 Use of Existing Infrastructure	The County shall require the use of existing infrastructure for new development whenever feasible.	Yes	The proposed project is not located within an area in which existing infrastructure such as water and sewer are available. Power is available and is provided by Pacific Gas & Electric Company.
Land Use (LU) Element Policy 1.5.3 Provision for Fire and Life Safety Services	The County shall require development to be located adjacent to, or within, areas where fire and life safety services exist, or can be efficiently and economically provided.	Yes	The parcels created by this tentative parcel map are not within the boundaries of the Quincy Fire Protection District. However, on December 5, 2023, the applicant provided a letter (Exhibit 1) from Frank Carey, Fire Chief, Quincy Fire Protection District (QFPD) stating the following: "Quincy Fire Protection District has and will continue to respond to calls on properties outside

Policy	Policy Description	Complies	Staff Comment
	<p><i>“If asked, QFPD would have no objections to this split.”</i></p> <p>Therefore, fire and life safety services exist in the area and can be efficiently and economically provided. A condition of approval (Exhibit 14) serves to address ensuring fire and life safety services are available.</p>		<p><i>of our District. Calls within the [D]istrict have priority over those outside of the district but we would respond, nonetheless. We have and will continue to respond to those areas, including Butterfly Valley.”</i></p>
Circulation (CIR) Element Policy 4.1.3 Required Roadway Access	<p>The County shall require that every parcel created and all developments are provided with roadway access that will accommodate the permitted density and intensity of development. The requirements for road standards shall be based on the planned density of development and projected traffic volumes as determined by the general plan designation of areas to be served, and the ability to accommodate emergency response and safe ingress/egress. Uses in industrial areas served by roadways that cannot accommodate all types of industrial uses shall be limited to those uses consistent with road conditions unless conditions area improved.</p>	Yes	<p>The proposed project is consistent with Policy CIR 4.1.3 as proposed Parcel 1 and proposed Parcel 2 would be served by Wildwood Road, which is a private road, which connects to Highway 70 by Butterfly Valley-Twain Road. A condition of approval serves to address requiring the private road segments being improved to a Class 9 Road Standard to accommodate the permitted density and intensity of development.</p> <p>Proposed Parcel 1 has an existing driveway providing direct access off of Wildwood Road, as shown on the Tentative Parcel Map (Exhibit 2).</p> <p>Proposed Parcel 2 has an existing driveway providing direct access off of Wildwood Road, as shown on the Tentative Parcel Map (Exhibit 2).</p>
Circulation (CIR) Element Policy 4.1.7 General Plan Road Standards	<p>The following road standards shall be applied to the designated planning areas: Town and Community Planning Area and Master Planned Communities: A paved roadway maintained year-round including snow removal by the State, County or private association. All developments shall be required to provide a paved internal roadway system. A parking lot is an internal roadway system. All development shall make provisions for access to any adjacent lands that</p>	N/A	<p>The subject property is not located within a planning area. Therefore, this policy is not applicable. However, A condition of approval (Exhibit 14) serves to address requiring the private road segments being improved to a Class 9 Road Standard to accommodate the permitted density and intensity of development. In addition, a condition of approval serves to address maintenance of the private road by requiring a maintenance agreement</p>

Policy	Policy Description	Complies	Staff Comment
	<p>are not otherwise served by or shown on a planned roadway alignment to be served by another paved public roadway.</p> <p>Planned roadway alignments and roads serving commercial and industrial parcels shall be paved before issuance of building permits for those parcels. All commercial and industrial parcels shall be served by a structural fire protection entity and shall be within reasonable service distance from existing fire protection facilities and as determined by the appropriate area.</p>		<p>or similar document pursuant to PCC Sec. 9-4.802, Maintenance.</p>
Public Health and Safety (PHS) Element Policy 6.3.4 New Development Requirements	<p>As a requirement for approving new development, the County must find (based on information provided by the applicant and responsible fire protection district), that concurrent with development, adequate emergency water flow, fire access and fire-fighting personnel and equipment, will be available in accordance with applicable State, County, and local fire district standards.</p>	<p>Yes</p>	<p>The proposed project is consistent with Policy PHS 6.3.4 as proposed Parcel 1 and proposed Parcel 2, although not within the service boundaries, would be served by the Quincy Fire Protection District for structural fire protection as detailed in the letter (Exhibit 1) from Frank Carey, Fire Chief, Quincy Fire Protection District. Additionally, project information was sent to Quincy Fire Protection District for review and no response was received.</p>
Water Resources (W) Element Policy 9.5.4 Water Supply for New Development	<p>The County shall ensure a sufficient water supply for all new residential/non-residential development. To do this, the County shall comply with Water Code Section 10910 (Senate Bill 610) and Government Code Section 66473.7 (Senate Bill 221), or more current state code requirements. Where these codes do not apply (i.e., because the "projects" at issue do not meet the minimum size requirements for triggering duties under Senate Bill 610 or Senate Bill 221), the County shall impose conditions similar to those required by Water Code Section 10910 (Senate Bill 610) and Government Code Section 66473.7 (Senate Bill 221), or more current state code requirements, and suitable for the size and scale of the development. For projects requiring discretionary approval from the County, the County shall identify the resultant significant environmental impacts associated with these projects, if any, along with available and feasible means to address these impacts.</p>	<p>Yes</p>	<p>The proposed project is consistent with Policy W 9.5.4 as proposed Parcel 1 and proposed Parcel 2 are served by existing wells and septic systems. Additionally, project information was sent to Environmental Health for review during the agency review period and a comment (Exhibit 6) of "Approves" was provided.</p>

Policy	Policy Description	Complies	Staff Comment
Water Resources (W) Element Policy 9.6.1 Adequate Facilities and Services	The County shall ensure, through the development review process, that wastewater facilities and services will be adequate and operational to serve new development and meet capacity.	Yes	The proposed project is consistent with Policy W 9.5.4 as proposed Parcel 1 and proposed Parcel 2 are served by existing wells and septic systems. Additionally, project information was sent to Environmental Health for review during the agency review period and a comment (Exhibit 6) of "Approves" was provided.

PUBLIC COMMENTS RECEIVED:

Upon receipt of the tentative parcel map application, neighboring property owners within three hundred (300) feet of the proposed project were notified by mail of the application. No comments were received as a result of the notification of application.

As of the preparation of this staff report, no public comments were received.

On November 25, 2025, the 10-day public hearing notice for the regular meeting of the Zoning Administrator to be held on December 10, 2025, was posted and sent to the neighboring property owners within three hundred (300) feet of the proposed project.

AGENCY COMMENTS RECEIVED:

Upon receipt of the complete variance application, the project information was sent to various agencies for review. During the 30-day review period the agencies that were provided the project information and did not comment were as follows:

1. Building Department
2. Quincy Fire Protection District
3. Supervisor Kevin Goss, District 2

The agency comments received during the 30-day review period were as follows:

1. Plumas County Environmental Health Department (Exhibit 6):

"Approves."

No condition of approval required.

2. Plumas County Public Works and Engineering Departments (Exhibit 7 and Exhibit 8):

The Engineering Department provided the following comment on June 5, 2025:

"It seems some of these comments have been satisfied already. I'll try to summarize them below, otherwise these should be placed as conditions of recording the FM during the ZA meeting.

1. *Engineering is satisfied with the completeness of the TPM and the drafting of such, please see attached map from our 5/13/25 correspondence.*
2. *Road improvements are not a condition of the TPM, but rather a condition of the FM. Additionally, the comment on number two describes creation of a maintenance agreement, which will also be a condition of the FM, not the TPM.*
3. *I believe that Cal-Fire coordinated with Planning to work through this item and provide an exemption for the "dead-end road," is this correct?*

Further as the bottom of the letter describes there should be a condition added at the ZA meeting that restricts "...building of additional dwelling units..." due the exemption granted by Cal-Fire."

The Engineering Department comments above reference the comments from the Department of Public Works provided on May 23, 2024, below.

"1. The Tentative Parcel Map application is incomplete. Please refer to the attached comments provided by the Engineering Department. Once the information requested by the Engineering Department is provided, the Public Works Department will perform an additional review of the new information and may provide additional comments.

2. Pursuant to Plumas County Code Section 9-2.607(h), the private roadways providing access to the proposed development, including the road easement and turnaround located on Parcel 1 and 2, shall be improved to the County's Class 9 Road Standard (PCC 9-4.411).

In addition, maintenance of the private roadways providing access to the development shall be provided in accordance with Plumas County Code Section 9-4.802.

3. The proposed development is located on a dead-end road which exceeds the County's dead-end road length limit (PCC 9-4.604(i)). Butterfly Valley-Twain Road is not adequate as a secondary access route as this roadway does not meet minimum design standards for both width, surfacing or vehicle load requirements.

It is understood that this development is dividing a lot that has two existing dwelling units. A justification for the granting of an exemption from the dead-end road length limit could be a restriction from the building of additional dwelling units (i.e. guest houses or additional quarters) that would normally be allowed to the respective lot owners. The Public Works Department would support this exemption request based on this restriction."

Concerning comment #1 from the response from the Public Works Department for the incomplete submittal, the application was subsequently made complete per the comment #1 from the Engineering Department on June 5, 2025, due the submittal of the revised Tentative Parcel Map received on May 19, 2025.

Comment #2 in the response from the Engineering Department is directly related to comment #2 in the response from the Public Works Department – a condition of approval (Exhibit 15) serves to address these comments.

To address comment #3 in the response from the Engineering Department, Planning staff had a discussion with Engineering staff in which it was concluded that after Rob Thorman, Director, Public Works Department, had conversations with Cal Fire staff where Cal Fire staff determined the exemption to the dead-end road length limit would not be required, if a restriction on the properties was required not allowing additional dwelling units on each property. A condition of approval (Exhibit 14) serves to address comment #3 in the responses from the Engineering Department and Public Works Department.

3. Northern Sierra Air Quality Management District (NSAQMD) (Exhibit 9):

"No comment."

No condition of approval required.

4. Plumas Corporation (Exhibit 10):

"No comment."

No condition of approval required.

5. Pacific Gas and Electric Company (Exhibit 11):

"Thank you for providing PG&E with the opportunity to review your proposed plans for TPM 12-23/24-03 dated 4/22/2024. Our review indicates your proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights."

No condition of approval required.

6. California Department of Forestry and Fire Protection (CALFIRE) (Exhibit 12):

"Based on the current information provided, should building development occur, all applicable sections of the current Fire Safe Regulations found in Public Resources [Code 4290] shall be applied. This request will be forwarded to the Unit Forester to review any environmental concerns."

Structures constructed in the SRA are required to comply with the defensible space regulations in Title 14. Natural Resources Division 1.5. Department of Forestry and Fire Protection Chapter 7. Fire Protection Subchapter 3. Fire Hazard."

A condition of approval (Exhibit 14) serves to address the comment.

7. California Department of Fish and Wildlife (Exhibit 13):

"I [Robert Hosea, Environmental Scientist] reviewed everything and found no potential issues or possible impacts to wildlife resources so "No concerns at this time."

No condition of approval required.

APPROVALS REQUIRED:

Plumas County

The division of the existing property requires the granting of the approval of the tentative parcel map by the Plumas County Planning Department.

CEQA COMPLIANCE AND DETERMINATION:

The project has been determined to be exempt from the requirements of CEQA under Guidelines Section 15061(b)(3) because after conducting the initial environmental evaluation for the project, which showed no potential adverse effects on the environment, it can be seen with certainty that there is no possibility that the project may have a significant effect on the environment. Further, Plumas County Codes, as reflected in the conditions of approval, as well as other ministerial and discretionary permitting requirements, in addition to regional, state, and federal regulatory standards and regulations, would serve to address potential environmental effects.

RECOMMENDED ACTIONS:

Staff recommends the Zoning Administrator take the following actions:

I. Environmental Determination – Find that the project is exempt from the California Environmental Quality Act under CEQA Guidelines Section 15061(b)(3) making findings A and B, as the preliminary review did not reveal any potentially significant impacts, and the proposed Tentative Parcel Map is subject to the conditions of approval, 2035 Plumas County General Plan policies, and applicable local, regional, state, and federal codes, standards, and regulations.

- A) That it can be seen with certainty, based upon review of the initial environmental assessment, that there is no possibility that the project may have a significant impact on the environment. An Initial Study checklist was completed for the project; and
- B) The custodian and location of the documents which constitute the record of these proceedings is the Plumas County Planning Department, 555 Main Street, Quincy, California.

