GRIZZLY
RANCH

Design Review Guidelines

THE INFORMATION CONTAINED HEREIN IS DEEMED RELIABLE BUT NOT GUARANTEED AND IS PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. IT IS OWNER'S RESPONSIBILITY TO OBTAIN THE MOST RECENT VERSION OF THESE GUIDELINES BEFORE BEGINNING THE DESIGN AND BUILDING PROCESS.

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1.1 The Historical Perspective

Grizzly Ranch is located in a region of California steeped in a pioneering spirit. From the prehistoric era to the present, Native Americans, adventurers and settlers have been drawn to the land's beauty and wealth. In 1820 Captain Louis Arguello named the North, Middle, and South forks of what has come to be known as the Feather River, Rio de Las Plumas (River of Feathers) after the Spanish explorer saw what looked like bird feathers floating in the water. "Plumas," the Spanish word for "feathers," later became the name for the county.

In the mid-1800's the promise of opportunity and riches drew gold miners to the Plumas-Eureka Mine. Cattle ranchers soon settled in the area to support the needs of the hungry, hard working miners. The origin of the cattle ranching industry in Plumas County can be traced back to supplying beef for the miners.

In 1850 the famous mountain man, James P. Beckwourth, discovered the lowest pass across the Sierra Nevada and the following year navigated a wagon trail for California-bound emigrants from western Nevada, through Plumas County to the Sacramento Valley. Beckwourth was a fur trader, army scout, war chief of the Crow Indians and trading post owner. Walk Grizzly Ranch and you just might find yourself on a stretch of the Beckwourth Trail.

The town of Portola was founded soon after the turn of the century, with the construction of the Western Pacific Railroad in 1910. With the railroad for transportation, the timber industry began to emerge as the primary economic force in the county. The timber industry contributed enormously to the growth and prosperity of Plumas County. Along with the construction of the railroad through the Feather River Canyon came some of the first tourists. Resorts and lodges emerged along the "Feather River Route" to accommodate fishermen, hikers and sightseers. The last passenger train ran in 1970, and the line is now devoted to freight traffic.

1.2 The Flora & Fauna Perspective

The primary habitat found at Grizzly Ranch is Jeffrey/ponderosa pine forest. The forest has an open canopy with shrubs such as tobacco bush and bitterbrush underneath. The bitterbrush is an important winter forage food for deer. There are also large meadow areas composed of grasses, sedges, and wildflowers. During the spring, these areas come alive with colorful wildflower displays. Mules ear and balsamroot provide yellows, lupines purple, and yarrows white.

The geology of the area includes highly fractured granite and volcanic rock. These fractures provide an opportunity for ground water to come to the surface forming seeps and springs. Some of the springs flow into drainages; others form small seasonal wet areas.

Grizzly Ranch provides habitat for numerous wildlife species. Mammals commonly found on the ranch include the Golden-Mantled Ground Squirrel, Yellow Pine Chipmunk, Coyote, Mule Deer, and occasionally a California Black Bear. Grizzly Ranch is also home to many year-round and migratory birds. Species commonly found from the forest floor up

through the canopy include White-Headed Woodpecker, Western Wood Pewee, Red-Breasted Nuthatch, Stellar's Jay, Clark's Nutcracker, Mountain Chickadee, Yellow-Rumped Warbler, Western Tanager, and Dark Eyed-Junco. Red-tailed Hawks and an occasional Golden Eagle can be seen soaring above the forest, while the American Dipper, Osprey or Bald Eagle can be spotted along Big Grizzly Creek.

1.3 Design Perspective

It is envisioned that Grizzly Ranch will become a community that preserves and enhances the natural sub-alpine environment while promoting an outdoor life style. Grizzly Ranch is located in a region with a rich pioneering spirit where adventurers and settlers have been drawn to the land's beauty and wealth. Grizzly Ranch contains lush mountain meadows and High Sierra ridges, bordered by Plumas National Forest and Big Grizzly Creek. The combination of stunning scenery, sensitive planning and spectacular golf justifies the commitment to maintain the heritage of the land and to blend new development seamlessly with the existing landscape.

Everything about Grizzly Ranch reflects a commitment to respecting this wonderful site. This includes the master plan, the golf course, the trails, and the Homesite locations. As a homeowner it is now your responsibility to accept the commitment to develop a residence that reflects the vision for Grizzly Ranch. To help you with this process a Design Review Process has been developed that is straightforward and uncomplicated. Enjoy the journey and embrace the destination.

2.0 DESIGN REVIEW PROCESS

The objective of the Design Guidelines is to provide a framework for helping to shape the architecture and landscape within a pedestrian friendly community by constructing homes developed from the building traditions of the High Sierras and the regional High Sierra Ranch vernacular. The guidelines should not limit creativity, but should encourage a variety of building solutions that will complement each other. It is the responsibility of every Owner and architect/builder to become familiar with the Design Guidelines.

The construction process at Grizzly Ranch begins with understanding how to proceed with the Design Review Process. This ensures that each Owner will be a good neighbor and have good neighbors.

Section 2 describes the Design Review Process. Sections 3, 4, and 5 address specific design requirements, both mandatory and discretionary, followed by Section 6 that deals with construction regulations. Appendix B provides a table that outlines the process.

The objective of these Design Guidelines and the Design Review Board (DRB) is to preserve, protect and enhance the existing forest and natural environment around Grizzly Ranch and avoid harsh contrasts between the natural landscape and anything built upon it. Homes should incorporate unique design solutions that are responsive to the specific Homesite's topography, regional climate, and environment. Implementation of the design objectives is the responsibility of the Grizzly Ranch Association (the "Association") and the DRB on a site-specific basis. The duties and responsibilities of each of these entities are also set forth in the Declaration of Covenants, Conditions, and Restrictions for Grizzly Ranch.

2.1 General Intent of the Design Review Process

The following sections describe the steps involved in the Grizzly Ranch design review process. It is essential that each Owner contact the Design Review Board at the very beginning of the design process to facilitate timely, cost effective design and review. The DRB's interpretations of these Design Guidelines may vary based upon the neighborhood area. These Guidelines are applicable to all residences constructed on Custom Lots and Developer Lots. Homesites with Developer provided building plans included in the purchase of the lot are excluded from these Design Review process unless the Owner wishes to (1) construct a plan other than that recommended for their specific Homesite, and/or (2) revise the exterior of the approved plan. All Homesites, including developer Homesites, are required to have a pre construction conference. All revisions made during construction must be submitted to the DRB (and Homesite Architect) for review and approval. A final inspection of the completed Homesite is required. The DRB will review all Site Plans and sign-off as approving each site plan. These requests will be reviewed using an expedited process.

In addition to Design Guidelines, all applicable codes and ordinances of Plumas County, and State of California regulations must be complied with. The Design Guidelines may evolve over time as provided in the CC&R's. *It is the responsibility of each Owner/Architect/Builder to obtain the latest edition of all documents before proceeding with the design and construction of any residence and to become fully acquainted with the content.*

2.2 Design Review Schedule

The DRB must approve plans for all new construction and subsequent alterations. If, during construction, modifications to previously approved plans become necessary or desirable, such modifications are to be promptly submitted to the DRB for review and approval prior to implementation. The DRB must be contacted for the date of the next Design Review meeting and scheduling.

Each residence is to respect the environment and respond to the conditions of each individual site. Because site conditions vary significantly, take the time to become thoroughly acquainted with your individual Homesite. Walk the area and experience the changing terrain and the views. Take into consideration future conditions, when surrounding Homesites will be developed and where trails and other amenities are located. Together, these elements will help to shape the orientation and design of your future residence. These are important elements that will appear on your site analysis that will be submitted during the Initial Site Visit conference; see section 2.3 for further information.

It is recommended that the Owner retain licensed professionals for forestry, architectural, engineering and landscape design services. The addition of specialized design skills and an understanding of the site and environmental possibilities can be of major importance in realizing the special character and quality you desire for your residence. However, the Board may waive this license requirement (except for forestry) based on the design professional's qualification and past work as discussed at the Initial Site Visit meeting. Your design team is responsible for reading the Design Guidelines and the CC&R's.

The Design Review Process encompasses three design stages followed by construction inspections as follows:

2.3 Initial Site Visit Conference

The purpose of the Initial Conference is to facilitate the smooth, timely and cost effective review and approval of your Homesite development. It is an informal review to exchange introductory design information between the Design Review Board, the Owner, and his design team.

At the very earliest conceptual design stage, you and your design professional shall schedule a meeting with the DRB. It is at this time that the DRB will review your particular site and consider general design concepts that you are considering. This meeting will provide you with guidance prior to detailed design work and will acquaint you with the expectations of the DRB with respect to design quality and the design review process.

The Initial Site Visit conference will focus on the Site Analysis, which will include the following:

- Property boundaries and building envelope
- Easements and utilities
- Topographic survey
- Site characteristics
- Architectural theme and special design considerations
- Design Guidelines and other related regulations

Materials that must be submitted one (1) week prior to the Initial Site Visit Conference include:

1. Design Review Application, Appendix D-1, Appendix D-2, Receipt For Documents, Irrevocable License for Wastewater Maintenance, and Design Review Fees (See Appendix D-1)

2. Two (2) comprehensive copies of the Site Plan drawn at a minimum of 1"=10' showing:

   The property boundaries, Building Envelope parameters, benchmark, platted easements, 2' contour intervals, significant natural features including but not limited to drainages, wetlands, trees greater than 6" diameter, footprint of the residence and other improvements or structures affecting development on the lot. (See Appendix D-2)

3. Two (2) limited schematic architectural plans showing:

   The architectural vernacular expressed in elevations along with floor plans of the residence and building cross-section(s).

