

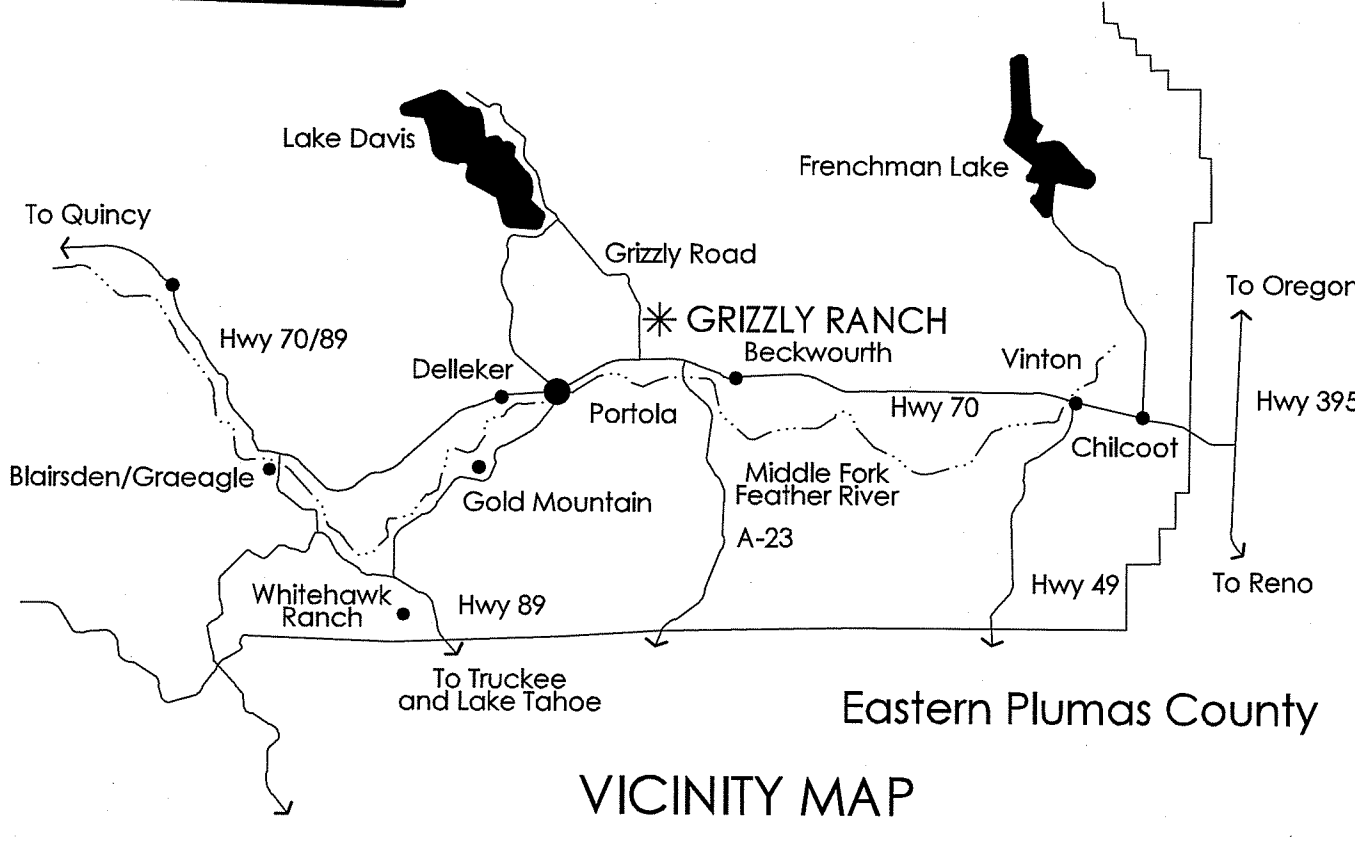
Proposed Improvements and Services:

Roads	Road classification as per approved road standards.
Water Supply	Domestic and limited irrigation from groundwater wells all located outside of Sierra Valley Groundwater Management District. Supplement irrigation water from Lake Davis under contract with Plumas County. Operation by Community Service District.
Sewage Disposal	Community sewage system treatment and disposal operation by Community Services District.
Electricity	Plumas Sierra Rural Electric Cooperative.
Communications	Pacific Telephone and Charter Communication (TV).
Structural Fire Protection	By Community Services District or annexation to Beckwourth Fire Protection District.