II. Project Action - Approve the Tentative Parcel Map (TPM 12-23/24-03) subject to the conditions of approval outlined in Exhibit 14 along with the following findings (A through F):

- A) The project, as proposed and conditioned, will satisfy required development standards, as per Plumas County Code, for Rural Zone ("R-10") because:
 1. Parcel 1 and Parcel 2 will be served by roads which meet the required County Road standards.
 2. All required wet and dry utilities and services are available to Parcel 1 and Parcel 2 or can be made available.
 3. Parcel 1 and Parcel 2 are not within the service boundaries of the Quincy Fire Protection District but is within reasonable distance from existing fire protection facilities such that structural fire protection and suppression services can be provided to Parcel 1 and Parcel 2.
 4. Electrical power is provided to Parcel 1 and Parcel 2.
- B) The project, as conditioned, will be consistent with the Rural Zone ("R-10") zoning because Parcel 1 and Parcel 2 meet the minimum standards for size, width, and use. Therefore, land division does not result in any conflict with zoning and density standards. Any future development will need to meet all County Code standards.
- C) It is found that the project is consistent with the 2035 General Plan land use designation of Rural Residential because the 2035 General Plan calls for residential uses on the site and the zoning designation is Rural Zone ("R-10").
- D) Parcel 1 and Parcel 2 are physically suitable for development; the design of the parcels will not cause substantial environmental damage or substantially and avoidably injure wildlife or habitat; the design of the parcels will not cause serious public health problems; and the design of the parcels will not conflict with easements, acquired by the public at large, for access through or use of property with the proposed parcels.
- E) It is found that the design and location of Parcel 1 and Parcel 2, and the project as a whole, is consistent with the applicable regulations adopted by the California Department of Forestry and Fire Protection (CAL FIRE) adopted pursuant to Section 4290 of the Public Resources Code, State Minimum Fire Safe Regulations.
- F) It is found that ingress and egress for Parcel 1 and Parcel 2 will be provided by Wildwood Road, a private road, which will be improved, as conditioned, to a Class 9 Road Standard (PCC Sec. 9-4.411 and PCC Sec. 9-4.401), which consistent with the 2035 General Plan and meets the regulations regarding Plumas County Code road standards for fire equipment access, as applicable, and adopted pursuant to Section 4290 of the Public Resources Code, State Minimum Fire Safe Regulations.

APPEAL PROCESS:

Pursuant to Plumas County Code Sec. 9-2.1001, an action by the Zoning Administrator is appealable to the Board of Supervisors within ten (10) days of the decision. If the tenth day lands on the weekend, the end of the appeal period will be the next working day. The appeal will need to be based on relevant information stated or submitted at, or prior to, this meeting by the applicant, any owner of real property within 300 feet of the exterior boundaries of the property involved who was present at the public hearing

or who presented written testimony to the Zoning Administrator, or who may be adversely affected by the decision, or such other person whom the Board of Supervisors determines to have been adversely affected by the decision, or any County department head whose department has an interest in the decision. There is a filing fee for the appeal process. Fee information can be obtained from the Planning Department.

EXHIBITS:

1. Tentative Parcel Map Application TPM 12-23/24-03 received on December 5, 2023
2. Revised Tentative Parcel Map dated May 13, 2025 received May 19, 2025
3. Zoning Map
4. General Plan Land Use Designation Map
5. FEMA Flood Map
6. Comment from Dennis Eck, Environmental Health Specialist, Department of Environmental Health, dated June 2, 2025
7. Comment from Evan Hasse, Senior Engineering Technician, Engineering Department, dated June 5, 2025
8. Comment from Robert Thorman, Director, Department of Public Works, dated May 23, 2025
9. Comment from Melissa Klundby, Air Pollution Control Specialist, Northern Sierra Air Quality Management District, dated April 22, 2024
10. Comment from Jim Wilcox, Senior Executive Advisor, Plumas Corporation, dated April 23, 2024
11. Comment from Pacific Gas & Electric Company (PG&E), dated May 21, 2024
12. Comment from Alan Thornhill, Fire Captain Specialist, California Department of Forestry and Fire Protection, dated May 23, 2024
13. Comment from Robert Hosea, Environmental Scientist, California Department of Fish and Wildlife, dated May 24, 2024
14. Conditions of Approval

DEPARTMENTAL USE ONLY
Initial Completeness Verified by T.F.
Date Rec'd 12/15/23
Receipt No. 71200 \$ 3120.05
File No. TPM 12-23/24-03

DEVELOPMENT PERMIT APPLICATION

TENTATIVE MAP / SUBDIVISION MAP / MODIFICATION of a RECORDED MAP

Instructions to applicant(s):

1. Complete the form and mail or take to: Planning & Building Services
555 Main Street
Quincy, CA 95971
2. Use additional sheets of paper if necessary to complete the information requested.
3. Pay the filing fee set forth in the fee schedule.
4. Make the check payable to Planning & Building Services.

A. Applicant (s)

Name Brett and Dana Marty (parcel 2) Name Peter and Janet Rudholm (parcel 1)
Mailing Address 1954 Wildwood Path Mailing Address 1954 Butterfly Valley Road
Quincy, CA 95971 Quincy, CA 95971
Telephone 530-919-4010 Telephone 530-281-6543
Interest in Property (Owner, Agent* or Purchaser*) Owners

B. Owner (s)

Name "Brett and Dana Marty" (parcel 2) Name "Peter and Janet Rudholm Revocable Trust" (parcel 1)
Mailing Address 1954 Wildwood Path Mailing Address 1954 Butterfly Valley Road
Quincy, CA 95971 Quincy, CA 95971
Telephone 530-919-4010 Telephone 530-281-6543

C. Engineer or Surveyor

Name Dan Kelso
Mailing Address 2035 Woodhaven Lane, Sparks, NV 89434
Telephone 775-750-0584

*If agent or purchaser is making application, attach letter of authorization signed by the owner.

EXHIBIT 1

D. Location

Township T25N Range R9E Section 28

Street Address 1954 Butterfly Valley Road, Quincy, CA 95971

Nearest Town Quincy, CA

Assessors Parcel Number(s) 005-13-018

Subdivision name n/a

Size of land to be divided 39.61 acres

Number of parcels being created 2 parcels, one resulting parcel held by each owner/parties

Size of parcels being created: #1 19.73 (Rudholm) #2 19.88 (Marty) #3 _____ #4 _____ #5 _____

#6 _____ #7 _____ #8 _____ #9 _____ #10 _____

Circle one or more if applicable. For (commercial, industrial, multi-family or single-family residential use.

Use must coincide with General Plan designation and zoning.

F. Checklist of Required Data

Required information (Section 9-3.401 and Resolution 74-2587)

Type of land division: Subdivision Map Parcel Map Plot Plan
 Accompanying PD Permit Modification of a Recorded Map

Applicant(s) Brett and Dana Marty (parcel 2) and Janet and Peter Rudholm (parcel1)

Submit copies of evaluations, analyses, studies and reviews required to address the overlaying General Plan constraint and policy areas. Those which are required can be determined through preliminary conference.

Check if information is provided or work completed; mark N/A if information is not applicable.

- 20 copies of 18" x 26" plot plans at a scale of 1" = 100' or 1" = 200'
- Site location sketch with north arrow
- Date of map preparation with north arrow
- Subdivision name
- Township, Range & Section
- Assessor Parcel Number
- Owners names and mailing addresses for property within 300 feet of the project
- Soil type/character and evidence of soil depth
- Preliminary soils report (**for subdivision maps only**)
- Owner's concurrence if other than subdivider
- Contours (5 foot interval for 0 - 10%; 10 foot for 10 - 30%; over 30% slope, written notation indicating top of banks, toes of fill, and changes in grade)
- Lot dimensions
- Proposed land use
- Remainder of owner's contiguous lands
- Parcels designated by numbers

ROADS

- Names or numbers of existing and proposed roads
- Width
- Grade
- Cut-and-fill slope areas
- Proposed driveways for all lots where the grade between the road centerline and building site exceeds 15%, measured perpendicular from the road.

- (If access is not by maintained public road abutting the property, attach documentation demonstrating legal access.
- (Private road maintenance entity/document
- (Where existing County roads provide access, provide potential traffic generated by development OR letter from the Plumas County Road Commissioner.

WATERCOURSES

- (Location and direction of flow of watercourses. Indicate perennial or ephemeral.
- (Culvert size and location
- (Overflow areas
- (Flood plains
- (Marshy areas
- (Public waterways, rivers, streams, (top of banks and highwater line)
- (Erosion control measures proposed

FACILITIES ON PREMISES

- (Existing buildings to remain
- (Existing wells on property and within 100 feet
- (Existing developed and undeveloped springs on property and within 100 feet unless served by community sewer
- (Existing sewage disposal facilities on property and within 100 feet
- (Sewer lines and operating entity
- (Easements for surface or underground improvements
- (Utility lines (location, identification) and easements (width) and operating entity

OTHER INFORMATION

- (Post lath and ribbon at all existing and proposed property corners. Color of ribbons to be used: pink
- (Proposed drainage channel changes
- (Evidence of seasonal high groundwater
- (Proposed water supply and sewage disposal systems
- (Location of test well and percolation test holes shown on map
- (Percolation test results for leachfields; or
- (Request for waiver of percolation tests on each lot where evidence is provided of soil depth greater than 7 feet and percolation rate is less than 40 minutes per inch, and greater than 5 minutes per inch
- (Evidence of minimum usable area for all lots with individual sewage disposal system
- (Application for rezoning, Special Use Permit, Planned Development or Variance included if necessary to permit proposed uses
- (Proposed street, surface drainage, grading, fire protection and other improvements
- (Written legal description of resulting parcels (Plot Plans)
- (Preliminary Title Report
- (Attach Hazardous Waste Certificate
- (This is a multiple final map proposal
- (What is the structural fire protection agency
- (Statement setting forth reasons for any exceptions requested to the provisions of the Subdivision Ordinance

MODIFICATION of RECORDED MAP

- (Amending Map
- (Certificate of Correction

Provide the following:

- (Identification of recorded map to be modified
- (Maps provided as set forth above, with information provided for matters under "Roads", "Watercourses", "Facilities on Premises" and "Other Information" as pertinent to the modification
- (Evidence of the changes in circumstances which make any or all of the conditions of the map no longer appropriate or necessary
- (Evidence that the modifications proposed do not impose any additional burden on the present fee owner of the property
- (Evidence that the modifications proposed do not alter any right or interest in the real property reflected on the recorded map
- (Evidence that the map as modified conforms with the provisions of Section 66474 of the Government Code of the State, as follows:
 - (That the map as modified is consistent with the General Plan
 - (That the design or improvement of the map as modified is consistent with the General Plan
 - (That the sites resulting from the map as modified are physically suitable for the type of development

- (◎) That the sites resulting from the map as modified are physically suitable for the proposed density of development
- (◎) That the design of the map as modified is not likely to cause substantial environmental damage nor substantially and avoidably injure fish and wildlife or their habitat
- (◎) That the design of the map as modified is not likely to cause serious public health problems
- (◎) That the design of the map as modified will not conflict with easements, acquired by the public at large, for access through or use of, property within the map

If this application for a General Plan Amendment within the Sierra Valley Groundwater Management District, attach a groundwater supply evaluation which meets the standards of that district.

G. CERTIFICATE and WAIVER

I, having prepared this application, certify that the information provided is correct and waive any action against the County of Plumas in the event the County's action is set aside due to erroneous information provided herein.

Beth Hart Paul Martz

Signature

I (we), as owner(s) of this property, concur in this proposal and in the above certification/waiver.

Pete Redholm

Signature

Janet Redholm

Signature

12-4-23

Date

12-4-23

Date

12-4-23

Date

Referenced “milestone-meetings/discussions” with Plumas County Planning:

- Oct 17 2022: Brett Marty and Peter Rudholm met with Tim Evans in the conference room to discuss at length the application and the proposed tentative map
 - Determined that additional information needed to be provided on the map
 - Determined that structural fire protection agency needed to be provided or an exemption be provided
 - Tim Provided information in subsequent email (dated 1-17-23) as to avenues for exemption process
 - Determined an exemption for a dead end road from Cal Fire would be needed
 - Subsequent emails and phone calls with Steven Clement and his superior from Cal Fire deemed that no exception would be required as the parcels did not fit the criteria due to the existing secondary ingress/egress connection to USFS road 25N12
 - Determined a legal description could/would be provided or assisted by Evan Haus of Plumas County Planning/Engineering Dept. at the time of submittal or during the processing of the permit
- July 26 2023: Brett Marty met with Tracey Ferguson at counter to discuss at length the ongoing application and proposed map.
 - Brett caught Tracey up on evolution of submittal as Tim Evans left the Planning Dept.
 - Determined that based on LU1.1.4-1.5.3 Land Divisions (excerpt below) that an addendum to the deed coupled with a letter from the Fire Chief (see attached) would suffice to meet the structural fire protection requirement.
 - *Require new developments located in an area not currently served by an organized fire or emergency services provider to be annexed into an existing fire district or establish a funding mechanism appropriate to cover costs associated with the provision of such services at a service level appropriate for the size and scale of the development. Establishment of a funding mechanism may be waived when adequate alternative service levels are provide to the satisfaction of the service district or provider.*
- Sept 14 2023; Fire commissioner Johnny Mansell brought case to the Quincy Fire District Board
 - Determined what an appropriate dollar amount would be to supply adequate alternative services and provided a letter from Fire Chief Frank Carey (see attached)
 - Formerly supported the proposed parcel split
 - Also supplied a current fee schedule for responding to calls outside of their service district (see attached)
- Proposed Deed Addendum accepted and reviewed and by Tracey Ferguson on 11-7-23
 - *Grantees agree to maintain a private fire protection fund with funding commensurate with the fees that the Quincy Fire Protection District charges out of district patrons. If Quincy Fire Protection District annexes the real property identified herein to the Quincy Fire Protection District, the Grantees will pay fees as required by the Quincy Fire Protection District.*

Tentative Maps Application Checklist

Check if information is provided or work completed; mark N/A if information is not applicable.