The DRB will review the Initial Site Visit Review submittal package in detail for compliance with the technical requirements and intent of the Design Guidelines and provide a response within one (1) week of the meeting.

2.4 Preliminary Design Review

After the Initial Site Visit Conference described above, the Owner's design team will develop the design and submit preliminary plans to the DRB for further review. The purpose of the Preliminary Design Review is to ensure that your design conforms to the Design Guidelines. An early response by the DRB will help avoid wasted time and professional fees that result from pursuing a design that is in conflict with the Design Guidelines.

The typical Preliminary Design Review meeting will focus on:

- Response to matters identified at the Initial Site Visit Conference
- Design specific site plan and architecture responsiveness to the Plat, Design Guidelines and other applicable regulations
- Preliminary materials and color considerations
- Preliminary drainage concept plan
- Erosion control alternatives

The Preliminary Design Review submittal shall be delivered to the DRB at least one (1) week prior to the DRB meeting. A complete application shall include:

1. The Preliminary Plan Application (See Appendix E-1)

2. The Preliminary Plan Review Checklist (See Appendix E-2)

3. Color Board, No larger than 24"x 24" (See Section 2.5, #4)

4. Three (3) sets of the following:

   A. Proposed Site Plan
   At a scale of 1"= 10'-0" for lots under ½ acre, and 1"= 20' for larger lots
   See Appendix D-1 for check list of required information

   B. Proposed Building Plans
   At a scale of 1/8" = 1'-0"

Note: A study model may also be required upon request of the DRB at the Initial Site Visit Conference.

The DRB will review the Preliminary Design Review submittal package in detail for compliance with the technical requirements and intent of the Design Guidelines and provide a response within one (1) week of the DRB meeting.

2.5 Final Design Review

The purpose of the Final Design Review is to ensure responsiveness to Preliminary Plan Review guidance, to ensure that the construction plan set includes all improvements to the site and conforms to the Design Guidelines.

The Final Design Review will focus on checklist items in Appendix F-2, and the following:

- Response to matters identified at the Preliminary Plan Review
- Design specific site plan and architecture responsiveness to the Plat, Design Guidelines and other applicable regulations
- Final materials and color selections
- Final exterior lighting specifications
- Final drainage and erosion control plan

The Final Design Review submittal shall be submitted to the DRB at least one (1) week prior to the DRB meeting. A complete application shall include:

1. The Final Plan (See Appendix F-1)

2. The Final Plan review and checklist (See Appendix F-2)

3. Four (4) sets of the following:

   A. Site Plan
   At a minimum scale of 1"= 10'- 0" for lots under ½ acre and 1"= 20'-0" for larger lots (See Appendix F-1 for all required submittal information)

   B. Grading/Construction Management Plan
   At a scale of 1"=10'-0" for lots under ½ acre and 1"= 20'-0" for larger lots
   (See Appendix F-2 for all required submittal information)

   C. Building Floor Plans
   At a minimum scale of 1/8"=1'-0"
   (See Appendix F2 for all required submittal information)

   D. Erosion Control & Storm water Management Plan
   (See Appendix F-2 and Section 3-6 for required submittal information)

   Temporary soil erosion control techniques that address disturbance to the native surface cover or soil during construction must be provided. Permanent soil erosion control measures must be provided. No disturbed surface or soil shall be left unprotected through a winter season. All temporary erosion control measures shall be employed until revegetation is established. All driveway surfaces shall be covered with base rock or gravel immediately following excavation.

   The drainage plan shall show the proposed path of water flow coming from or over the property from all sources, including irrigation water, swimming pool discharge water, snow melt and natural rainfall. The plan shall also show the relationship of such flow with existing road drainage, catch basins, storm drains, ditches, adjacent properties, and the like. Under no circumstances shall any water be re-directed onto the adjacent properties.

   E. Construction Schedule
   (See Appendix G for all required submittal information)

A Construction Schedule includes the starting and estimated completion dates of construction, as well as installation dates for landscape work. If the construction will not be completed within one building season, the dates for winterizing and soil stabilization need to appear on the construction schedule.

4. Color Board

(See Appendix F-2 for all required submittal information)

Sample Boards shall be no larger than 24"x 24" and shall include Owner's name, architect and builder's name. It is preferred to have boards made out of light weight material such as foam core and to utilize photographs or catalog tear sheets to indicate materials and colors whenever possible. Samples should include roofing, siding, fascia, trim, window color, exterior door, garage door, exterior lighting, decks/railings, masonry and chimney cap, w/ product description & manufacturer colors. If there are any concerns with any of the materials submitted on the Sample Board, the DRB may request on site color or material samples.

Preparation of a landscape plan is not necessary until the Homesite is constructed. At the very minimum, all disturbed soils must be revegetated to natural condition following construction. Specific requirements for a landscape plan are listed in Appendix F-3.

The DRB will provide a written response within one (1) week of the DRB meeting.

2.6 Conditions for Final Plan Approval

Before final approval of the development plans the applicant (and the applicant's builder, as appropriate) shall complete the Compliance Deposit Agreement, (See Appendix G) including payment of the required construction deposit.

Pre-staking of lot corners and building corners is required by the DRB prior to initiating construction. The DRB has the right to request verification of compliance with all approved plans.

2.7 Building Permit

A Building Permit must be obtained from Plumas County following final DRB approval. A copy of the approved permit must be provided to the DRB prior to beginning construction. Owners are advised that the County has certain additional submittal requirements, which will have to be met before issuance of a Building Permit, including obtaining a "will serve" letter for water and sewer from the Grizzly Ranch Community Services District. Applications for connection can be obtained from the Plumas County Engineering Department or by calling (530) 283-6222. You must also obtain a permit from the California Department of Forestry to remove trees from the property prior to construction. The Area Forester can be reached at 530-283-1792 for information on the permit.

2.8 On-Site Inspections

During construction of your residence, County and DRB inspections will be conducted. It is your responsibility as the Owner to ensure that construction conforms to the approved plans and all applicable building codes.

2.9 Change in Plans

No significant changes in plans or materials approved by the DRB Board may be undertaken without approval. No work shall be undertaken (other than routine maintenance and repair) which will result in changes to the exterior appearance of homes or improvements without prior written approval of the Board.

2.10 Homesites with Pre-Designed Plans Review Process

Homesites with Architectural plans included in the purchase of the lot have been approved for one or more Architectural plan. A site plan is required which shows the footprint of the structure(s), tree removal, driveway location, erosion control measures, utilities and snow storage.

If an Owner wishes to use a Plan other than those recommended, the Owner must apply for DRB approval which includes providing a set of the Homesite plan as recommended and a set of the Homesite plan desired to the DRB at least one week prior to the scheduled DRB meeting. The site plan shall include tree removals, footprints, views impacts to neighbor lots, etc. for both the recommended and desired plan.

For revisions to the exterior plan recommended for your specific homesite provide comparative analysis of differences in plan, elevation and section including quantities and changes in floor area.

3.0 BUILDING TO SITE

Care should be taken to minimize the impact of your new home on the land. Your main goal should be to retain as much of the natural environment as possible so that when your home is completed the impact of construction is minimal. A site analysis is required prior to specific home design. This site analysis is critical to maintaining and perpetuating your portion of Grizzly Ranch. Your programmatic needs are to be considered within the context of the overall community vision so that each individual homeowner contributes to preserving the character of Grizzly Ranch for those who follow.

The Design Guidelines have been prepared to help you and your architect design a residential structure that is compatible with its surroundings. Existing natural site features, neighboring land uses and configuration, views, adjacent trails and golf course all contribute to the site design within your Building Envelope. In addition, automobile access to the home, topography, landscape and vegetation desires, and “fire wise” programming also significantly shape the design and placement of your home within the Building Envelope.

A Building Envelope has been prepared for each Homesite. It shows the important design parameters such as building setbacks (front, side, and rear) and easements. The Building Envelope has been determined based on the specific characteristics of each Homesite and it’s orientation to surrounding Homesites.

3.1 General Site Design Considerations

Integrating new residential construction and landscape improvements with the natural environment is critically important. The intent of this section is to avoid adverse impact to the land by thoughtfully siting the improvements and creating natural areas, which remain free of any disruption. These steps, together with the incorporation of certain performance standards and management programs, will aid in maintaining the current character of Grizzly Ranch. Several restrictions for lots establish and maintain the integrity of the natural environment.

3.2 Incorporating the Natural Site into the Design

The site analysis is an important first step in creating a home that is anchored and shaped by the land it will occupy. The site plan must demonstrate how the overall design incorporates the natural site features and vegetation, and the steps that will be taken during construction to protect them. Each home will be required to appear grounded and not perched or appear to dominate the land, view, or neighborhood.

The following are examples of incorporating natural features into the site design:

- Consider the location of mature trees and large boulders in designing structures and minimize removing them.
- Locate structures and impervious surfaces away from areas of significant vegetation, wetlands, and drainage easements.
- Design buildings to work with the terrain rather than creating flat pads and retaining walls.
- Bend driveways around existing trees and large boulders rather than removing them.
- Use pre-existing disturbed areas for Homesites, driveways, garages, parking areas, and walkways as much as possible.