LAND USE SUMMARY  
(Refer to Project Description for additional information)

PLANNING AREA DESIGNATION	Parcel	ACRES*	DENSITY	PLANNED UNITS	PER PLANNING UNITS	% OF TOTAL
SFL Custom Residential Lots	SFL1	20.1	1.0	21	22	43.5%
	SFL2	14.5	.9	17	18	
	SFL3	97.5	.5	49	50	
	SFL4	78.5	.4	34	40	
	SFL5	77.6	.4	42	44	
	SFL6	101.4	.3	39	54	
	SFL7	12.2	1.1	16	16	
	SFL8	31.5	.7	33	36	
	SFL9	11.9	1.3	18	18	
	SFL10	3.3	.9	3	3	
SUBTOTAL		448.6	.6	274	301	5.2%
SFC Custom Residential Production Lots	SFC1	31.9	1.6	52	54	
	SFC2	19.9	1.9	37	40	
	SFC3	3.5	2.5	5	9	
SUBTOTAL		55.3	1.7	94	103	.1%
C Condominium Site	C1	1.5	8.0	12	12	
	SUBTOTAL	1.5	8.0	12	12	
RESIDENTIAL SUBTOTAL		505.4	.7	380	**	48.2%
R Recreational	Parcels R1 - R5 Hole Golf Course	187.4				
	R6 Golf Clubhouse	6.7				
	R7 Golf Maintenance	4.8				
	R8 Community Recreation	7.3				
	R9 Private Recreation Facility	2.1				20.0%
SUBTOTAL		208.3				
CS Commercial	***Parcel CS1 Retail/Restaurant/Office (11,500-sf) Recreational Vehicle Storage/Corporate Yard Fire Station Buffer Area	9.2				
	SUBTOTAL	9.2				.9%
PS Public Service	PS1 Wastewater Treatment	2.4				
SUBTOTAL		2.4				.2%
OS Open Space	OS1 - OS4	236.2				
SUBTOTAL		236.2				22.7%
ROW Project Right of Way	Project Right of Way Grizzly Road Easement	69.7				
	SUBTOTAL	76.5				7.4%
TOTAL		1040.0	.34	380		100%

- General Notes:
- Final road names shall be determined upon submittal of Tentative Maps to ensure names are acceptable to the County.
  - Road patterns and alignments shown represent basic access and circulation, and may be subject to modification upon submittal of Tentative Maps. Modifications may include realignment and addition or deletion of minor roadways to serve final lot layouts. Road classifications are subject to final determination of Tentative Map submittal.
  - Any or all roads access from Grizzly Road may be gated at the option of the Owner/Developer.
  - Spring Areas shall be left natural. Stream Environment Zones shall be avoided except for crossings. Crossings shall be designed to minimize impacts to stream channels.
  - Common driveway access may be utilized for some custom lots to minimize grading on steeper slopes. Driveway design will be shown on tentative maps and improvement plans.
  - Grizzly Road golf cart crossings may be either surface, over or undercrossings, based upon final design. Grizzly Road speed is currently zoned for 45 mph.
  - Intersection turning lane improvements at the southern Grizzly Road intersection will be determined at the time when initial plans for commercial development within CS1 parcel are submitted. Design of required improvements will be determined by an updated traffic study conducted prior to submittal.
  - Reference Planning Area CS1: Based upon future market conditions and Community Facilities needs, the following alternative land uses are permitted in CS1:
    - a) C1 Residential with a maximum of 12 units. A 100 ft. development setback will be maintained along the west property line (Stein property) for residential use.
    - b) A small secondary wastewater treatment plant to service only property to the west of Grizzly Road. A 200 ft. setback will be maintained from all adjacent neighboring properties, and all other conditions relating to the main plant site in Parcel PS1 will be followed.
  - Reference Planning Area SFL2: If not used for residential, the northern parcel will allow an alternative use permitting installation of propane storage tanks (2 maximum) in the area shown shaded on the map, which shall be setback a minimum of 200 ft. from the property to the west and 250 ft. from Grizzly Road. An alternate fire station site may also be located in this parcel.
  - Land uses permitted within Parcel A shall include:
    - a) Project entry, signage and landscaping
    - b) Entrance road with gatehouse/security building
    - c) Sales office
    - d) Open space



- LEGEND:
- PLANNING AREA BOUNDARY
  - SPECIAL FEATURES
  - SPRING AND STREAM ENVIRONMENTAL ZONES
  - INTERMITTENT STREAM WITH BUFFER
  - EXISTING WELLS (OUTSIDE OF SVGWMB)

# Planned Development & Land Use Plan

## GRIZZLY RANCH