() 20 copies of 18" x 26" plot plans at a scale of 1" = 100' or 1" = 200'

*3 copies provided per request of Tracey Ferguson; email dated 11/7/2023

() Site location sketch with north arrow *See attached map A3

() Date of map preparation with north arrow *See attached map

() Subdivision name *n/a per meeting with Tim Evans on 10-17-22

() Township, Range & Section *See attached map sheet 2

() Assessor Parcel Number *See attached map ; apn: 005-13-018

() Owners names and mailing addresses for property within 300 feet of the project

Roddy Mac

1722 Wildwood Path

Quincy Ca 95971

Jon Dvorak and Bridget Tracey

2250 Butterfly Valley Rd

Quincy Ca 95971

() Soil type/character and evidence of soil depth *n/a per meeting with Tim Evans on 10-17-22

() Preliminary soils report (for subdivision maps only) *n/a per meeting with Tim Evans on 10-17-22

() Owner's concurrence if other than subdivider *n/a per meeting with Tim Evans on 10-17-22

() Contours (5 foot interval for 0 - 10%; 10 foot for 10 - 30%; over 30% slope, written notation indicating top of banks, toes of fill, and changes in grade) *See attached map A3

() Lot dimensions *See attached map sheet 2, A3

() Proposed land use *Single Family Residential

() Remainder of owner's contiguous lands *n/a per meeting with Tim Evans on 10-17-22

() Parcels designated by numbers *See attached map sheet 2, A3

ROADS

() Names or numbers of existing and proposed roads *See attached map sheet 2, A3

() Width *See attached map A3

() Grade *See attached map A3 (all road grades are existing and <13%; no proposed alterations)

() Cut-and-fill slope areas *no proposed alterations

() Proposed driveways for all lots where the grade between the road centerline and building site exceeds 15%, measured perpendicular from the road. *no proposed alterations

() If access is not by maintained public road abutting the property, attach documentation demonstrating legal access. *See attached title report

() Private road maintenance entity/document *n/a per meeting with Tim Evans on 10-17-22

() Where existing County roads provide access, provide potential traffic generated by development OR letter from the Plumas County Road Commissioner. *n/a per meeting with Tim Evans on 10-17-22 as is existing

WATERCOURSES

() Location and direction of flow of watercourses. Indicate perennial or ephemeral. *See attached map A3

() Culvert size and location

() Overflow areas . *n/a per meeting with Tim Evans on 10-17-22

() Flood plains . *n/a per meeting with Tim Evans on 10-17-22

() Marshy areas . *n/a per meeting with Tim Evans on 10-17-22

() Public waterways, rivers, streams, (top of banks and highwater line) *See attached map A3

() Erosion control measures proposed *n/a per meeting with Tim Evans on 10-17-22 as no proposed development

FACILITIES ON PREMISES

() Existing buildings to remain *See attached map A3

() Existing wells on property and within 100 feet *See attached map A3; no ground wells; just artesian springs

() Existing developed and undeveloped springs on property and within 100 feet unless served by community sewer *See attached map A3

() Existing sewage disposal facilities on property and within 100 feet *See attached map A3

() Sewer lines and operating entity () Easements for surface or underground improvements *n/a per meeting with Tim Evans on 10-17-22

() Utility lines (location, identification) and easements (width) and operating entity *See attached map A3: only phone line and its easement

OTHER INFORMATION

() Post lath and ribbon at all existing and proposed property corners. Color of ribbons to be used: PINK

() Proposed drainage channel changes *No proposed changes

() Evidence of seasonal high groundwater n/a per meeting with Tim Evans on 10-17-22

() Proposed water supply and sewage disposal systems n/a per meeting with Tim Evans on 10-17-22 as all is existing and shown on map

() Location of test well and percolation test holes shown on map n/a per meeting with Tim Evans on 10-17-22

() Percolation test results for leachfields; or n/a per meeting with Tim Evans on 10-17-22

() Request for waiver of percolation tests on each lot where evidence is provided of soil depth greater than 7 feet and percolation rate is less than 40 minutes per inch, and greater than 5 minutes per inch n/a per meeting with Tim Evans on 10-17-22

() Evidence of minimum usable area for all lots with individual sewage disposal system n/a per meeting with Tim Evans on 10-17-22

() Application for rezoning, Special Use Permit, Planned Development or Variance included if necessary to permit proposed uses n/a per meeting with Tim Evans on 10-17-22

() Proposed street, surface drainage, grading, fire protection and other improvements n/a per meeting with Tim Evans on 10-17-22 as all infrastructure is existing; no proposed improvements

() Written legal description of resulting parcels (Plot Plans) per meeting with Tim Evans on 10-17-22 Evan Hause of Plumas County Planning/Engineering Dept. can provide or assist at the time of submittal or during the processing of the permit.

() Preliminary Title Report *See attached

() Attach Hazardous Waste Certificate *n/a per meeting with Tim Evans on 10-17-22

() This is a multiple final map proposal *n/a per meeting with Tim Evans on 10-17-22

() What is the structural fire protection agency *exemption: see above milestone references

() Statement setting forth reasons for any exceptions requested to the provisions of the Subdivision Ordinance see above milestone references

MODIFICATION of RECORDED MAP

() Amending Map

() Certificate of Correction

Provide the following:

() Identification of recorded map to be modified *See attached maps

() Maps provided as set forth above, with information provided for matters under "Roads", "Watercourses", "Facilities on Premises" and "Other Information" as pertinent to the modification *See attached maps

() Evidence of the changes in circumstances which make any or all of the conditions of the map no longer appropriate or necessary *n/a

() Evidence that the modifications proposed do not impose any additional burden on the present fee owner of the property n/a no proposed development

() Evidence that the modifications proposed do not alter any right or interest in the real property reflected on the recorded map n/a no proposed development

() Evidence that the map as modified conforms with the provisions of Section 66474 of the Government Code of the State, as follows:

() That the map as modified is consistent with the General Plan *See attached maps

() That the design or improvement of the map as modified is consistent with the General Plan *See attached maps

() That the sites resulting from the map as modified are physically suitable for the type of development *See attached maps

() That the sites resulting from the map as modified are physically suitable for the proposed density of development *See attached maps

() That the design of the map as modified is not likely to cause substantial environmental damage nor substantially and avoidably injure fish and wildlife or their habitat *n/a no proposed development

() That the design of the map as modified is not likely to cause serious public health problems *n/a no proposed development

() That the design of the map as modified will not conflict with easements, acquired by the public at large, for access through or use of, property within the map *See attached maps and title report, no conflicts

QUINCY FIRE PROTECTION DISTRICT

505 Lawrence Street, Quincy, CA 95971 fcarey@qfd.ca.gov (530) 283-0870 Fax: (530) 283-0897



To Whom It May Concern:

Quincy Fire Protection District has and will continue to respond to calls on properties located outside of our District. Calls within the district have priority over those outside of the district but we would respond, nonetheless. We have and will continue to respond to those areas, including Butterfly Valley. QFPD does have a fee schedule for responses to areas not covered by a fire district which is attached.

Our funding mechanism for fire protection is through a ballot measure that was passed by the voters within our district. That amount is billed through the property tax statement and is roughly \$100 per parcel per year. That amount has been an adequate amount per parcel to fund our fire protection services.

In talking with the owner's it is apparent that there is currently separate residences already built and that this split would not further any new development but allow autonomy for the current residences and homeowners. If asked, QFPD would have no objections to this split.

- Sincerely,

Frank Carey
Fire Chief
Quincy Fire Protection District

Quincy Fire Protection District

Resolution No.: 23-0914-2

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE QUINCY FIRE PROTECTION DISTRICT TO ESTABLISH A FEE SCHEDULE FOR OUT OF DISTRICT EMERGENCY RESPONSE.

WHEREAS, the Quincy Fire Protection District (hereinafter the "District") operating under the California Health and Safety Code Section 13910 provide that a fire protection district board of commissioners may raise revenues pursuant to law whenever revenues are inadequate to meet the cost of providing services pursuant to Section 13862 for fire protection, emergency medical services, and hazardous material emergency response services; and

WHEREAS, the District is managed and controlled by a Board of Commissioners (hereinafter the "Board"); and

WHEREAS, the board is concerned about the related cost to the District for fire equipment and personnel to respond to areas outside the District; and

WHEREAS, the Board is in agreement that when the Department responds to areas not covered by a Fire District, that the individual(s) that they respond to will be charged for services rendered

NOW THEREFORE BE IT RESOLVED, DETERMINED AND ORDERED BY THE BOARD OF COMMISSIONERS OF THE QUINCY FIRE PROTECTION DISTRICT ASFOLLOWS.

1. Charges: Commencing at the time of dispatch, the following charges will apply for the various types of equipment and personnel per hourly basis with a minimum one-hour charge.

EQUIPMENT

Type I Engine	141.96	Per Hour	(16-Hour Max per 24 Hour Period)
Type II Engine	133.85	Per Hour	(16-Hour Max per 24 Hour Period)
Type III	128.57	Per Hour	(16-Hour Max per 24 Hour Period)
Type IV-VII	123.14	Per Hour	(16-Hour Max per 24 Hour Period)

(See back)

Water Tender Tactical Type I	121.17	(16-Hour Max per 24 Hour Period)
Water Tender Tactical Type II	104.11	(16-Hour Max per 24 Hour Period)
Sedan	120.00	(16-Hour Max per 24 Hour Period)
Pickup	127.00	(16-Hour Max per 24 Hour Period)
Van	194.00	(16-Hour Max per 24 Hour Period)
SUV	197.00	(16-Hour Max per 24 Hour Period)
Other (3/4 ton+)	201.00	(16-Hour Max per 24 Hour Period)
POV Rate	0.655	Per Mile

PERSONNEL

Fire Chief	34.59	Per Hour
Deputy Chief	34.59	Per Hour
Assistant Chief	34.59	Per Hour
Captain	27.77	Per Hour (OT 1.5 41.66 Per Hour)
Engineer	27.77	Per Hour (OT 1.5 41.66 Per Hour)
Firefighter	27.77	Per Hour (OT 1.5 41.66 Per Hour)
Support Personnel	27.77	Per Hour (OT 1.5 41.66 Per Hour)

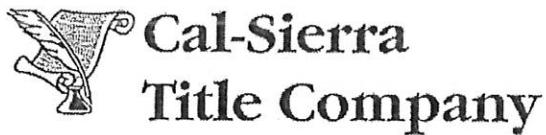
ADMINISTRATIVE COSTS

Administrative rate 10%

DURATION: The Board of Commissioners shall review the Fee Schedule on an annual basis during the budget cycle and the Fee Schedule shall remain in effect until further action of the Board of Commissioners is taken.

DATE OF IMPLEMENTATION: This resolution and the policy set forth herein shall take effect on September 14th, 2023

PASSED, APPROVED AND ADOPTED this 14th day of September 2023



* 295 Main Street
* Quincy, California 95971
* (530) 283-0700 Fax (530) 283-1438

July 13, 2022

Peter Rudholm
1954 Butterfly Valley Road
Quincy, CA 95971

Escrow No.: 063-62059
RE: Rudholm

Dear Peter Rudholm:

Thank you for giving Cal-Sierra Title Company the opportunity of processing your real estate transaction.

We are enclosing your copy of our Preliminary Report for your review.

Should you have any questions in regard to this transaction, or should you require any assistance, please do not hesitate to contact us.

Thank you again for selecting Cal-Sierra Title Company.

Sincerely yours,



John Seibel
Chief Title Officer



Cal-Sierra Title Company

Cal-Sierra Title Company
295 Main Street
Quincy, California 95971
(530) 283-0700 Fax (530) 283-1438

PRELIMINARY REPORT

Our Order No. 063-62059

Property Address:
1954 Butterfly Valley Road
Quincy, CA 95971
1954 Wildwood Road
Quincy, CA 95971

Reference: Rudholm
When Replying Please Contact:
Cal-Sierra Title Company
295 Main Street
Quincy, CA 95971
Attn: John Seibel
(530) 283-0700 Fax (530) 283-1438

In response to the above referenced application for a policy of title insurance, Stewart Title Guaranty Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception attached or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in the attachment hereto. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to attached and the exceptions and exclusions set forth in the attachment to this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated at 7:30 a.m. as of July 13, 2022.



John Seibel
Chief Title Officer

PRELIMINARY REPORT

The form of Policy of Title Insurance contemplated by this report is:

- Standard Coverage Owner's Policy
- Extended Coverage Owner's Policy
- CLTA/ALTA Homeowner's Policy
- Standard Coverage Loan Policy
- Extended Coverage Loan Policy
- Short Form Residential Loan Policy
-

SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this report is:

Fee Simple

Title to said estate or interest at the date hereof is vested in:

Peter L. Rudholm and Janet L. Rudholm, Co-Trustees of the Peter and Janet Rudholm Revocable Trust, under agreement dated April 28, 2022 as to an undivided 50% interest and

Brett D. Marty and Dana M. Marty, as community property with right of survivorship as to an undivided 50% interest

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Plumas, in an unincorporated area, and described as follows:

ALL THAT REAL PROPERTY FOR THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 9 EAST, M.D.B.&M.