3.3 Setbacks

Setbacks for each Homesite have been specified in the Building Envelope. Owners should be aware of setbacks for the following:

- Conservation easements
- Golf course - 25 ft. setback from golf course property line
- Development land

The DRB will consider Owner written requests to revise the Building Envelope if there are warranted circumstances.

3.4 Grading

Improvements and new landscaping, excluding the driveway, shall be placed within the Building Envelope. Every effort should be made to limit grading within the Building Envelope and have a natural transition to existing grade. Stepped or terraced buildings, patios, decks, and yard areas will avoid excessive cuts and fills and an unnatural appearance. When complete, site grading should mimic the natural landforms.

No excavation (cut or fill) may occur on slopes exceeding twenty percent (20%) for the purpose of creating a flat building pad. Excavation on slopes above twenty percent (20%) shall be limited to footing, basement or lower floor retaining walls, utility trenching, landscape terracing, and driveways. All areas within the Building Envelope that exceed a twenty percent (20%) slope must be delineated on the site plan.

Cut slopes shall be graded at 2:1 or less and stabilized with rock or hydroseeding and mulch. All fill slopes shall be compacted as required by the Uniform Building Code. All cut and fill slopes shall be stabilized with rip rap, decorative rock walls and/or revegetated to avoid erosion.

The Building Envelope shall be finish graded to prevent pooling of water and surface drainage impact to adjacent properties. Graded areas shall be protected from erosion by appropriate Best Management Practice ("BMP") as provided by the Regional Water Quality Control Board (http://www.waterboards.ca.gov/centralvalley). Construction shall minimize disruption of existing grades and shall maintain existing natural drainages.

Graded surfaces such as driveways, parking areas and foundations shall be treated immediately following disturbance with appropriate BMPs, including straw mats, wattles, gravel and/or revegetation to avoid erosion. Any sediment discharge due to construction must be retained on the property to comply with the Storm Water Pollution Prevention Permit (SWPPP) for Grizzly Ranch.

3.5 Drainage

Natural drainages shall be maintained in their pre-construction condition. The volume of runoff entering and leaving the site should not change following construction and any pollutants generated on-site shall not reach major waterways. If natural drainage courses are disrupted, they shall be graded to match pre-construction contours and revegetated to match their natural state.

Site drainage and springtime surface runoff from melting snow should be carefully considered. Plans for site grading and changes in drainage must minimize disruption in the Building Envelope, must not alter natural drainage patterns as runoff leaves the property and must not cause conditions that could lead to soil erosion. In order to protect water quality, runoff from impervious surfaces, such as paving and roofs, must be absorbed on each Homesite by incorporating appropriate BMPs. Drainage may not be altered to create any condition that could lead to on or off-site soil erosion.

Rock lined swales are one of many useful BMPs to drain runoff from the Building Envelop without causing erosion. If used, swales shall be designed to appear as mountain streams with large boulders randomly placed to dissipate energy and smaller materials such as cobble and gravel to line the channel. A meandering channel is more natural and aesthetically pleasing and therefore is recommended. The Owner shall maintain all drainage channels installed as part of the Homesite improvement.

3.6 Erosion Control and Storm water Management Plan

There is a direct correlation between land development activity and surface water quality. The EPA published in 1989 that 65 percent of the total pollution loads to our nation's

inland water bodies is from non-point sources, which includes storm water runoff associated with residential development.

Submission of the Erosion Control and Storm water Management Plan ("ECSMP") is required as a part of the final plan submittal. The plan must be approved by the DRB before any land clearing or excavation may occur. Best Management Practices (BMPs) shall be installed per plan to insure erosion and water qualities standards are met.

The ECSMP is to address two distinct phases of individual lot development as follows:

1. The initial construction period from equipment mobilization to the completion of construction which requires temporary BMP measures, and

2. The post-construction period when the property is occupied and landscaping/ revegetation is established which requires permanent long-term measures.

The ECSMP shall also address how runoff from impervious surfaces will be handled. Conventional drainage design channels water from impervious surfaces (roofs, driveways, patios, etc.) directly to a discharge point along the roadway, natural drainage, into native vegetation, or to a point at the lot perimeter where the drainage will flow away from the property. Any volume that exceeds the historic peak flow must be contained and stored on site. Stored water may be infiltrated if the soil type permits or detained and released at a controlled rate not exceeding the historic rate. Generally, forest soils will effectively infiltrate runoff if undisturbed during construction. It is best not to concentrate the flow but to spread out water discharge over a broader area to encourage on-site infiltration and reduce the change of erosion.

3.6.1 Contents of Erosion Control and Storm water Management Plan

The ECSMP plan shall be submitted to Design Review Board for review and approval with the final plan submittal. The plan shall consist of the following components:

1. The location and description of temporary BMPs (i.e. straw wattles, mats and hay bales) for erosion and sediment control while under construction.

2. The location and description of permanent BMPs (i.e. seeding, gravel, drainage swales) for storm water management after construction is complete if applicable.

3. A maintenance plan for temporary and permanent BMPs.

4. The location of temporary catchment basins to retain potential discharge from geothermal well drilling if applicable.

The DRB will review and evaluate the ECSMP to determine if the plan will meet Grizzly Ranch's storm water management objectives.

3.6.2 Compliance and Enforcement

The DRB or designee will conduct routine inspections of the building site to assure compliance with the approved ECSMP. The Design Review Board reserves the right to request that the Owner or contractor amend the ECSMP during construction if it discovers that the plan is not adequately meeting storm water management objectives. The DRB is authorized to withhold part or all of the compliance deposit until the homeowner is in compliance with their ECSMP.

Future ordinances passed by Plumas County and the State of California that regulate erosion control and storm water management will apply to individual lots being developed after the date of enactment of such ordinances.

Other recommended reference sources for guidance on erosion control and storm water management includes:

- Environmental Protection Agency, Office of Water web site: www.epa.gov/OW/
- Natural Resources Conservation Service web site: www.nrcs.usda.gov
- California Water Resources Control Board web site: www.waterboards.ca.gov
- Grizzly Ranch SWPPP Manager

3.7 Maximum Impervious Coverage

The ability of surface water to infiltrate into the ground is a critical component of flood and erosion prevention. Both the Design Guidelines and Plumas County limit impervious coverage (hard surfaces that do not allow water to percolate into the ground).

The maximum impervious coverage allowed is 40 percent of the lot, or 10,000 square feet, whichever is less. The driveway within the building envelope is to be included in the calculation. The driveway outside of the building envelope (for larger homesites where the driveway is long) can be ignored. Driveways made of permeable surfaces, such as pavers, will be calculated at less than 100% depending on the surface used.

Impervious coverage will apply to all areas that do not allow water to infiltrate or that do not support vegetation. Surfaces including roofs, pavement, decks and patios are considered impervious. On the other hand, pavers, gravel, turf, path stone set in sand, planted areas and non-compacted soil which allows water to infiltrate into the ground do not count towards impervious coverage.

Impervious coverage for overhanging elements such as roofs may be discounted at a slope of 1:3 horizontal to vertical. For example, if a roof overhangs 3 feet beyond an exterior wall and that roof is 6 feet above a pervious surface, the impervious coverage would be reduced from being counted as a 3-foot perimeter to a one-foot perimeter outside of the wall. If the 3-foot overhang is 9 feet or more above the impervious surface, the coverage from the overhang is not counted, as the line drawn at a 1:3 slope would pass through the

wall before it reached the ground.

3.8 Snow Storage Areas

Accommodating snow removal and storage presents challenges to site planning and design. During periods of snow, roofs, parking areas, and walkways need to be cleared of snow for safety and convenience. Snow storage areas should be well thought out in the planning process and should work with the design and function of each Homesite.

Parking areas should be designed to accommodate snow removal maintenance equipment. Wherever possible, snow storage areas must be located away from public views and visually sensitive areas. Snow storage for individual Homesites may not occur within the right-of-way easement along the front of each Homesite; this area is reserved for snow removed from the roads and other common areas. Snow from plowing or blowing operations may not be deposited in drainage channels or swales. One consideration in planning for snow storage is the ability to meet surface water discharge standards.

3.9 Wetland Areas

Wetlands and drainages subject to federal protection have been delineated and generally include 25 foot buffers. Protected areas are subject to conservation easement requirements which are documented on the Final Maps. No Owner or contractor shall interfere with or direct the natural course of any wetland or drainage corridor, construct any improvement, place any landscaping, or allow the existence of any condition whatsoever that alters the wetland and its buffer from the natural condition. Improvements shall be sited to avoid wetlands and their associated buffers and shall avoid concentrating flow beyond historical levels.

3.10 Driveways

Each Homesite may have only one driveway access. Access drives must be located to preserve and protect important natural features, such as mature trees, drainage ways, and rock outcroppings, and must be designed to minimize disruption of the existing landscape. Where possible, locate the driveway where it requires the least amount of cut or fill. Driveways shall not traverse slopes greater than sixteen percent (16%) except where this restriction will preclude driveway construction. In no event shall a driveway traverse slopes greater than twenty-five percent (25%) except with a site specific erosion control plan. These restrictions shall be interpreted as an average slope over at least three ten-foot contour intervals (thirty (30) vertical feet).

Driveway area shall be minimized, especially where visible from home rights-of-way, common areas, golf course, and adjacent Homesites. No gravel/oil and chip/natural soil or any unsecured finish is permitted on driveways. The paved surface of a driveway must be at least 10 feet wide and must generally not exceed 12 feet in width from the roadway to a point where it crosses into the Building Envelope area. Access drives must generally be located to preserve natural site features and minimize disruption of the existing landscape. Where feasible, a driveway should be located where it requires the least amount of cut or fill.

Parking areas and driveways should be oriented to receive maximum solar exposure in order to speed snow melting and prevent ice build up. Solutions to slick winter conditions need to be designed into the project by thoughtful orientation and slope minimization.

At the beginning of the construction phase, driveways shall be treated to minimize erosion and dust by applying base rock or gravel to avoid soil transport from vehicles onto the paved road surface. It is the responsibility of each Owner to clean mud tracked onto paved roads caused by construction vehicles on said Homesite during and after construction.

3.11 Garages and Guest Parking

Garages must be architecturally integrated with the residential design of the main building and not face the street, golf course, open space or dominate the front elevation. To help create a ranch atmosphere it is preferable that garages be detached. Each home must have an enclosed garage for at least two cars and a minimum of two guest-parking spaces. In the case of lots where the size or gradient of the lot does not provide adequate space for a two-car garage, a single-car garage or no garage may be permitted, subject to the approval of the DRB. Screen walls or a landscape buffer shall be used to screen guest parking areas. Parking of motor homes, trailers, boats, or other large recreational vehicles outside of a garage on any Homesite is limited to 48 hours at a time and for no more than fourteen days per calendar year. Such vehicles may not be used for on-site occupancy.

Since parking on paved roadways within the development is prohibited, site plans should include adequate space for guest parking on the subject lot.

3.12 Fences and Privacy Walls

Fences, walls, and barrier devices may be used for privacy and screening purposes within the Building Envelope, however, they must be incorporated into the total residential structure and design. The construction of fences along property lines and outside Building Envelopes is prohibited in order to maintain existing wildlife movement and natural open space. The DRB reviews the design, appearance, appropriateness, size, materials and construction of such structures in relation to the proposed residence and neighboring sites. Chain-link or wire fencing is prohibited.

3.13 Swimming Pools, Spas, and Water Elements

Swimming pools and spas require the approval of the DRB and must be located within the Building Envelope. Pools and spas should be designed to be an extension of the residential structure and should be placed so as to minimize impacts on adjacent lots, open space, golf course, and natural terrain. No above ground pools will be allowed.

The same care must be applied to the location of all spa and pool equipment areas. This equipment must be screened from view from all surrounding properties, common areas, and golf course. If visible from beyond the Homesite, the color of the element and its cover will be considered as part of the approval process.

Ponds, fountains, reflecting pools, and other water elements may be approved on selected

Homesites provided their design and location relates to the home, and remains inconspicuous from all locations beyond the Homesite.

3.14 Tennis Court, Sport Courts, Basketball Standards and Play Equipment

Private tennis courts are not allowed. Sports courts are discouraged and will only be considered on a case-by-case basis. Play structures, trampolines, swing sets, slides or other similar devices may be considered on a case-by-case basis by the DRB. Approval may be granted if the structure or equipment is located within screened areas, is constructed and finished with materials that complement the Residence and if the equipment or structure does not exceed 8 feet in height. Proximity to neighbors, social areas and golf course will be a part of the consideration.

Basketball hoops and standards will be considered on a case-by-case basis. Preferably, only portable basketball standards are utilized. A less preferable option that the DRB will consider would be a backboard that is attached to the residence where the backboard and all related hardware are finished to match the structure. In addition to color-matched backboards, clear backboards would be considered. When possible, Owners should locate basketball hoops at a point on a Homesite where they will not be seen from any street, common area, the golf course, or any neighboring residence. Portable basketball standards shall be retracted and stored out of view when not in active use.

3.15 Exterior Lighting

The principal objective of exterior lighting is to maintain a "dark sky" aesthetic concept consistent with considerations for safety and security. Due to wide variations in manufacturer descriptions, fixtures labeled "dark sky" may or may not meet the criteria for DRB approval; therefore, the DRB will review and approve fixtures on a case-by-case basis. Every effort must be made to shield or screen unwanted light spill and/or a bright light source from impacting neighboring properties or passing motorists.

Exterior wall and building mounted light fixtures must be integrated into the architectural composition of the house and be "down lighting" with glass fixture lenses which adequately diffuse the bright light source from within the fixture. Fixture glass must be submitted for approval. Vapor lights of any kind, including but not limited to sodium or mercury, will not be permitted.

Landscape lighting is allowed only for circulation routes, "outdoor room" areas immediately adjacent the residence, and small accent areas adjacent to residential entry areas. Accent lighting must be restrained with no spotlights on the home or in the landscaping. Up lighting is discouraged and will be considered only on a case-by-case basis. The main purpose of landscape lighting is to provide for safety only, not decoration.

Security lighting (floodlighting) is generally prohibited and will be considered on a case-by-case basis. Security lighting must be on a timed motion detector - five minutes or less - where the light source is minimized from adjoining Homesites and roads.

Exterior lighted and/or house numbers are encouraged. They must meet the criteria above, while still being readable from the street by emergency response personnel. The design should be integrated into the architectural composition of the home to the extent possible.

The DRB will review and approve lighted and/or reflective house numbers on a case-by-case basis.

3.16 Exterior Service Areas/Outdoor Storage Areas

Storage shelters for firewood and miscellaneous landscape maintenance equipment must be located in separate structures and are subject to approval by the DRB. Storage sheds cannot exceed 120 square feet and must be constructed of the identical material and architectural style as the primary residence.

All trash receptacles must be stored in garages or completely contained within approved fencing. All trash receptacles must be airtight, designed to contain odors and animal proof. Trash receptacles shall be placed at the curb only on the morning that collection is scheduled and removed that same day.

3.17 Mailboxes and Markers

A bank of mailboxes will be installed in a convenient location within Grizzly Ranch upon approval of the Grizzly Ranch Homeowner's Association (HOA). Mail will be delivered to the cluster boxes daily. Individual address markers have been designed and will be provided to the Homeowner by the DRB. Fees for the monument are included in the Design Review Plan Review fees which are paid by the Owner prior to construction.

Besides the address monument, no additional signage will be permitted at Homesites unless approved by the DRB.

3.18 Bug Zappers and Figurines

Electric insect killers, or "zappers," are not permitted, except those that are silent and attract the insects inside the unit.

Exterior landscape figurines, statues, monuments, totem poles, windmills, and other such items are not permitted. Rock, glass, wood, or metal sculptures will be considered on a case-by-case basis by the DRB.

4.0 ARCHITECTURAL STANDARDS

The Architectural Standards have been developed to ensure that the quality of the natural environment, as well as the quality of life of residents will be maintained. Certain building restrictions and Architectural Standards are necessary to ensure quality construction, as well as a natural and tasteful setting for residences and surrounding neighbors. The Grizzly Ranch Association has adopted these guidelines and restrictions to give homeowners an understanding of what will be required when constructing a residence.

4.1 Architectural Design Objectives

The architectural style for Grizzly Ranch is to be unimposing ranch style buildings. Your home should respond to the region's character and the mountain climate. Your home is to blend into the landscape and appear to be anchored to the land. Care should be taken in

siting your home within the designated Building Envelope to preserve mature trees and rock outcroppings, take advantage of optimum sunlight and capture prevailing breezes and view.

The High Sierra Ranch style is a blend of influences derived from the rustic mountain lodge tradition and the historic ranch influences.

- Think of generous natural materials, deeply recessed doors and fenestration, and solid roofs.

- Think of broad sheltering roofs, providing overhangs for covered porches to soften the visual perception of height, blending the building with the land.

- Think of refined craftsmanship found in the detailing of exterior siding or woodwork recalling images of craftsman style bungalows of early California.

4.2 Building Size

The natural landscape provides strong determinants relative to size of buildings. Ridgelines, landforms, tree masses, and rock outcroppings will suggest an overall scale of architecture for Grizzly Ranch. The visual scale of buildings should complement rather than overwhelm the natural environment. Building size is determined for each Homesite. The building footprint shall not exceed 20% of lot area unless specifically approved by DRB, up to a maximum of 8,000 square feet (excluding basements and decks). The living space in any home shall be no less than 1,500 square feet.

When combining two or more Homesites, the DRB will designate a new Building Envelope. The maximum dwelling size when combining two or more Homesites is 25% greater than the maximum dwelling size for the largest of the individual Homesites for each additional Homesite.

4.3 Building Height

Roof composition and forms should address the visual scale of buildings so that the overall image of the building fits its setting and neighborhood context. This can be accomplished by avoiding large monumental facades, avoiding uniform maximum height over the majority of the structure, and incorporating additive forms that step with the site. The DRB will be encouraging low profiles and addressing the appropriateness of the proposed height for each home and lot. The review will include analyzing the impact of the proposed house from adjacent properties. The maximum building height allowed by the County of Plumas is 35 feet.

4.4 Building Form and Massing

Building forms are to relate to the surrounding landforms and should follow the natural terrain and step with the site. Level changes are to be accomplished through the composition of architectural massing rather than extensive site grading. Harsh profiles and prominent roof forms should be avoided thereby lessening the potential conflict between building and landscape.