PARCEL 2:

AN EASEMENT FOR INGRESS, EGRESS, UTILITIES AND INCIDENTAL PURPOSES, 60 FEET IN WIDTH, THE CENTERLINE OF WHICH IS IDENTICAL WITH THE CENTERLINE OF AN EXISTING ROADWAY OVER THE NE1/4 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 9 EAST, M.D.B.&M. AS CONVEYED IN THE DEED RECORDED SEPTEMBER 13, 1974 IN BOOK 236, PAGE 70, OFFICIAL RECORDS OF PLUMAS COUNTY.

SCHEDULE B

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:

1. General and Special City and/or County taxes, including any assessments collected with taxes, to be levied which are a lien not yet payable.

Fiscal Year 2022-2023

2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the revenue and taxation code of the State of California.
3. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted To : Citizens Utilities Company of California
Purpose : Public utilities
Recorded : February 14, 1984
Book/Page : 401/675 of Official Records
Affects : 20' strip.
4. Butterfly Valley Water Association Agreement 2
Recorded : October 21, 1988
Book/Page : 490/235 of Official Records
5. Stream course as shown on the map filed November 23, 1971 in Book 4 Record of Surveys, page 4, Plumas County.

(End of Exceptions)

INFORMATIONAL NOTES:

1. Property taxes for the fiscal year shown below are paid. For proration purposes the amounts are:

Fiscal year 2021-2022

1st Installment	: \$1,049.72
2nd Installment	: \$1,049.72
Total	: \$2,099.44
Exemption	: \$7,000.00
Land	: \$120,667.00
Improvements	: \$73,687.00
Assessment No.	: 005-130-018

2. The following is furnished for information only: The only conveyance affecting said land recorded within twenty-four (24) months of the date of this report is as follows: NONE
3. Pursuant to Rule No. 2 of Bulletin No. NS35, of the California State Insurance Commission, this report is issued subject to a fee.
4. The address for the herein described property, according to the Plumas County Planning Department is: 1954 Butterfly Valley Road, Quincy, CA 95971 and 1954 Wildwood Road, Quincy, CA 95971

CALIFORNIA "GOOD FUNDS" LAW

California Insurance Code Section 12413.1 regulates the disbursement of escrow and sub-escrow funds by title companies. The law requires that funds be deposited in the title company escrow account and available for withdrawal prior to disbursement. Funds received by Cal-Sierra Title Company via wire transfer may be disbursed upon receipt. Funds received via cashier's checks or teller checks drawn on a California Bank may be disbursed on the next business day after the day of deposit. If funds are received by any other means, recording and/or disbursement may be delayed, and you should contact your title or escrow officer. All escrow and sub-escrow funds received will be deposited with other escrow funds in one or more non-interest bearing escrow accounts in a financial institution selected by Cal-Sierra Title Company. Cal-Sierra Title Company may receive certain direct or indirect benefits from the financial institution by reason of the deposit of such funds or the maintenance of such accounts with the financial institution, and Cal-Sierra Title Company shall have no obligation to account to the depositing party in any manner for the value of, or to pay to such party, any benefit received by Cal-Sierra Title Company. Such benefits shall be deemed additional compensation to Cal-Sierra Title Company for its services in connection with the escrow or sub-escrow.

If any check submitted is dishonored upon presentation for payment, you are authorized to notify all principals and/or their respective agents of such nonpayment.

POR. SEC. 27, 28 & 34, T. 25 N., R. 9 E., M.D.B.&M.

Tax Rate Area
53-043

13
5-1

NOTE: Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk.5, Pg.13
County of Plumas, Calif.

REF

THESE DRAWINGS AND SPECIFICATIONS ARE FOR THE USE OF THE CONTRACTOR ONLY. THEY MAY NOT BE USED AS A BASIS FOR LEGAL PROPERTY DESCRIPTIONS.



* 295 Main Street
* Quincy, California 95971
* (530) 283-0700 Fax (530) 283-1438

Stewart Title Available Discounts

Stewart Title is pleased to inform you that upon proper qualification, there are premium discounts available upon the purchase of title insurance covering improved property with a one to four residential dwelling.

Such discounts apply to and include:

- Property located within an area proclaimed a state or federal disaster area;
- Property purchased from a foreclosing beneficiary or successful bidder at a foreclosure sale;
- Property being refinanced.

Please talk with your escrow or title officer to determine your qualifications for any of these discounts.

STG Privacy Notice Stewart Title Companies

WHAT DO THE STEWART TITLE COMPANIES DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of the Stewart Title Guaranty Company and its title affiliates (the Stewart Title Companies), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as the Stewart Title Companies, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information.	Do we share	Can you limit this sharing?
For our everyday business purposes—to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes—to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes—information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies. <i>Our affiliates may include companies with a Stewart name; financial companies, such as Stewart Title Company</i>	Yes	No
For our affiliates' everyday business purposes—information about your creditworthiness.	No	We don't share
For our affiliates to market to you — For your convenience, Stewart has developed a means for you to opt out from its affiliates marketing even though such mechanism is not legally required.	Yes	Yes, send your first and last name, the email address used in your transaction, your Stewart file number and the Stewart office location that is handling your transaction by email to optout@stewart.com or fax to 1-800-335-9591.
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

SHARING PRACTICES

How often do the Stewart Title Companies notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do the Stewart Title Companies protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer, file, and building safeguards.
How do the Stewart Title Companies collect my personal information?	We collect your personal information, for example, when you <ul style="list-style-type: none"> ▪ request insurance-related services ▪ provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact us: If you have any questions about this privacy notice, please contact us at: Stewart Title Guaranty Company, 1360 Post Oak Blvd., Ste. 100, Privacy Officer, Houston, Texas 77056

Privacy Notice for California Residents

Pursuant to the California Consumer Privacy Act of 2018 ("CCPA"), Stewart Information Services Corporation and its subsidiary companies (collectively, "Stewart") are providing this **Privacy Notice for California Residents** ("CCPA Notice"). This CCPA Notice supplements the information contained in Stewart's existing privacy notice and applies solely to all visitors, users and others who reside in the State of California or are considered California Residents ("consumers" or "you"). Terms used but not defined shall have the meaning ascribed to them in the CCPA.

Information Stewart Collects

Stewart collects information that identifies, relates to, describes, references, is capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer, household, or device. Most of the information that Stewart collects in the course of its regular business is already protected pursuant to the Gramm-Leach-Bliley Act (GLBA). Additionally, much of this information comes from government records or other information already in the public domain. Personal information under the CCPA does not include:

- Publicly available information from government records.
- Deidentified or aggregated consumer information.
- Certain personal information protected by other sector-specific federal or California laws, including but not limited to the Fair Credit Reporting Act (FCRA), GLBA and California Financial Information Privacy Act (FIPA).

Specifically, Stewart has collected the following categories of personal information from consumers within the last twelve (12) months:

Category	Examples	Collected?
A. Identifiers.	A real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, account name, Social Security number, driver's license number, passport number, or other similar identifiers.	YES
B. Personal information categories listed in the California Customer Records statute (Cal. Civ. Code § 1798.80(e)).	A name, signature, Social Security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. Some personal information included in this category may overlap with other categories.	YES
C. Protected classification characteristics under California or federal law.	Age (40 years or older), race, color, ancestry, national origin, citizenship, religion or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, genetic information (including familial genetic information).	YES
D. Commercial information.	Records of personal property, products or services purchased, obtained, or considered, or other purchasing or consuming histories or tendencies.	YES
E. Biometric information.	Genetic, physiological, behavioral, and biological characteristics, or activity patterns used to extract a template or other identifier or identifying information, such as, fingerprints, faceprints, and voiceprints, iris or retina scans, keystroke, gait, or other physical patterns, and sleep, health, or exercise data.	YES
F. Internet or other similar network activity.	Browsing history, search history, information on a consumer's interaction with a website, application, or advertisement.	YES
G. Geolocation data.	Physical location or movements.	YES
H. Sensory data.	Audio, electronic, visual, thermal, olfactory, or similar information.	YES
I. Professional or employment-related information.	Current or past job history or performance evaluations.	YES
J. Non-public education information (per the Family Educational Rights and Privacy Act (20 U.S.C. Section 1232g, 34 C.F.R. Part 99)).	Education records directly related to a student maintained by an educational institution or party acting on its behalf, such as grades, transcripts, class lists, student schedules, student identification codes, student financial information, or student disciplinary records.	YES
K. Inferences drawn from other personal information.	Profile reflecting a person's preferences, characteristics, psychological trends, predispositions, behavior, attitudes, intelligence, abilities, and aptitudes.	YES

Stewart obtains the categories of personal information listed above from the following categories of sources:

- Directly and indirectly from customers, their designees or their agents (For example, realtors, lenders, attorneys, etc.)
- Directly and indirectly from activity on Stewart's website or other applications.
- From third-parties that interact with Stewart in connection with the services we provide.

Use of Personal Information

Stewart may use or disclose the personal information we collect for one or more of the following purposes:

- To fulfill or meet the reason for which the information is provided.
- To provide, support, personalize, and develop our website, products, and services.
- To create, maintain, customize, and secure your account with Stewart.
- To process your requests, purchases, transactions, and payments and prevent transactional fraud.
- To prevent and/or process claims.
- To assist third party vendors/service providers who complete transactions or perform services on Stewart's behalf.
- As necessary or appropriate to protect the rights, property or safety of Stewart, our customers or others.
- To provide you with support and to respond to your inquiries, including to investigate and address your concerns and monitor and improve our responses.
- To personalize your website experience and to deliver content and product and service offerings relevant to your interests, including targeted offers and ads through our website, third-party sites, and via email or text message (with your consent, where required by law).
- To help maintain the safety, security, and integrity of our website, products and services, databases and other technology assets, and business.
- To respond to law enforcement or regulator requests as required by applicable law, court order, or governmental regulations.
- Auditing for compliance with federal and state laws, rules and regulations.
- Performing services including maintaining or servicing accounts, providing customer service, processing or fulfilling orders and transactions, verifying customer information, processing payments, providing advertising or marketing services or other similar services.
- To evaluate or conduct a merger, divestiture, restructuring, reorganization, dissolution, or other sale or transfer of some or all of our assets, whether as a going concern or as part of bankruptcy, liquidation, or similar proceeding, in which personal information held by us is among the assets transferred.

Stewart will not collect additional categories of personal information or use the personal information we collected for materially different, unrelated, or incompatible purposes without providing you notice.

Disclosure of Personal Information to Affiliated Companies and Nonaffiliated Third Parties

Stewart does not sell your personal information to nonaffiliated third parties. Stewart may share your information with those you have designated as your agent in the course of your transaction (for example, a realtor or a lender). Stewart may disclose your personal information to a third party for a business purpose. Typically, when we disclose personal information for a business purpose, we enter a contract that describes the purpose and requires the recipient to both keep that personal information confidential and not use it for any purpose except performing the contract.

We share your personal information with the following categories of third parties:

- Service providers and vendors (For example, search companies, mobile notaries, and companies providing credit/debit card processing, billing, shipping, repair, customer service, auditing, marketing, etc.)
- Affiliated Companies
- Litigation parties and attorneys, as required by law.
- Financial rating organizations, rating bureaus and trade associations.
- Federal and State Regulators, law enforcement and other government entities

In the preceding twelve (12) months, Stewart has disclosed the following categories of personal information for a business purpose:

- Category A: Identifiers
- Category B: California Customer Records personal information categories
- Category C: Protected classification characteristics under California or federal law
- Category D: Commercial Information
- Category E: Biometric Information
- Category F: Internet or other similar network activity
- Category G: Geolocation data
- Category H: Sensory data
- Category I: Professional or employment-related information
- Category J: Non-public education information
- Category K: Inferences

Consumer Rights and Choices

The CCPA provides consumers (California residents) with specific rights regarding their personal information. This section describes your CCPA rights and explains how to exercise those rights.

Access to Specific Information and Data Portability Rights

You have the right to request that Stewart disclose certain information to you about our collection and use of your personal information over the past 12 months. Once we receive and confirm your verifiable consumer request, Stewart will disclose to you:

- The categories of personal information Stewart collected about you.
- The categories of sources for the personal information Stewart collected about you.
- Stewart's business or commercial purpose for collecting that personal information.
- The categories of third parties with whom Stewart shares that personal information.
- The specific pieces of personal information Stewart collected about you (also called a data portability request).
- If Stewart disclosed your personal data for a business purpose, a listing identifying the personal information categories that each category of recipient obtained.

Deletion Request Rights

You have the right to request that Stewart delete any of your personal information we collected from you and retained, subject to certain exceptions. Once we receive and confirm your verifiable consumer request, Stewart will delete (and direct our service providers to delete) your personal information from our records, unless an exception applies.