The visual composition of building massing will fit into the landscape if buildings are designed with a collection of forms rather than large monolithic structures. This type of additive form of architecture will also recall the heritage expressed in the High Sierra Ranch vernacular.

In general the underlying forms of the architecture should be based on simple rectangular massing with the impression that the structure has "grown out of the site." Additive forms can then enrich and complement the simple underlying massing and create a composition that relates to the site while creating interesting interior and exterior spaces. By emphasizing horizontal massing, buildings can present low profiles that follow or step with the terrain. Structures can "reach out" with one or two story forms and associated terraces, and avoid imposing forms on the skyline.

4.5 Foundations and Grading

Most Homesites in Grizzly Ranch are located on sloping terrain. In each case the relationship between site and building will require a carefully designed foundation to make a visually pleasing transition and to fulfill engineering requirements. Foundations and the associated terraces, patios, and landscaped areas must be designed in concert to assure that buildings relate to the site in a visually pleasing manner. Foundations should be stepped with the site to avoid high retaining walls or extensive cut and fill slopes.

Buildings must not appear to be "perched" on the site nor can the site be "mass graded" to provide a flat building platform. Residences should be designed so that foundations are visually merged with the topography of the site. The foundation should appear structurally supportive of the overall residence, and as such must complement rather than visually compete with adjacent materials. Indigenous stone veneer, board-formed or stained concrete, exposed aggregate concrete or integrally colored cement plaster with an approved integral or applied stain color are acceptable materials for exposed foundations. Foundations may not be painted or appear painted. Foundation wall color and treatment must be reviewed and approved.

Foundation walls must step down with the grade change of sloping sites so that their exposed surfaces do not exceed a vertical height of 4 feet above finished grade at its greatest exposure.

Where the vertical distance from the underside of a ground floor deck structure (along its perimeter edge) exceeds two feet above finished grade below, the deck edge should be skirted with a material complementary to the remainder of the house to screen the cavity beneath the deck. Foundation walls that occur under a skirted deck such that they are no longer visible are exempt from the exposure requirements stated above.

4.6 Structural Expression

One of the key visual elements of the design vision is the structural expression of building components. This includes the visual emphasis of roof framing as seen on the exterior of the building through exposed beams, purlins, rafters, trusses, and other associated

structural elements. These roof components should be visually expressed as an important part of the architecture. Wall structure is to be expressed as massive bearing walls or post and beam framing. All structural members should be sized and located to express the true structural forces being accommodated and to present a visual strength and harmony to the design. Typically the primary post and beam structural elements shall be of timber or log.

4.7 Roofs

Roofs are a very prominent visual portion of a residence. The roof forms will often be seen from the golf course as well as drives and trails throughout the area. As such, roofs will provide an opportunity to create visual cohesiveness within the neighborhood if the forms establish simple, quiet, repetitive patterns.

4.7.1 Roof Form

In response to the design vision and High Sierra Ranch vernacular, all primary roofs shall be gable or hip roofs. Secondary roofs may be gable, hip, or shed roofs. The overall profile and articulation of the roof should be sufficiently irregular to break up shapes or lines that would otherwise appear too boxy or monolithic. Gable or shed dormers shall articulate expansive roof surfaces. Substantial roof overhangs shall be provided at all roof eaves. Small roof areas, such as over decks or covered porches, may have flat roofs if they support the overall architectural composition and if they are specifically approved by the DRB.

Strong design consideration should be given to the form of roofs relative to snow shedding onto entryways, decks, patios, and walkways and parking areas. By considering the natural forces of gravity and snow shedding, roof forms can be used to direct or divert snow away from potentially hazardous areas.

4.7.2 Roof Pitch

Primary roofs shall have a minimum pitch of 5:12 and a maximum pitch of 10:12. Secondary roofs shall have a minimum pitch of 3:12 and a maximum pitch of 12:12 only if approved by the DRB. Applicants can apply to the DRB to seek approval of primary roofs with a pitch greater than 10:12. Approval will be solely at the discretion of the DRB.

4.7.3 Roof Material

In order to blend the roofs into the landscape all roof materials on primary roofs shall be non-reflective and made of individual unit pieces. Roof materials must be subtle; no large variation in color, false shadow lines, or high contrast roofing material will be allowed. All material on primary roofs shall be allowed to weather naturally and shall be of a gray-brown to green-gray-brown color.

Roof material on secondary roofs may match the primary roof or may be of a corrugated, or shingle made of metal such as weathered copper, corten steel, or terne metal that weathers to a matte finish, natural patina.

Metal roofs may be allowed if non-reflective; determination of non-reflectivity and approval will be at the sole discretion of the DRB. No plastic or fiberglass will be

allowed. No wood shakes or wood shingles roofs are allowed, including those that are rated class A. No tar and gravel roofs area allowed. Composition shingles, if used, must be at least forty-year standard (Elk Prestige or equivalent).

Exposed roof flashing, gutters, downspouts, vents, and other such roofing devices shall be compatible in color to the residence, and as specifically approved by the DRB.

Due to new building regulations required by the California Department of Forestry and Fire Protection, it is the responsibility of the property owner to review the list of approved roofing materials at the following web site: http://osfm.fire.ca.gov/pdf/fireengineeringbml/wuiproducts.pdf. and to check with the Plumas County Building Department.

4.7.4 Ancillary Roof Elements

Roofs should be kept simple and free of visual clutter, and therefore, ancillary elements such as flues, vents, mechanical equipment, and lightening rods should be carefully considered in terms of detailing, consolidation, and enclosures. All major vents and flues must be consolidated when feasible and enclosed in a chimney or other such structure compatible with the overall roof design.

4.8 Cold or Super Insulated Roofs

Due to the high altitude and winter snow conditions of the site, cold roofs or super-insulated roofs are strongly encouraged to reduce the damage and danger of ice dams and icicles. Cold roof design should ensure continuous and adequate airflow from eaves to ridge vents.

4.9 Fireplaces and Chimneys

Well-proportioned fireplace masses and their chimneys can be used as sculptural features complementing the overall qualities of the house. Fireplace masses should be integrated with and blend well with the materials and character of the structure in which they are located. Chimneys can provide a strong visual image for a mountain home. As such they are to relate closely to the overall building in terms of design style, scale, and exterior materials.

Chimney caps should be consistent with the overall chimney design and finished with a simple stone slab or simple metal "roof" to conceal the flue caps. U.L. or I.C.B.O. approved spark arresters are required and must be architecturally acceptable to the overall form of the chimney. All chimney outlets or vents shall be covered with a vertical spark arrester of ½" mesh screen.

Fireplace flues as well as major mechanical flues must be consolidated and enclosed within chimneys. Minor mechanical flues or vents that are left exposed must be painted to match the roof material color.

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

residential unit should have only residential wood combustion units that are Environmental Protection Agency Phase II or equivalent devise and are installed in compliance with Plumas County and Northern Sierra Air Quality Management District regulations. Fireplaces are considered to be wood combustion units.

Open-hearth fireplaces that are not Environmental Protection Agency Phase II or equivalent devices shall be permitted if a mitigation fee of $1,000.00 is paid into the County's air quality fund. This fee may be adjusted annually to reflect changes in the California Consumer Price Index.

4.10 Dormers

Dormers provide an important architectural feature that can tie the architecture to the High Sierra Ranch vernacular. As such they can provide a tool to establish scale and proportion to the roofscape. They can also be used to create interesting and functional living space within the volume of the roof, and to bring natural light into living spaces. Dormers can be used to divert snow away from entryways, decks, and garages.

Dormers shall be gable, hip, or shed forms, and shall be designed in proportion and scale to the primary roof. Shed dormers shall not exceed 50% of the primary roof area.

4.11 Gutters, Downspouts, and Snow Guards

Roof design should include careful consideration of gutters, downspouts, and snow guards to address the demands of the climate and to protect people and property.

Integral and heated gutters and downspouts are encouraged as compared to exposed systems attached to eaves. If attached systems are used, the design should avoid long return sections from eave to wall and downspouts should relate to vertical wall components. Color and material of gutters and downspouts are to relate to the overall architecture with copper or lead coated copper the preferred material. Bright aluminum or galvanized steel are not to be used unless they have a weather resistant painted surface.

If gutters are not installed, design plans should include the routing of roof "drip-line" drainage away from the structure and the area should be graveled to prevent erosion and splashing on the house.

Snow guards may be made of metal, log, or timber with steel fasteners tied into the primary roof structure and painted to match or complement the roof color. Snow clips may be of copper, terne, or painted metal.

4.12 Exterior Walls

Additive forms of the architecture can be emphasized through the design and detailing of exterior walls that help define and articulate the form and massing. Exterior materials can vary to some degree from form to form within the overall composition of the building by using a limited, yet rich palette of exterior materials.

4.13 Exterior Materials

Due to new building regulations required by the California Department of Forestry and Fire Protection, it is the responsibility of the Owner to review the list of approved exterior materials at the following web site:
http://osfm.fire.ca.gov/pdf/fireengineering/bml/wuiproducts.pdf.