Stewart may deny your deletion request if retaining the information is necessary for us or our service providers to:

1. Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you.
2. Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities.
3. Debug products to identify and repair errors that impair existing intended functionality.
4. Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law.
5. Comply with the California Electronic Communications Privacy Act (Cal. Penal Code § 1546 seq.).
6. Engage in public or peer-reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent.
7. Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us.
8. Comply with a legal obligation.
9. Make other internal and lawful uses of that information that are compatible with the context in which you provided it.

Exercising Access, Data Portability, and Deletion Rights

To exercise the access, data portability, and deletion rights described above, please submit a verifiable consumer request to us either:

- Calling us Toll Free at 1-866-571-9270
- Emailing us at Privacyrequest@stewart.com
- Visiting <http://stewart.com/ccpa>

Only you, or someone legally authorized to act on your behalf, may make a verifiable consumer request related to your personal information. You may also make a verifiable consumer request on behalf of your minor child.

To designate an authorized agent, please contact Stewart through one of the methods mentioned above.

You may only make a verifiable consumer request for access or data portability twice within a 12-month period. The verifiable consumer request must:

- Provide sufficient information that allows us to reasonably verify you are the person about whom we collected personal information or an authorized representative.
- Describe your request with sufficient detail that allows us to properly understand, evaluate, and respond to it.

Stewart cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and confirm the personal information relates to you.

Making a verifiable consumer request does not require you to create an account with Stewart.

Response Timing and Format

We endeavor to respond to a verifiable consumer request within forty-five (45) days of its receipt. If we require more time (up to an additional 45 days), we will inform you of the reason and extension period in writing.

A written response will be delivered by mail or electronically, at your option.

Any disclosures we provide will only cover the 12-month period preceding the verifiable consumer request's receipt. The response we provide will also explain the reasons we cannot comply with a request, if applicable. For data portability requests, we will select a format to provide your personal information that is readily useable and should allow you to transmit the information from one entity to another entity without hindrance.

Stewart does not charge a fee to process or respond to your verifiable consumer request unless it is excessive, repetitive, or manifestly unfounded. If we determine that the request warrants a fee, we will tell you why we made that decision and provide you with a cost estimate before completing your request.

Non-Discrimination

Stewart will not discriminate against you for exercising any of your CCPA rights. Unless permitted by the CCPA, we will not:

- Deny you goods or services.
- Charge you a different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties.
- Provide you a different level or quality of goods or services.
- Suggest that you may receive a different price or rate for goods or services or a different level or quality of goods or services.

Changes to Our Privacy Notice

Stewart reserves the right to amend this privacy notice at our discretion and at any time. When we make changes to this privacy notice, we will post the updated notice on Stewart's website and update the notice's effective date. Your continued use of Stewart's website following the posting of changes constitutes your acceptance of such changes.

Contact Information

If you have questions or comments about this notice, the ways in which Stewart collects and uses your information described here, your choices and rights regarding such use, or wish to exercise your rights under California law, please do not hesitate to contact us at:

Phone: Toll Free at 1-866-571-9270

Website: <http://stewart.com/ccpa>

Email: Privacyrequest@stewart.com

Postal Address: Stewart Information Services Corporation
Attn: Mary Thomas, Deputy Chief Compliance Officer
1360 Post Oak Blvd., Ste. 100, MC #14-1
Houston, TX 77056

STG Privacy Notice 2 (Rev 01/26/09) Independent Agencies and Unaffiliated Escrow Agents

WHAT DO/DOES THE Cal-Sierra Title Company DO WITH YOUR PERSONAL INFORMATION?

Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Cal-Sierra Title Company, and its affiliates (" N/A "), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as Cal-Sierra Title Company, need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

Reasons we can share your personal information	Do we share?	Can you limit this sharing?
For our everyday business purposes—to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.	Yes	No
For our marketing purposes—to offer our products and services to you.	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes—information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and non-financial companies.	Yes	No
For our affiliates' everyday business purposes—information about your creditworthiness.	No	We don't share
For our affiliates to market to you	Yes	No
For non-affiliates to market to you. Non-affiliates are companies not related by common ownership or control. They can be financial and non-financial companies.	No	We don't share

We may disclose your personal information to our affiliates or to non-affiliates as permitted by law. If you request a transaction with a non-affiliate, such as a third party insurance company, we will disclose your personal information to that non-affiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

Sharing practices	
How often do/does Cal-Sierra Title Company notify me about their practices?	We must notify you about our sharing practices when you request a transaction.
How do/does Cal-Sierra Title Company protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.
How do/does Cal-Sierra Title Company collect my personal information?	We collect your personal information, for example, when you <ul style="list-style-type: none">• request insurance-related services• provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.
What sharing can I limit?	Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.

Contact Us	If you have any questions about this privacy notice, please contact us at: Cal-Sierra Title Company, 295 Main Street, Quincy, CA 95971
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CALIFORNIA LAND TITLE ASSOCIATION

STANDARD COVERAGE POLICY – 1990
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
(a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
(b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
(c) resulting in no loss or damage to the insured claimant;
(d) attaching or created subsequent to Date of Policy; or
(e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy

CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13) EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division;
 - f. environmental protection.
- This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they appear in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

* For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A. The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19:	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21:	1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00

2006 ALTA LOAN POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

Except as provided in Schedule B - Part II, this policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

PART I

1. (a) taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
(b) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.

PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:

2006 ALTA OWNER'S POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy..

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY - ASSESSMENTS PRIORITY (04-02-15)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys fees or expenses which arise by reason of:

1. a. Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions or location of any improvement now or hereafter erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protectionor the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
b. Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage which would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

Plumas County Zoning



0051300USA

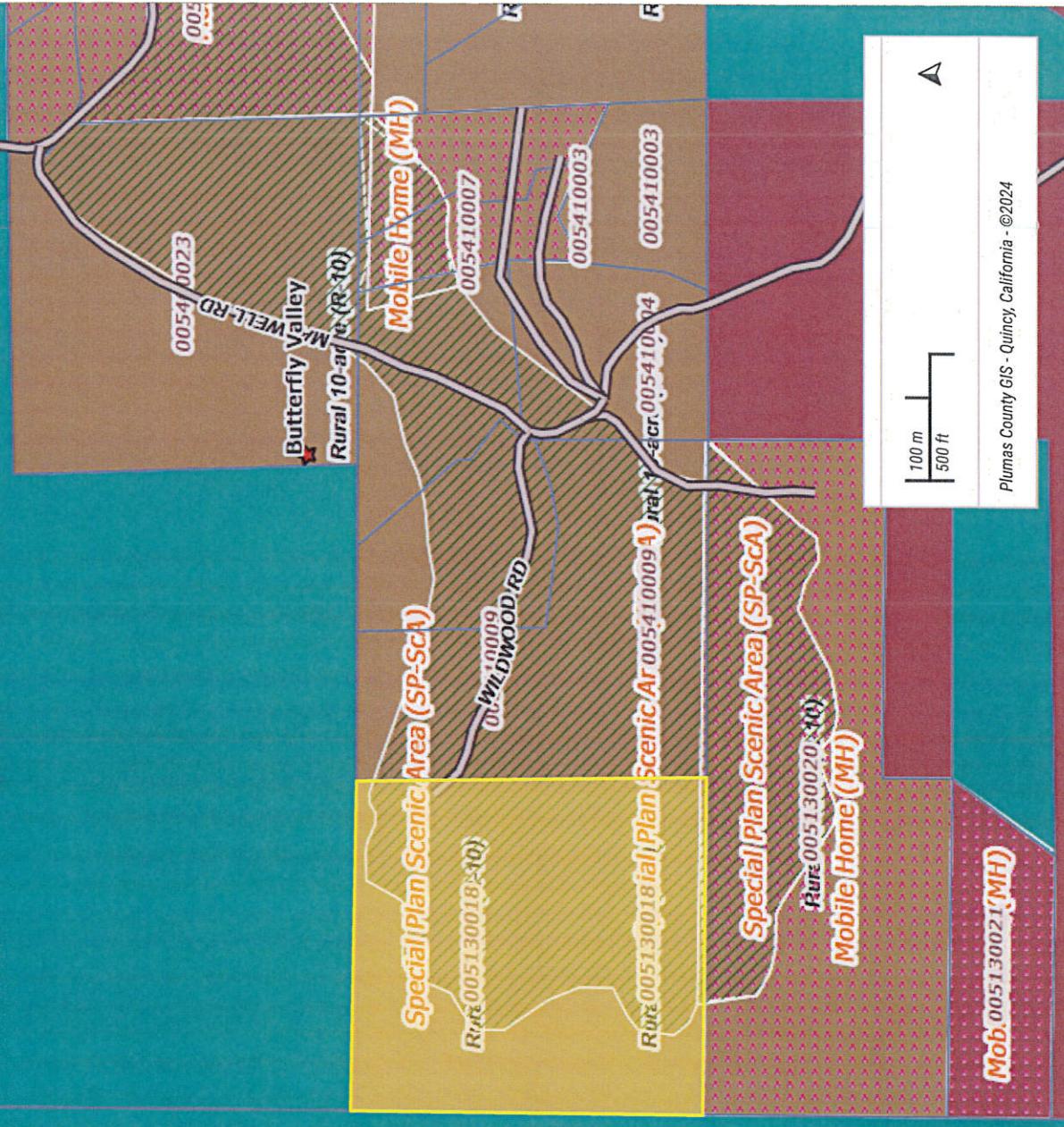
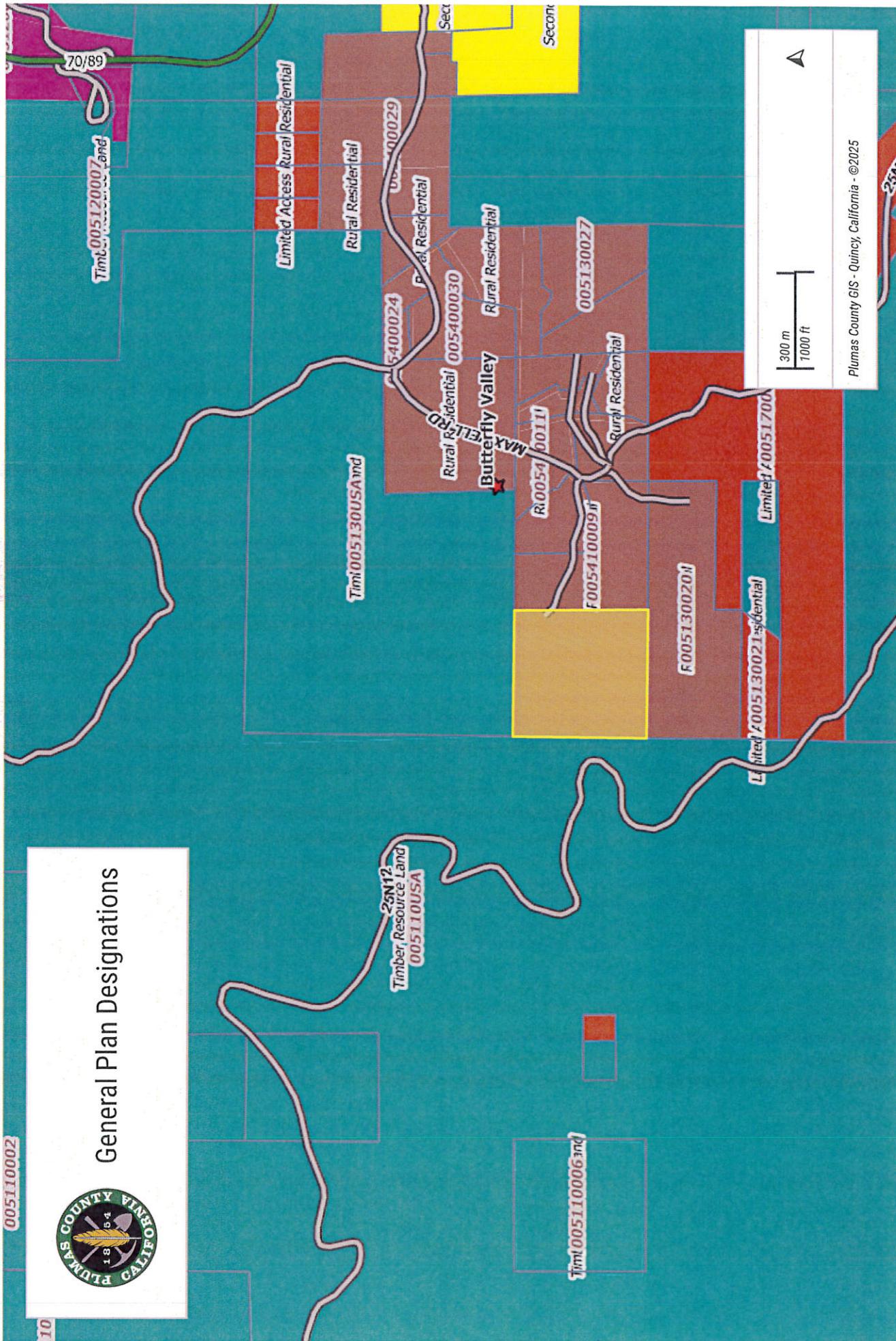


EXHIBIT 3



General Plan Designations



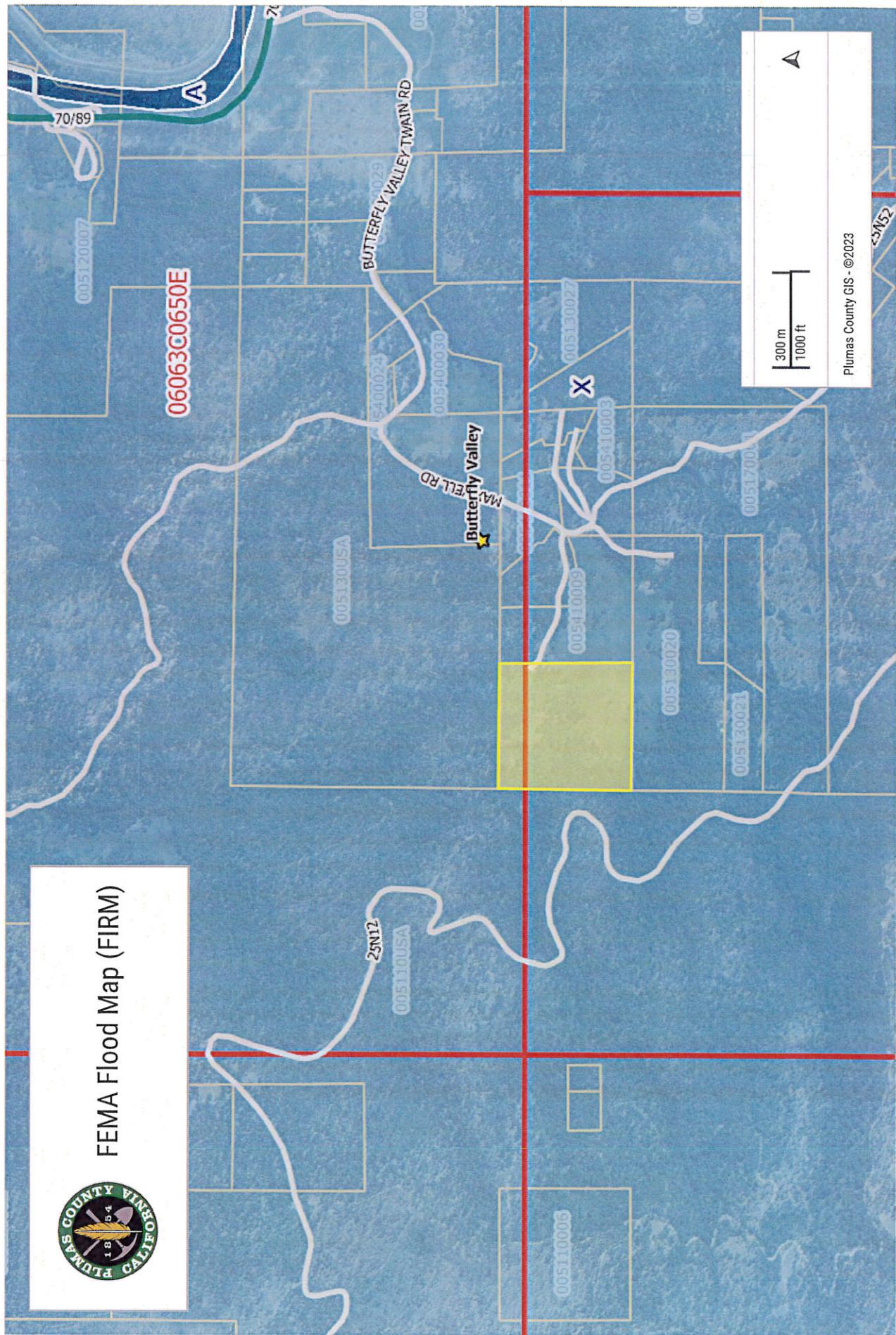


EXHIBIT 5



Plumas County Environmental Health

270 County Hospital Road, Ste. 127, Quincy CA 95971

Phone: (530) 283-6355 ~ Fax: (530) 283-6241

DATE: 2 June 2025

TO: Mr. Tim Evans, Planner
Plumas County Planning & Building Services

RE: 1954 Butterfly Valley Rd. TPM 12-23/24-03
APN: 005-130-018; T25N/R9E/Sec. 28, MDM

This is to notify you that this Department:

APPROVES
 APPROVES SUBJECT TO:
 CANNOT APPROVE DUE TO THE FOLLOWING:
 FINDS THE APPLICATION INCOMPLETE DUE TO:

Comments:

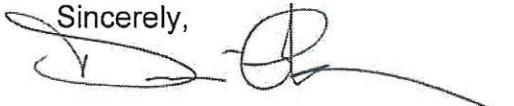
Sincerely,

Dennis S. Eck, REHS, PG
Environmental Health Specialist III

EXHIBIT 6

Evans, Tim

From: Hasse, Evan
Sent: Thursday, June 5, 2025 2:46 PM
To: Evans, Tim
Cc: Thorman, Rob
Subject: RE: Tentative Parcel Map TPM 12-23/24-03; 1954 Butterfly Valley Road, Quincy; APN 005-130-018
Attachments: 1954 Wildwood Path tentative map split 5-13-25.pdf

Hi Tim,

It seems some of these comments have been satisfied already. I'll try to summarize them below, otherwise these should be placed as conditions of recording the FM during the ZA meeting.

1. Engineering is satisfied with the completeness of the TPM and the drafting of such, please see attached map from our 5/13/25 correspondence.
2. Road improvements are not a condition of the TPM, but rather a condition of the FM. Additionally, the comment on number two describes creation of a maintenance agreement, which will also be a condition of the FM, not the TPM.
3. I believe that Cal-Fire coordinated with Planning to work through this item and provide an exemption for the "dead-end road," is this correct?

Further as the bottom of the letter describes there should be a condition added at the ZA meeting that restricts "...building of additional dwelling units..." due the exemption granted by Cal-Fire.

Please let me know if you have any questions, thank you.

Evan Hasse
530.283.6209 Office
530.616.5102 Cell

From: Evans, Tim <TimEvans@countyofplumas.com>
Sent: Friday, May 30, 2025 12:06 PM
To: Thorman, Rob <RobThorman@countyofplumas.com>; Hasse, Evan <EvanHasse@countyofplumas.com>
Subject: Tentative Parcel Map TPM 12-23/24-03; 1954 Butterfly Valley Road, Quincy; APN 005-130-018

Good Afternoon -

The Planning Department received a revised Tentative Parcel Map application from Brett & Dana Marty and Peter & Janet Rudholm to subdivide a 39.61-acre parcel into two (2) parcels of 19.73 and 19.88 acres. The subject property is located at 1954 Butterfly Valley Road, Quincy, unincorporated Plumas County, CA; APN 005-130-018; T25N/R9E/Sec. 28, MDM

Attached is the revised Tentative Parcel Map as well as the comment letter from Public Works dated May 23, 2024, and email correspondence between Public Works and Cal Fire concerning the dead-end road. I am reviewing this project to determine if the application is complete, whether all Public Works comments have been satisfied, and to determine if the project may have a significant effect on the environment.

Planning Department staff appreciates any suggestion you can make as to how the project might be modified to reduce or avoid any significant environmental effects, in addition to any recommendations regarding approval of the Tentative Parcel Map.

If there is no comment on the proposed project, please simply reply to this email with a “no comment.”

If there is a comment and/or request for more information, please be as specific as possible, as that will assist the Planning Department staff in addressing your comment and/or obtaining the information you are requesting.

Please respond by June 19, 2025. If you intend to respond, but cannot do so by the deadline, please call me at (530) 283 - 6207 or email me at TimEvans@countyofplumas.com. Should you have any questions, please let me know. Thank you for your assistance.

Tim Evans

Senior Planner – Extra Help



Plumas County Planning Department

P: (530) 283-6207

timevans@countyofplumas.com

****Confidentiality:** This message is intended for the sole use of the individual or entity to whom it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this communication in error, please notify the sender immediately.**

PLUMAS COUNTY DEPARTMENT OF PUBLIC WORKS

1834 East Main Street, Quincy, CA 95971 – Telephone (530) 283-6268 Facsimile (530) 283-6323
Robert Thorman, P.E., Acting Director Joe Blackwell, Deputy Director



Memorandum

RECEIVED

Date: May 23, 2024

May 23, 2024

To: Tim Evans, Extra Help

PC Planning+Building

From: Robert Thorman, Acting Director

Re: Response to Preliminary Review & Consultation for a Tentative Parcel Map – Brett & Dana Marty and Peter & Janet Rudholm – TPM 12-23/24-03

The Department of Public Works has reviewed the proposed application and offers the following comments.

1. The Tentative Parcel Map application is incomplete. Please refer to the attached comments provided by the Engineering Department. Once the information requested by the Engineering Department is provided, the Public Works Department will perform an additional review of the new information and may provide additional comments.
2. Pursuant to Plumas County Code Section 9-4.607(h), the private roadways providing access to the proposed development, including the road easement and turnaround located on Parcel 1 and 2, shall be improved to the County's Class 9 Road Standard (PCC 9-4.411).

In addition, maintenance of the private roadways providing access to the development shall be provided in accordance with Plumas County Code Section 9-4.802

3. The proposed development is located on a dead-end road which exceeds the County's dead-end road length limit (PCC 9-4.604(i)). Butterfly Valley-Twain Road is not adequate as a secondary access route as this roadway does not meet minimum design standards for both width, surfacing or vehicle load requirements.

It is understood that this development is dividing a lot that has two existing dwelling units. A justification for the granting of an exemption from the dead-end road length limit could be a restriction from the building of additional dwelling units (i.e. guest houses or additional quarters) that would normally be allowed to the respective lot owners. The Public Works Department would support this exemption request based on this restriction.

A handwritten signature of Robert Thorman.

Robert Thorman, Acting Director
Department of Public Works

EXHIBIT 8

REVIEW DATE 5/6/24 EU

NO TPM HAS BEEN
RECEIVED. A PARCEL MAP
& "SITE PLAN" WERE ATTACHED.

DEPARTMENTAL USE ONLY
Initial Completeness Verified by T.F.
Date Rec'd 12/5/23
Receipt No. 71200 \$ 3120.05
File No. TPM 12-23/24-03

DEVELOPMENT PERMIT APPLICATION

TENTATIVE MAP / SUBDIVISION MAP / MODIFICATION of a RECORDED MAP

Instructions to applicant(s):

1. Complete the form and mail or take to: Planning & Building Services
555 Main Street
Quincy, CA 95971
2. Use additional sheets of paper if necessary to complete the information requested.
3. Pay the filing fee set forth in the fee schedule.
4. Make the check payable to Planning & Building Services.

A. Applicant (s)

Name Brett and Dana Marty (parcel 2) Name Peter and Janet Rudholm (parcel 1)
Mailing Address 1954 Wildwood Path Mailing Address 1954 Butterfly Valley Road
Quincy, CA 95971 Quincy, CA 95971
Telephone 530-919-4010 Telephone 530-281-6543

Interest in Property (Owner, Agent* or Purchaser*) Owners

B. Owner (s)

Name "Brett and Dana Marty" (parcel 2) Name "Peter and Janet Rudholm Revocable Trust" (parcel 1)
Mailing Address 1954 Wildwood Path Mailing Address 1954 Butterfly Valley Road
Quincy, CA 95971 Quincy, CA 95971
Telephone 530-919-4010 Telephone 530-281-6543

C. Engineer or Surveyor

Name Dan Kelso
Mailing Address 2035 Woodhaven Lane, Sparks, NV 89434
Telephone 775-750-0584

*If agent or purchaser is making application, attach letter of authorization signed by the owner.

D. Location

Township T25N Range R9E Section 28

Street Address 1954 Butterfly Valley Road, Quincy, CA 95971

Nearest Town Quincy, CA

Assessors Parcel Number(s) 005-13-018

Subdivision name n/a

Size of land to be divided 39.61 acres

Number of parcels being created 2 parcels, one resulting parcel held by each owner/parties

Size of parcels being created: #1 19.73 (Rudholm) #2 19.88 (Marty) #3 #4 #5
#6 #7 #8 #9 #10

Circle one or more if applicable. For (commercial, industrial, multi-family or single-family residential use).

Use must coincide with General Plan designation and zoning.

F. Checklist of Required Data

Required information (Section 9-3.401 and Resolution 74-2587)

Type of land division: Subdivision Map Parcel Map Plot Plan
 Accompanying PD Permit Modification of a Recorded Map

Applicant(s) Brett and Dana Marty (parcel 2) and Janet and Peter Rudholm (parcel1)

Submit copies of evaluations, analyses, studies and reviews required to address the overlaying General Plan constraint and policy areas. Those which are required can be determined through preliminary conference.

Check if information is provided or work completed; mark N/A if information is not applicable.