Exterior wall materials shall be in compliance with State regulations and are limited to a selected palette of natural materials indigenous to the mountains and valleys of the High Sierras. They include the following:

4.13.1 Timber and Log

Timber and/or log should be an important material that expresses the structural system of every home. The scale of timber and log members should be significant to reflect the forces necessary to withstand the mountain environment, both physically and from the visual sense of protective shelter. Timber members may be rough sawn or hewn to a finish that enhances the grain and natural characteristics of the wood. Log members must be of a natural profile or hewn to a rectangular profile. No turned or "manufactured logs" will be allowed. Logs may be used, in round or rectangular profiles, as stacked load bearing walls. Such stacked log walls may have chinking or may be designed with fitted interlocking joints.

Timber and log should be used to express the primary structure, but can also be used as headers and lintels over doors and windows.

4.13.2 Stone

The use of stone is encouraged at Grizzly Ranch; however, it must be used to reinforce the desired High Sierra Ranch vernacular. Stone patterns should have a general horizontal coursing and be generally angular in character on site and within the local region. Small to medium sized river rock may be used subject to review and approval by the DRB.

Indigenous stone colors vary throughout Grizzly Ranch from grays with overtones of rose, ochre, to buff and dark gray. Select stone that reflects the native rock color found on or near your Homesite. The field color of stone areas should be subdued and should not include light colored material such as limestone. Trim pieces such as sills and lintels should use sandstone in buff, gray and rose colors.

Manufactured stone is permitted on exterior elevations subject to the following restrictions:

- Approval by the DRB as to appropriateness of materials in the context of the building's architecture.
- Samples or brochures describing the product are submitted.
- Approval of color by DRB
- Description of method of application.

4.13.3 Exterior Wood

When used in conjunction with timber, log, and stone, exterior wood can fulfill the architectural heritage of Grizzly Ranch. Shingle siding is encouraged and wood can be used whether vertical, horizontal or board and batten. The dimensions of siding and trim will be more supportive of the design theme if they are relatively strong and heavy to relate to the surrounding mass of timber and stone. Siding can also be made of hewn boards to reinforce the mountain heritage. Resawn plywood siding may be permitted if utilized in connection with a board and batten installation, however, the material must be of high quality and under no circumstance can "plugs" be visible. Material selected must also comply with State requirements for fire safety. It is the responsibility of the property owner to check the California Department of Forestry and Fire Protection website to identify exterior siding material approved for use in California (http://osfm.fire.ca.gov/pdf/fireengineering/bml/wuiproducts.pdf).

Wood can be used as trim to emphasize architectural proportion and provide enhanced detail. Trim of windows, doors, corners, and connections offer the opportunity for individual expression of the designer and craftsman to express the cultural heritage, High Sierra Ranch, and artistry of the High Sierra setting.

4.13.4 Stucco

Stucco may be allowed subject to the following restrictions:

- Approval by the DRB as to the appropriateness of materials in the context of the building's architecture.
- No more than 20% of the building's exterior shall be stucco.
- No more than 20% of any wall plane shall be stucco.
- Calculations of proposed stucco use must be certified by the architect.

4.13.5 Non-Flammable materials

Non-flammable fire retardant materials such as fiber cement siding may be used on a case by case basis. In any event, the siding must be coated with a non-reflective sealer and must be approved by the DRB.

4.14 Windows and Doors

The design of windows must take into consideration two contradictory interests. The first is to create opportunity to take in the spectacular panoramic views offered by the site. The second is to present the scale, proportion and expression that reinforce the heritage of the High Sierra Ranch vernacular.

4.14.1 Size and Proportion

Windows provide a great opportunity to create a human scale and refinement of proportion and pattern for each residence. A hierarchy and order to window

patterns, sizes and placement should be established as a complement to the overall architectural composition. Window shapes should generally be of a vertical or square proportion. Elliptical and/or circular windows are to be limited to select accent areas, where consistent with the house style. Avoid complex and attention calling shapes. Window and door openings should respond to the structural system to which they are associated. When set within stone, windows are to be relatively small with supporting lintels and sills. Timber and log post and beam structures can accommodate larger windows set within the context of the structural framing.

4.14.2 Reflectivity and Shadow

In order to blend into the landscape it is important that buildings subdue reflective surfaces. To accomplish this goal with the reflective nature of window glass, it is important that all glass areas be recessed and large areas of glass be held back under the shadow of roof overhangs or decks. Where this is not possible, then glass areas must be subdivided into smaller areas and surrounded by mullions, and framing trim. Single glass panes shall not exceed 40 square feet without the specific approval from the DRB. Frame and trim color should not be white or mill finish.

4.14.3 Configuration

Where large viewing areas are desired, the windows are to be configured in a series of additive parts, varied in size and proportion. When set into structural walls of timber or log framing the window configuration should relate to the overall configuration of the wall and framing members.

4.14.4 Glass

Window glass may be tinted or E-glass may be used to control solar heat gain, however, mirrored glass or glass block is not acceptable for exterior windows. It is the responsibility of the Owner to check the California Department of Forestry and Fire Protection website to determine if new requirements require tempered glass (http://osfm.fire.ca.gov/pdf/fireengineering/bml/wuiproducts.pdf).

4.14.5 Doors

Entry doors provide a strong opportunity to provide individual expression for each residence. Richly detailed doors made of carved wood, etched glass, wrought iron, or cast metals can provide a distinctive and individual identity to the home.

4.15 Balconies, Decks, and Railings

Balconies and decks can offer pleasant outdoor spaces that can enhance the livability of homes in Grizzly Ranch. These areas will be very enjoyable and useful if they are oriented toward the sun and protected from prevailing winds. When balconies or decks are located below roofs, it is very important that protection from shedding snow be provided either by the roof forms themselves or by snow clips and fences.

Since many of the lots at Grizzly Ranch are located on sloping sites, the design of balconies and decks will play an important role in the visual quality of the architecture. If

balconies and decks are designed to interface closely with existing grades they can help nestle the structure onto the site. Balconies which are suspended from walls or held in the air by tall slender columns require specific approval by the DRB.

If balconies and decks can relate to the scale and massing of the major architectural forms of the building they can enhance the overall architectural composition. This approach can provide a more pleasing solution than long continuous expanses of horizontal balconies spanning from one side of the structure to the other. Balcony railings should be substantial in appearance.

4.16 Exterior Colors

A goal of the architecture is to blend the buildings into the landscape. Therefore the colors of exterior wood, structural members and wall materials must be subdued and be of natural tones of wood. Exterior building colors should draw from the surrounding vegetation in subtle and understated tones. All exterior wood must be treated with a UV protective stain or preservative. No solid body stain or paints are to be used on the buildings since that treatment would lessen the visual richness of the natural wood, increase reflectivity of surfaces, and lead to continuous and expensive maintenance and re-staining with ever increasing opaque finishes. Selected siding materials must comply with State and County fire safe regulations.

Accent colors on details and trim can be used to enhance the architecture and bring individual expression and identity to residences. Colors that are found in the wildflowers, moss, and other vegetation of the site offer sources for accent colors to enhance the subtle understated tones of the primary building colors.

4.17 Skylights and Solar Panels

Traditional methods of allowing natural light into the home are encouraged rather than skylights. This can be achieved through the use of dormers and clerestory windows (vertically placed glazing). Light levels may also be augmented by designing the home floor plan so that the rooms have windows that face at least two exposures. These elements can be used as an opportunity to add detail and articulation to the walls and roofs of a home.

Skylights will be considered on a case-by-case basis by the DRB. If allowed, glazing units must be small and placed sensitively relative to the overall home design. Their scale must be subservient to the plane on which they are placed as well as to the overall design of the home. Although generally discouraged, a limited number of small skylights may be approved in inconspicuous locations. Skylights will be permitted to meet Title 22 energy efficiency requirements but size and location shall be approved by the DRB.

Highly visible Homesites may not have any acceptable locations for skylights. Roofs not visible from the roads, golf course or other common areas may have up to 24 square feet of skylight glazing in a single roof plane and up to 48 square feet per home is permitted; however, it is preferable that clerestory windows or dormers are utilized.

Solar panels may be used if they are integrated into the architecture and are not visible from the road, adjacent Homesites or the golf course. Mounted panels that attach to the building at angles and pitches inconsistent with the surrounding structure are not permitted.

4.18 Ancillary Buildings

All ancillary buildings and structures are to be designed in a manner that is consistent with the architecture of the primary residence including architectural forms, materials, colors, and detailing.

4.19 Garages

The CC&Rs require that all residences to have at least two enclosed parking spaces along with two guest parking spaces that can be incorporated within the driveway. A two-car garage with an offset one-car garage will be considered on a lot-by-lot basis. Additional garages will be considered on a case-by-case basis.

In the case of lots where the size or gradient of the lot does not provide adequate space for a two-car garage, a single-car garage or no garage may be permitted, subject to the approval of the DRB.

Garages may be attached or detached from the main residential structure. However, in either case the architecture of the garage must be designed as an integral part of the residential complex. The garage must relate to the primary building in terms of form, materials, colors, and detailing. The garage door should also be constructed of wood and be the same color as the garage. The streetscape will be greatly enhanced if garage doors are oriented away from the primary street exposure. Side loaded garages are encouraged. Each residence must have a golf cart charging station located in the garage or in a designated golf cart garage as required by Plumas County. Each charger should have its own dedicated 110 volt, 20 ampere separately protected (circuit breaker or fuse) single phase branch circuit, in accordance with all applicable electrical codes for the location.