(20 copies of 18" x 26" plot plans at a scale of 1" = 100' or 1" = 200' ?) ✓
(Site location sketch with north arrow ✓
(Date of map preparation with north arrow ✓
(Subdivision name
(Township, Range & Section ✓
(Assessor Parcel Number (w)
(Owners names and mailing addresses for property within 300 feet of the project (w) (s)
(Soil type/character and evidence of soil depth
(Preliminary soils report (for subdivision maps only)
(Owner's concurrence if other than subdivider (w)
(Contours (5 foot interval for 0 - 10%; 10 foot for 10 - 30%; over 30% slope, written notation indicating top of banks, toes of fill, and changes in grade) (w)
(Lot dimensions ✓ show on all exhibits (w)
(Proposed land use (w)
(Remainder of owner's contiguous lands
(Parcels designated by numbers ✓

(w) missing
(OK) OK
(s) shown on all exhibits

ROADS

(Names or numbers of existing and proposed roads (w) (s)
(Width ✓
(Grade (w)
(Cut-and-fill slope areas
(Proposed driveways for all lots where the grade between the road centerline and building site exceeds 15%, measured perpendicular from the road. GRADES ARE NOT SHOWN, UNABLE TO CONFIRM

TPM 1 SUBDOS PROPOSED
TPM 3 SUBDOS PROPOSED
(S)(m)

- If access is not by maintained public road abutting the property, attach documentation demonstrating legal access. (S)
- Private road maintenance entity/document
- Where existing County roads provide access, provide potential traffic generated by development OR letter from the Plumas County Road Commissioner.

WATERCOURSES

- Location and direction of flow of watercourses. Indicate perennial or ephemeral. (S)
- Culvert size and location (S)
- Overflow areas
- Flood plains
- Marshy areas (S)(m) USGS MAPS SHOW WETLANDS
- Public waterways, rivers, streams, (top of banks and highwater line) (S)
- Erosion control measures proposed

FACILITIES ON PREMISES

- Existing buildings to remain (S)
- Existing wells on property and within 100 feet (S)
- Existing developed and undeveloped springs on property and within 100 feet unless served by community sewer
- Existing sewage disposal facilities on property and within 100 feet (S)
- Sewer lines and operating entity
- Easements for surface or underground improvements (S)
- Utility lines (location, identification) and easements (width) and operating entity (S)

OTHER INFORMATION

- Post lath and ribbon at all existing and proposed property corners. Color of ribbons to be used: pink UNCONFIRMED
- Proposed drainage channel changes (S)
- Evidence of seasonal high groundwater
- Proposed water supply and sewage disposal systems (S)
- Location of test well and percolation test holes shown on map (S)
- Percolation test results for leachfields; or
- Request for waiver of percolation tests on each lot where evidence is provided of soil depth greater than 7 feet and percolation rate is less than 40 minutes per inch, and greater than 5 minutes per inch
- Evidence of minimum usable area for all lots with individual sewage disposal system
- Application for rezoning, Special Use Permit, Planned Development or Variance included if necessary to permit proposed uses
- Proposed street, surface drainage, grading, fire protection and other improvements
- Written legal description of resulting parcels (Plot Plans) (M)
- Preliminary Title Report
- Attach Hazardous Waste Certificate
- This is a multiple final map proposal
- What is the structural fire protection agency (S)
- Statement setting forth reasons for any exceptions requested to the provisions of the Subdivision Ordinance

MODIFICATION of RECORDED MAP

- Amending Map
- Certificate of Correction

Provide the following:

- Identification of recorded map to be modified N/A
- Maps provided as set forth above, with information provided for matters under "Roads", "Watercourses", "Facilities on Premises" and "Other Information" as pertinent to the modification (M)(S)
- Evidence of the changes in circumstances which make any or all of the conditions of the map no longer appropriate or necessary
- Evidence that the modifications proposed do not impose any additional burden on the present fee owner of the property
- Evidence that the modifications proposed do not alter any right or interest in the real property reflected on the recorded map
- Evidence that the map as modified conforms with the provisions of Section 66474 of the Government Code of the State, as follows:
 - That the map as modified is consistent with the General Plan
 - That the design or improvement of the map as modified is consistent with the General Plan
 - That the sites resulting from the map as modified are physically suitable for the type of development

Tentative Maps Application Checklist

Check If Information is provided or work completed; mark N/A if information is not applicable.

- () 20 copies of 18" x 26" plot plans at a scale of 1" = 100' or 1" = 200'
*3 copies provided per request of Tracey Ferguson; email dated 11/7/2023
- () Site location sketch with north arrow *See attached map A3
- () Date of map preparation with north arrow *See attached map
- () Subdivision name *n/a per meeting with Tim Evans on 10-17-22
- () Township, Range & Section *See attached map sheet 2
- () Assessor Parcel Number *See attached map ; apn: 005-13-018
- () Owners names and mailing addresses for property within 300 feet of the project

Roddy Mac

1722 Wildwood Path
Quincy Ca 95971

Jon Dvorak and Bridget Tracey
2250 Butterfly Valley Rd
Quincy Ca 95971

- () Soil type/character and evidence of soil depth *n/a per meeting with Tim Evans on 10-17-22
- () Preliminary soils report (for subdivision maps only) *n/a per meeting with Tim Evans on 10-17-22
- () Owner's concurrence if other than subdivider *n/a per meeting with Tim Evans on 10-17-22
- () Contours (5 foot interval for 0 - 10%; 10 foot for 10 - 30%; over 30% slope, written notation indicating top of banks, toes of fill, and changes in grade) *See attached map A3 (m)(s)
- () Lot dimensions *See attached map sheet 2, A3 (s)
- () Proposed land use *Single Family Residential
- () Remainder of owner's contiguous lands *n/a per meeting with Tim Evans on 10-17-22
- () Parcels designated by numbers *See attached map sheet 2, A3

ROADS

- () Names or numbers of existing and proposed roads *See attached map sheet 2, A3 (m)(s)
- () Width *See attached map A3 (s)
- () Grade *See attached map A3 (all road grades are existing and <13%; no proposed alterations) (s)
- () Cut-and-fill slope areas *no proposed alterations
- () Proposed driveways for all lots where the grade between the road centerline and building site exceeds 15%, measured perpendicular from the road. *no proposed alterations
- () If access is not by maintained public road abutting the property, attach documentation demonstrating legal access. *See attached title report (s)(m)
- () Private road maintenance entity/document *n/a per meeting with Tim Evans on 10-17-22
- () Where existing County roads provide access, provide potential traffic generated by development OR letter from the Plumas County Road Commissioner. *n/a per meeting with Tim Evans on 10-17-22 as is existing

WATERCOURSES

- () Location and direction of flow of watercourses. Indicate perennial or ephemeral. *See attached map A3 (s)
- () Culvert size and location (s)
- () Overflow areas . *n/a per meeting with Tim Evans on 10-17-22
- () Flood plains . *n/a per meeting with Tim Evans on 10-17-22
- () Marshy areas . *n/a per meeting with Tim Evans on 10-17-22
- () Public waterways, rivers, streams, (top of banks and highwater line) *See attached map A3 (s)
- () Erosion control measures proposed *n/a per meeting with Tim Evans on 10-17-22 as no proposed development

FACILITIES ON PREMISES

- () Existing buildings to remain *See attached map A3 (s)
- () Existing wells on property and within 100 feet *See attached map A3; no ground wells; just artesian springs (s)
- () Existing developed and undeveloped springs on property and within 100 feet unless served by community sewer *See attached map A3 (s)
- () Existing sewage disposal facilities on property and within 100 feet *See attached map A3 (s)

() Sewer lines and operating entity () Easements for surface or underground improvements *n/a per meeting with Tim Evans on 10-17-22
() Utility lines (location, identification) and easements (width) and operating entity *See attached map A3: only (S)

OTHER INFORMATION

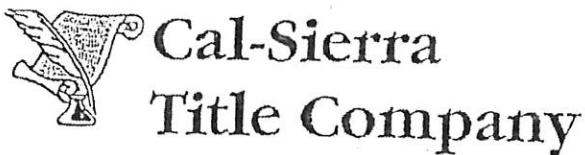
() Post lath and ribbon at all existing and proposed property corners. Color of ribbons to be used: PINK UNCONFIRMED
() Proposed drainage channel changes *No proposed changes (S)
() Evidence of seasonal high groundwater n/a per meeting with Tim Evans on 10-17-22
() Proposed water supply and sewage disposal systems n/a per meeting with Tim Evans on 10-17-22 as all is (S)
existing and shown on map
() Location of test well and percolation test holes shown on map n/a per meeting with Tim Evans on 10-17-22 (S) or
() Percolation test results for leachfields; or n/a per meeting with Tim Evans on 10-17-22
() Request for waiver of percolation tests on each lot where evidence is provided of soil depth greater than 7 feet and percolation rate is less than 40 minutes per inch, and greater than 5 minutes per inch n/a per meeting with Tim Evans on 10-17-22
() Evidence of minimum usable area for all lots with individual sewage disposal system n/a per meeting with Tim Evans on 10-17-22
() Application for rezoning, Special Use Permit, Planned Development or Variance included if necessary to permit proposed uses n/a per meeting with Tim Evans on 10-17-22
() Proposed street, surface drainage, grading, fire protection and other improvements n/a per meeting with Tim Evans on 10-17-22 as all infrastructure is existing; no proposed improvements
() Written legal description of resulting parcels (Plot Plans) per meeting with Tim Evans on 10-17-22 Evan Hause of Plumas County Planning/Engineering Dept. can provide or assist at the time of submittal or during the processing of the permit.
() Preliminary Title Report *See attached ✓
() Attach Hazardous Waste Certificate *n/a per meeting with Tim Evans on 10-17-22
() This is a multiple final map proposal *n/a per meeting with Tim Evans on 10-17-22
() What is the structural fire protection agency *exemption: see above milestone references
() Statement setting forth reasons for any exceptions requested to the provisions of the Subdivision Ordinance see above milestone references

MODIFICATION of RECORDED MAP

() Amending Map
() Certificate of Correction

Provide the following:

() Identification of recorded map to be modified *See attached maps
() Maps provided as set forth above, with information provided for matters under "Roads", "Watercourses", "Facilities on Premises" and "Other Information" as pertinent to the modification *See attached maps (M)(S)
() Evidence of the changes in circumstances which make any or all of the conditions of the map no longer appropriate or necessary *n/a
() Evidence that the modifications proposed do not impose any additional burden on the present fee owner of the property n/a no proposed development
() Evidence that the modifications proposed do not alter any right or interest in the real property reflected on the recorded map n/a no proposed development
() Evidence that the map as modified conforms with the provisions of Section 66474 of the Government Code of the State, as follows:
() That the map as modified is consistent with the General Plan *See attached maps
() That the design or improvement of the map as modified is consistent with the General Plan *See attached maps
() That the sites resulting from the map as modified are physically suitable for the type of development *See attached maps
() That the sites resulting from the map as modified are physically suitable for the proposed density of development *See attached maps
() That the design of the map as modified is not likely to cause substantial environmental damage nor substantially and avoidably injure fish and wildlife or their habitat *n/a no proposed development
() That the design of the map as modified is not likely to cause serious public health problems *n/a no proposed development
() That the design of the map as modified will not conflict with easements, acquired by the public at large, for access through or use of, property within the map *See attached maps and title report, no conflicts



Cal-Sierra Title Company
295 Main Street
Quincy, California 95971
(530) 283-0700 Fax (530) 283-1438

PRELIMINARY REPORT

Our Order No. 063-62059

Property Address:
1954 Butterfly Valley Road
Quincy, CA 95971
1954 Wildwood Road
Quincy, CA 95971

Reference: Rudholm
When Replying Please Contact:
Cal-Sierra Title Company
295 Main Street
Quincy, CA 95971
Attn: John Seibel
(530) 283-0700 Fax (530) 283-1438

In response to the above referenced application for a policy of title insurance, Stewart Title Guaranty Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception attached or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said policy forms.

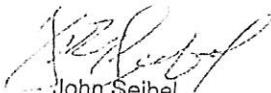
The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth in the attachment hereto. Copies of the Policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to attached and the exceptions and exclusions set forth in the attachment to this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments thereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated at 7:30 a.m. as of July 13, 2022.



John Seibel
Chief Title Officer

PRELIMINARY REPORT

The form of Policy of Title Insurance contemplated by this report is:

- Standard Coverage Owner's Policy
- Extended Coverage Owner's Policy
- CLTA/ALTA Homeowner's Policy
- Standard Coverage Loan Policy
- Extended Coverage Loan Policy
- Short Form Residential Loan Policy
-

SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this report is:

Fee Simple

Title to said estate or interest at the date hereof is vested in:

Peter L. Rudholm and Janet L. Rudholm, Co-Trustees of the Peter and Janet Rudholm Revocable Trust, under agreement dated April 28, 2022 as to an undivided 50% interest and

Brett D. Marty and Dana M. Marty, as community property with right of survivorship as to an undivided 50% interest

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Plumas, in an unincorporated area, and described as follows:

ALL THAT REAL PROPERTY FOR THE COUNTY OF PLUMAS, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 9 EAST, M.D.B.&M.