4.20 Effluent Grinder

Each resident is responsible for purchasing and installing an effluent grinder and vault to transport sewage and wastewater. The vault must provide exterior access for the Community Services District to inspect and make emergency repairs to the grinder. Emergency repairs will be charged to the owners by the CSD. The approved effluent grinder schematics can be found at the Grizzly Ranch construction office. The panel used with the grinders require a telephone line to communicate with the treatment plant. The line is not a “dedicated” phone line.

4.21 Propane, Heating Oil Tanks, and/or GeoExchange

Location of the proposed propane or heating oil tank must be reflected on the site plan for any homesite. Tanks must either be buried or screened in a manner approved by the DRB.

Location of proposed GeoExchange system must be reflected on the site plan. Dry wells for vertical installation or trench lines for horizontal installation must be shown on the site plan. Horizontal installation will require approval by the DRB based on the size of the lot, topography, number of trees that require removal, and orientation to drainages (erosion potential). Areas impacted by installation of GeoExchange must be restored to pre-construction condition, including storing and replacement of topsoil, revegetation of

disturbed areas with the Grizzly Ranch native seed mix and return to pre-construction grades.

Temporary detention pond(s) are required prior to the installation of vertical dry wells for GeoExchange to contain potential water discharge from drilling on the lot. It is the responsibility of the Owner to retain all water discharge on the property.

5.0 LANDSCAPE CHARACTER

The beauty of Grizzly Ranch is provided by its rolling hills and meadows, embraced by high ridges covered by mature stands of pine and cedar trees and a variety of sub-alpine vegetation. The many wonderful distant vistas provide sunset and sunrise opportunities. The challenge of landscape design is to combine the constructed improvements with the natural setting. Much of this can be accomplished by limiting non-native plant material. The existing native vegetation has survived the foraging patterns of local wildlife and offers an excellent example of which plants will flourish within your Building Envelope. Successful landscaping at Grizzly Ranch embraces the whole variety of available native plants and complements them with a limited amount of non-native plants.

5.1 General Design Consideration

The challenge of landscape design is to harmoniously integrate building structures and other elements into the natural setting. To ensure that the environment and the intrinsic character of the landscape are preserved, there will be limits to the quantity of non-native plants. Non-native plant material is restricted to the Private Areas within the Building Envelope. Plant composition should include sizes and quantities that mimic what is naturally occurring on your Homesite. The goal is to save or recreate a landscape that appears native, while also complying with State and County fire safe regulations. Appendix F-3 provides a landscape planning checklist.

5.2 Homesite Area

Construction activity including grading, building site access and the storage of materials must occur within the Building Envelope. Construction activity that occurs outside the Building Envelope includes driveways, utilities, and revegetation of preexisting disturbed areas. All constructed improvements, (i.e. screen walls, retaining walls, decks, and all other landscape elements etc.), shall be located within the Building Envelope.

Each Homesite consists of three distinct zones with specific landscape standards: Nature's Envelope Area, Transitional Area, and the Private Area.

5.2.1 Nature's Envelope Area

Nature's Envelope is the area of the Homesite that is outside of the Building Envelope. It shall remain natural and undisturbed. The Nature's Envelope Area includes all land features such as drainage corridors and steep slopes, rock outcroppings, and open space easements.

Landscaping activity within the Nature's Envelope is limited to native plant enhancement, cleaning of debris, and tree limbing to enhance views and remove dead limbs for fire safety. Any portion of the Nature's Envelope that is disturbed during construction shall be re-vegetated to it's natural state. Due to the short growing season supplemental irrigation may be required to accelerate establishment of native plant material. Trees may continue on the drip irrigation system, however it is recommended that once they are established the

supplemental irrigation be eliminated. If disturbed areas within the Nature's Envelope are not re-vegetated by the Owner, the Design Review Board will determine the cost of restoration and the Owner/Contractor will be billed for the cost. Final construction approval will be withheld until payment is received.

Approval from the Design Review Board must be granted prior to performing any work in the Nature's Envelope Area except for construction of the driveway.

5.2.2 Transitional Area

The Transitional Area is the area of the Building Envelope that is outside the building footprint and is visible from adjacent properties, roads, or golf course. The Transitional Area should incorporate native plant species that enable the landscape design to blend into the Nature's Envelope area. Only the plants found on the Approved Plant List in Appendix C-2 may be used within the Transitional Area.

5.2.3 Private Area

The Private Area is that area of the Building Envelope that is not visible from adjacent properties, roads, golf course, or common areas. The Private Area is the least restrictive with respect to the plant selection.

Typically, the Private Area is the smallest landscape area within the Building Envelope. This is the least restrictive area for plant material and the only area where non-native or ornamental plants may be introduced. It is recommended to limit the use of non-native or ornamental plant material and to utilize the Approved Plant List found in Appendix C-2.

Turf areas and/or other non-indigenous plants must be contained within Private Areas.

5.3 Landscaping Within the Building Envelope Zones

The landscape design of each Homesite shall blend with its overall setting. New plantings are to be selected and located to protect important view corridors and help to define use areas within the Building Envelope. Landscape improvements shall incorporate, rehabilitate and enhance existing vegetation, utilize indigenous species and minimize irrigation requirements.

Within the Transitional Area, landscape materials should be used to:

- Define outdoor spaces
- Frame both on-site and off-site views
- Establish background and foreground balance
- Knit the home to the site
- Provide wind protection to the house and outdoor living areas
- Allow for maximum solar exposure during the winter months

- Utilize large scale masses of plant material as opposed to single unrelated plants
- Minimize the use of hardscape paving
- Utilize indigenous plant materials as required. Avoid plant material that contrasts with existing vegetation.
- Maintain indoor/outdoor relationships
- Use water conserving plant materials and native vegetation are appropriate for ornamental and Private Area landscaping
- Minimize turf areas and provide proper and ample soil preparation
- Divert runoff to benefit existing and proposed plant material
- Duplicate the informal character of native vegetation (deer resistant)
- Integrate existing rock formations into wall systems and decks/patios
- Extend existing meadows into the Homesite areas
- Use plant materials for erosion control to establish rapid surface stabilization. Additional stabilization measures may be required

5.4 Plant Palettes

The native plants present at Grizzly Ranch are the basis of the landscape palettes. Landscape plans for all areas, including restored natural areas within Nature's Envelope, the Transitional Area, and Private Area must be submitted to the DRB for review and approval. All plants on the DRB Approved List are approved. A complete plant list shall accompany all plans indicating plant species, quantities, sizes, and planting location. Tree well details must be included when adding fill under the dripline of existing trees that are to be saved.

5.4.1 Prohibited Plant Materials

The Prohibited Plant List can be found in Appendix C-1. These plants represent species with characteristics that are potentially destructive to indigenous plants and are considered "Noxious" weeds. Under no circumstances shall a plant found on the Prohibited Plant List be used anywhere on the Homesite.

5.4.2 Approved Plant Materials

The Approved Plant List can be found in Appendix C-2. These plants represent species that are native to the local region as well as selected ornamentals that will perform well. With the exception of the Private Area (5.2.3), all plants should be selected from the Approved Plant List or the Grizzly Ranch Landscapes book.

Please refer to 5.0 LANDSCAPE CHARACTER, section 5.2 above for descriptions of the types of plants allowed in each planting area.

5.4.3 Native Seed Mix

The Grizzly Ranch native seed mix for use in revegetating disturbed areas within the "Natures Envelope" area of the Homesite is found in Appendix C-3**.** This seed mix includes native shrubs, grasses, and wild flowers. Grasses form the basis of the mix with wildflowers as accents. The Native Seed Mix may also be used within the Transitional and Private areas of the Homesite.

5.4.4 Turf Grass

Turf grass is to be planted in an appropriate scale and configuration to the house, and within Private Areas only. Turf grass area shall not exceed 10 percent of the Building Envelope area, up to a maximum of 800 square feet of irrigated turf area. It is recommended that native grass conducive to mowing or a low water consumptive grass is utilized for an active recreational use area. The DRB may reject any turf grass area that it determines is detrimental to the development.

5.5 Landscape Design Considerations

In general, planting densities should replicate the densities of the adjacent natural environment. Transitional areas should incorporate native densities, sizes and plant species that enable the landscape design to blend into the natural areas. The use of larger specimen trees is preferred in areas close to the house to help blend buildings with the site, accentuate entry areas, provide for climate modification, and help define outdoor spaces. Planting of trees must take into consideration views from adjoining Homesites. The use of tall canopy trees where views from adjacent Homesites would be impacted is not permitted.

New planting shall complement existing plant communities and be located to visually extend existing vegetative edges. The functional uses of plant materials for buffering westerly winds, providing seasonal shade and screening of undesirable views should be considered. The judicious use of color and texture should also be considered in the selection of landscape materials. The present and mature size of new landscape material should be considered when selecting and locating landscaping materials. Due to the short growing season new conifer trees are to be a minimum of 8 – 10 feet tall and deciduous trees are to have a 1 – 2 inch caliber trunk. Trees of this size tend to adapt, and grow quickly. Planting trees of varying sizes is recommended to provide for a more natural setting.

Tree wells constructed of approved, dry-laid stone are to be used when adding fill adjacent the dripline of existing trees which are to be saved within the Building Envelope.