PARCEL 2:

AN EASEMENT FOR INGRESS, EGRESS, UTILITIES AND INCIDENTAL PURPOSES, 60 FEET IN WIDTH, THE CENTERLINE OF WHICH IS IDENTICAL WITH THE CENTERLINE OF AN EXISTING ROADWAY OVER THE NE1/4 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 25 NORTH, RANGE 9 EAST, M.D.B.&M. AS CONVEYED IN THE DEED RECORDED SEPTEMBER 13, 1974 IN BOOK 236, PAGE 70, OFFICIAL RECORDS OF PLUMAS COUNTY.



Below location

SCHEDULE B

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions contained in said policy or policies would be as follows:

1. General and Special City and/or County taxes, including any assessments collected with taxes, to be levied which are a lien not yet payable.

Fiscal Year 2022-2023

2. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Chapter 3.5 (commencing with Section 75) of the revenue and taxation code of the State of California.
3. An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted To : Citizens Utilities Company of California
Purpose : Public utilities
Recorded : February 14, 1984 SUCW ON TPAU
Book/Page : 401/675 of Official Records
Affects : 20' strip
4. Butterfly Valley Water Association Agreement 2
Recorded : October 21, 1988
Book/Page : 490/235 of Official Records
5. Stream course as shown on the map filed November 23, 1971 in Book 4 Record of Surveys, page 4, Plumas County. SUCW ON TPAU

(End of Exceptions)

INFORMATIONAL NOTES:

1. Property taxes for the fiscal year shown below are paid. For proration purposes the amounts are:

Fiscal year 2021-2022

1st Installment	:	\$1,049.72
2nd Installment	:	\$1,049.72
Total	:	\$2,099.44
Exemption	:	\$7,000.00
Land	:	\$120,667.00
Improvements	:	\$73,687.00
Assessment No.	:	005-130-018

2. The following is furnished for information only: The only conveyance affecting said land recorded within twenty-four (24) months of the date of this report is as follows: NONE
3. Pursuant to Rule No. 2 of Bulletin No. NS35, of the California State Insurance Commission, this report is issued subject to a fee.
4. The address for the herein described property, according to the Plumas County Planning Department is: 1954 Butterfly Valley Road, Quincy, CA 95971 and 1954 Wildwood Road, Quincy, CA 95971

Evans, Tim

From: Melissa Klundby <melissak@myairdistrict.com>
Sent: Monday, April 22, 2024 3:53 PM
To: Evans, Tim
Subject: Re: Tentative Parcel Map TPM 12-23/24-03; 1954 Butterfly Valley Road, Quincy; APN 005-130-018

CAUTION: This email originated from OUTSIDE THE ORGANIZATION. Do not click links or open attachments unless you recognize the sender and know the content is safe.

No Comment.

Thank you

On Mon, Apr 22, 2024 at 3:47 PM Evans, Tim <TimEvans@countyofplumas.com> wrote:

Good Afternoon,

The Planning Department received a Tentative Parcel Map application from Brett & Dana Marty and Peter & Janet Rudholm to subdivide a 39.61-acre parcel into two (2) parcels of 19.73 and 19.88 acres. The subject property is located at 1954 Butterfly Valley Road, Quincy, unincorporated Plumas County, CA; APN 005-130-018; T25N/R9E/Sec. 28, MDM

Attached is information on this project. I am reviewing this project to determine if the application is complete and to determine if the project may have a significant effect on the environment.

I would appreciate any suggestions you could make as to how the project might be modified to reduce or avoid any significant effects. Also, I would appreciate any recommendations you can make regarding approval or conditions of approval. **Please be as specific as you can, as that will assist me in obtaining information you might need.**

If you have no comment on this project, I would appreciate being told by replying to this email with a "no comment."

Please respond by May 22, 2024, whether or not you have a comment. If you intend to respond but cannot do so by **May 22, 2024**, please email me at timevans@countyofplumas.com or call me at (530) 283 – 6207.

If you need more information, let me know, by email timevans@countyofplumas.com or phone at (530) 283-6207.

Thank you for your assistance.

Regards,

Tim Evans

Planner – Extra Help

Plumas County Planning Department

Main Line: 530-283-7011

--
Melissa Klundby

Air Pollution Control Specialist

Northern Sierra Air Quality Management District

www.myairdistrict.com

530-832-0102

P.O. Box 2227

Portola, CA 96122

Evans, Tim

From: Jim Wilcox <jim@plumascorp.org>
Sent: Tuesday, April 23, 2024 8:17 AM
To: Evans, Tim
Subject: Re: Tentative Parcel Map TPM 12-23/24-03; 1954 Butterfly Valley Road, Quincy; APN 005-130-018

CAUTION: This email originated from OUTSIDE THE ORGANIZATION. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tim,

No Comment. I'm not quite sure why you are soliciting comments from Plumas Corporation. Plumas Corp is an NGO, with no jurisdictional roles under CEQA. I don't mind the notices. Just don't want to feel compelled to comment. Thanks.

Jim

On Mon, Apr 22, 2024 at 3:47 PM Evans, Tim <TimEvans@countyofplumas.com> wrote:

Good Afternoon,

The Planning Department received a Tentative Parcel Map application from Brett & Dana Marty and Peter & Janet Rudholm to subdivide a 39.61-acre parcel into two (2) parcels of 19.73 and 19.88 acres. The subject property is located at 1954 Butterfly Valley Road, Quincy, unincorporated Plumas County, CA; APN 005-130-018; T25N/R9E/Sec. 28, MDM

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I would appreciate any suggestions you could make as to how the project might be modified to reduce or avoid any significant effects. Also, I would appreciate any recommendations you can make regarding approval or conditions of approval. **Please be as specific as you can, as that will assist me in obtaining information you might need.**

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If you need more information, let me know, by email timevans@countyofplumas.com or phone at (530) 283-6207.

Thank you for your assistance.

Regards,

Tim Evans

Planner – Extra Help

Plumas County Planning Department

Main Line: 530-283-7011

May 21, 2024

Tim Evans
County of Plumas
555 Main St
Quincy, CA 95971

Re: TPM 12-23/24-03
1954 Butterfly Valley Road

Dear Tim Evans,

Thank you for providing PG&E the opportunity to review the proposed plans for TPM 12-23/24-03 dated 4/22/2024. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management

Public

EXHIBIT 11



DEPARTMENT OF FORESTRY AND FIRE PROTECTION
Lassen-Modoc Unit
697-345 Highway 36
Susanville, CA 93610
530-257-8520



Date: May 23, 2024

Tim Evans, Associate Planner
555 Main Street
Quincy, CA 95971

RE: Reply to Preliminary Review & Consultation
Subject: Project comments
APN: 005-130-018
PDN: TPM 12-23/24-03
Address: 1954 Butterfly Valley rd. Quincy

Mr. Evans,

I have conducted a review of the above project per request.

Based on the current information provided, should building development occur, all applicable sections of the current State Fire Safe Regulations found in Public Resource code 4290 shall be applied. This request will be forwarded to the Unit Forester to review any environmental concerns.

Structures constructed in the SRA are required to comply with the defensible space regulations in Title 14. Natural Resources Division 1.5. Department of Forestry and Fire Protection Chapter 7. Fire Protection Subchapter 3. Fire Hazard.

Respectfully,

A handwritten signature in black ink, appearing to read "Alan Thornhill".

Alan Thornhill
Fire Captain Specialist – Plumas County Pre-Fire Planning
CAL FIRE
Lassen-Modoc Unit
Serving Plumas County

"The Department of Forestry and Fire Protection serves and safeguards the people and protects the property and resources of California."

EXHIBIT 12

Evans, Tim

From: Hosea, Robert@Wildlife <Robert.Hosea@Wildlife.ca.gov>
Sent: Friday, May 24, 2024 10:30 AM
To: Evans, Tim
Subject: RE: 1954 Butterfly Valley Road Subdivision question

CAUTION: This email originated from OUTSIDE THE ORGANIZATION. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I reviewed everything and found no potential issues or possible impacts to wildlife resources so "No concerns at this time."

From: Evans, Tim <TimEvans@countyofplumas.com>
Sent: Friday, May 24, 2024 8:59 AM
To: Hosea, Robert@Wildlife <Robert.Hosea@Wildlife.ca.gov>
Subject: RE: 1954 Butterfly Valley Road Subdivision question

WARNING: This message is from an external source. Verify the sender and exercise caution when clicking links or opening attachments.

Hi Robert,

Following up to see if CDFW has any comments concerning this project.

Thanks,

Tim Evans
Planner – Extra Help
Plumas County Planning Department
Main Line: 530-283-7011

From: Hosea, Robert@Wildlife <Robert.Hosea@Wildlife.ca.gov>
Sent: Tuesday, April 23, 2024 9:58 AM
To: Evans, Tim <TimEvans@countyofplumas.com>
Subject: 1954 Butterfly Valley Road Subdivision question

CAUTION: This email originated from OUTSIDE THE ORGANIZATION. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Tim-

I have a quick question for you on the Parcel split for 1954 Butterfly Valley Road; Is this just a simple split into two smaller parcels or is there a plan to ultimately create a housing development on one or the other, or both, of these new parcels?

Thank you in advance.

-bob Hosea, Environmental Scientist
North Central Region. Habitat conservation Program
California Department of Fish and Wildlife
(530) 708-1199

EXHIBIT 14
CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP TPM 12-23/24-03

Plumas County Planning Department

1. The Final Parcel Map shall be in substantial conformance with the Tentative Parcel Map (Sheet A-3) prepared by Butterfly Valley Design & Build, dated May 13, 2025, and received May 19, 2025, except as modified by these conditions (Note, the Tentative Parcel Map shows a combined acreage of 39.61 acres – Assessor Records shows 39.64 acres - and denotes “Sheet No. A-3 of 3 Sheets,” but the Tentative Parcel Map is only comprised of one (1) sheet).

A. An additional information sheet shall be prepared with the following information:

- i. Include note stating, “Should development occur, all applicable sections of California Code of Regulations, Title 14. Natural Resources, Division 1.5. Department of Forestry and Fire Protection, Chapter 7. Fire Protection, Subchapter 2. State Minimum Fire Safe Regulations found in Public Resource Code 4290 shall be applied.”
- ii. Include note stating, “Structures constructed in the State Responsibility Area (SRA) are required to comply with Public Resource Code 4291 and the defensible space regulations in California Code of Regulations, Title 14. Natural Resources, Division 1.5. Department of Forestry and Fire Protection, Chapter 7. Fire Protection, Subchapter 3. Fire Hazard.”
- iii. Show all structures, easements, utilities, contour lines, waterways, wetlands, driveways, Parcel 1 and Parcel 2 boundaries and labels with associated acreage, roadways, and Butterfly Valley Scenic Area boundaries.
- iv. Include a note stating the following for Parcel 1 and Parcel 2:
 1. *Parcel 1 and Parcel 2 shall be subject to the following requirements within the area designated as the Butterfly Valley Scenic Area:*
Standards for Land Development:
 - a. *Locate transmission and distribution lines where they may be concealed by vegetation or topographical features.*
 - b. *On-premise signs shall not exceed 6 square feet nor exceed the height of any on-site building roof line.*
Land Use Protection Measures:
 - a. *Maintain agricultural, recreation, and rural residential uses.*
 - b. *Encourage the nomination of ranch homesites and barns which may qualify for State historic landmark designation or for the National Register of Historic Places.*

- c. *Utilize density transfer to maintain open space qualities of existing pasture and meadowlands and to locate rural residential densities away from important scenic structures.*
 - d. *Prohibit off-premise advertising signs.*
- 2. Pursuant to Implementation Measure #10 of the 2035 Plumas County General Plan, which implements Land Use Element Policy 1.5.3, *Provision for Fire and Life Safety Services*, as the subject property is not located in an area served by an organized fire or emergency services provider, annexation into an existing fire district is required or, in lieu of annexation, a funding mechanism shall be established that is appropriate to cover costs associated with the provision of such services at a service level appropriate for the size and scale of the development. Establishment of a funding mechanism may be waived when adequate alternative service levels are provided to the satisfaction of the service district or provider.
- 3. The Tentative Parcel Map date of expiration shall be December 10, 2027, and the Final Parcel Map shall be recorded prior to December 10, 2027, or an Extension of Time shall be filed.

Plumas County Department of Public Works and Engineering Department

- 4. Pursuant to Plumas County Code Section 9-2.607(h), the private roadways providing access to the proposed development, including the road easement and turnaround located on Parcel 1 and 2, shall be improved to the Class 9 Road Standard (PCC Sec. 9-4.411 and Sec. 9-4.501(b)).
- 5. Pursuant to Plumas County Code Section 9-4.802, Maintenance, to the satisfaction of the Director of Public Works, a document addressing the maintenance of the private roadways providing access to the development shall be provided for review and approval.
- 6. To the satisfaction of the Director of Public Works for review and approval, a restriction from the building of additional dwelling units, including accessory dwelling units and additional quarters, shall be included as a note on the additional information sheet and/or as a recorded deed restriction.