5.6 Landscape Restoration and Re-vegetation

All areas disturbed during construction shall be revegetated using native seed mix that is found in Appendix C-3. The first 12-18 inches of topsoil from all impact sites should be salvaged for use during the revegetation process. BioSol (or commercially available substitutes), an organic fertilizer, shall be applied at the rate of 1,500 pounds per acre to all revegetated areas following seeding. All areas that are revegetated shall be treated with weed free mulch. Steep slopes subject to erosion are to be protected with an acceptable erosion control method.

Any disturbance to the Nature's Envelope Area must be repaired before DRB will grant an approval of completion. If the damage is not repaired in a timely manner and to the approval of the DRB, then the Compliance Deposit will be used to repair the damaged area.

5.6.1 Native Plant Salvage

Native shrubs, small trees, and herbaceous plants shall be moved from areas to be disturbed within the building envelope when possible. These salvaged plants shall be transplanted following construction to revegetate disturbed areas.

5.6.2 Weed Control of Revegetated Areas

Weed infestation of revegetated areas and landscaping is a problem, which must be controlled. Potential weed sources include the non-native, or introduced plants. The plants listed on the Prohibited Plant List (see Appendix C-1) should never be introduced within a seed mix or as live plants. Weeds that present the biggest problem include Perennial Pepperweed, Scotch Broom, Yellow Star Thistle, and Medusahead. If any of these are found remove before they set seed. For additional information contact Plumas-Sierra Noxious Weeds Management Group at 530-283-6365.

5.7 Irrigation and Water Conservation

A drip system is required for all irrigated areas except for turf areas, which may utilize a traditional spray system. Both the drip and spray irrigation systems must be installed underground with an automatic timer. In no case can lawn areas be permanently irrigated with a manual hose and above ground sprinkler type system. It is recommended that any trees within a turf area be provided supplemental, deep root watering through the drip system.

Grizzly Ranch's goal is to minimize irrigated areas to conserve water. Except for existing native grasses, all grassed and formally landscaped areas of each property must be irrigated. Xeriscape design concepts should be adhered to in conjunction with the specification of drought tolerant plants combined with minimal irrigation. A schematic irrigation plan must be submitted as a part of the landscape plan to the DRB.

5.8 Time of Installation

Because of limited construction periods in the mountains, the DRB may modify the review and approval procedures to accommodate the timely installation of plant materials.

5.9 Maintenance

Trees, shrubs, groundcovers, grasses and the irrigation system must be maintained. Dead or dying plants or grasses shall be removed and replaced promptly.

5.10 Tree Removal and Selective Thinning

Owners who wish to remove trees on their Homesite must secure a permit from the California Department of Forestry and Fire Protection prior to construction. The Design

Review Board will approve tree removal and/or selective tree thinning within the Building Envelope. Diseased trees must be removed to maintain the health of the surrounding forest. The Design Review Board will approve tree removal and/or thinning outside the Building Envelope if such removal or thinning clearly improves view corridors, solar exposure, removes dead or dying tress, or other characteristics of the site, providing that such removal or thinning does not significantly increase adverse visual impacts from adjacent residential lots, public or outdoor common areas. Trees must be tagged for consideration by the DRB who will make an on-site review of the request. Approval of tree removal will be considered on a lot-by-lot basis.

Removal or cutting of trees not specifically authorized by the Design Review Board is subject to a fine of $400 for each tree if done prior to certification of completion or by the Grizzly Ranch Association if done after certification of completion.

Grizzly Ranch encourages property owners to seek professional advice from the California Department of Forestry and Fire Protection to address fire safety concerns on the subject property. Recommendations by this agency though shall be reviewed and approved by the DRB prior to tree cutting.

6.0 CONSTRUCTION GUIDELINES

These Construction Guidelines will encourage the orderly development of homes, avoid irreparable damage to the site and adjacent properties, and minimize disruption to the neighborhood. Each Owner is responsible for implementation of these Construction Guidelines by his contractors, sub-contractors, suppliers, their employees, and any others associated with construction on the lot.

No construction, clearing or grubbing can be commenced until such time as the Design Review Board approval has been obtained and all of the requisite permits have been received from the Plumas County Building Department. Once commenced, the construction must be completed within two (2) years. The DRB has the right to inspect the construction to insure compliance with the plans submitted, the CC&Rs for the Grizzly Ranch, and the Design Guidelines.

6.1 Municipal Approvals

With Design Review Board approval of final construction documents, you may apply for building permits from Plumas County Building Department. As of the date of publication of this packet, the following permits are required to construct a single-family home in Grizzly Ranch:

- Plumas County Building Department Requirements, which may include, plumbing, electrical, and heating permits.
- Community Services District "Will-Serve" letter.
- Tree cutting permit from the California Department of Forestry and Fire Protection.

6.2 Pre-construction Conference

After receiving Final Approval from the Design Review Board (DRB) and prior to the commencement of construction a Pre-Construction Conference must be held with the Owner or Owner's Representative, the Contractor, and the SWPPP manager of the DRB. At the Pre-Construction Conference all Construction Regulations and the plan and schedule for implementation of erosion control measures, drainage control and driveway access will be reviewed and discussed.

6.3 Construction Plan

The Contractor will provide a detailed Construction Plan at the Pre-construction conference that will identify the following:

1. The area of construction and limits of disturbance/excavation
2. Construction material storage and excavation material storage
3. Construction access drive, parking areas, and temporary buildings
4. Utility trenching,
5. Erosion control measures and tree removal/ protection methods,
6. Drainage plan
7. Dumpster location,
8. Temporary toilet location,

9. Fire extinguisher, construction sign,
10. Location of any special equipment such as a tower crane.

Prior to the Pre-Construction Conference the Contractor shall survey the primary corners of the buildings, survey the limits of construction disturbance, and have a temporary fence where appropriate erected for the protection of existing vegetation outside of the limits of disturbance.

Written approval of the Construction Plan, survey, and fencing shall be obtained from the DRB Administrator prior to the start of any construction activity including site clearing and excavation.

The Owner is responsible for complying with all government safety regulation as regards construction activities arising from their Homesite. The Owner should ensure that agreements with contractors, subcontractors, suppliers, their employees and other agents provide for construction site safety and cleanliness.

6.4 Erosion Control and Drainage

Erosion control and dust mitigation measures, such as gravel or base rock, shall be installed at the completion of grading the driveway and parking areas. Such measures shall be maintained in working order throughout the construction period. Should erosion control measures fail, all other construction activity shall cease until erosion controls measures are satisfactorily installed and any damages are repaired.

6.5 Access

Homesite access is restricted to the street frontage of the lot where the permanent driveway access will occur. Access or egress across adjacent properties is prohibited without prior written permission from the property owner and approval by the DRB.

6.6 Restoration of Property Damage

Prior to the commencement of construction a Compliance Deposit of $7,500.00 shall be deposited with the DRB by the Owner to ensure compliance with all DRB requirements and to ensure that the project is built in accordance with DRB approvals.

Any damage or scarring of other properties including but not limited to other lots driveways, roads, curbs, gutter, and other public street improvements is not permitted. Should such damage occur, it shall be repaired and/or restored promptly at the expense of the person or entity causing the damage. The Owner of the site is ultimately responsible to fully repair any damage that occurs as a result of construction on the lot/Homesite. The Compliance Deposit may be used to cover fines and fees associated with non-compliance violations listed in Appendix G.

6.7 Construction Trailer/Portable Field Offices

A single construction field office may be approved for placement on the lot during the construction period as shown on the approved Construction Area Plan.

6.8 Storage of Material and Equipment

At Owner's sole and absolute risk, the Owner and builder are permitted to store construction materials and equipment on the construction site during construction. Such materials and equipment shall be placed, properly covered, and secured in a neat and orderly manner. No materials or equipment may be staged or stored on the building site for more than 3 days prior to the commencement of construction. Materials and equipment stored on adjacent properties or on paved roadways is prohibited.

6.9 Site Cleanliness

Owners and contractors shall provide an adequately sized container for debris and shall clean up all trash and debris on the construction site on a daily basis. Trash and debris shall be removed from each construction site on a timely basis, at least once a week, to a dumping site located off the project. Lightweight materials and packaging shall be covered or weighted to prevent scattering by the wind. No dumping, burying, or burning of construction debris is permitted on any property. Each construction site shall be kept neat and shall be properly policed to prevent visual nuisance for other properties. Mud, dirt, chemicals, paint cans and other debris resulting from construction activities on the site shall be removed promptly from the job site on a daily basis.

6.10 Sanitary Facilities

Each builder shall provide adequate sanitary facilities on-site during construction. Doors shall face away from the street and golf course.

6.11 Construction Noise

The use of radios, tape players, CD players etc. that can be heard from adjacent properties are prohibited. Machinery shall not be operated before or after construction hours. Concrete pours shall be scheduled with adequate time to complete the pour within authorized construction hours.

6.12 Vehicles and Parking

Construction crews shall not park on or otherwise use other lots or any open space. All vehicles will be parked on one side of the road near the construction site so as not to inhibit traffic flow. Construction vehicles and equipment may be parked in areas as shown on the approved Grading/Construction Management Plan.

6.13 Construction Hours

Normal daily working hours for each construction site shall be 7:00 a.m. to 6:00 p.m. Monday through Friday and 10:00 a.m. to 5:00 p.m. on Saturday. No work shall be permitted on Sundays. Construction activities may not occur on nationally recognized holidays.

6.14 Miscellaneous Construction Policies

The following miscellaneous construction policies apply to all Owners, contractors, sub-contractors, suppliers, and their employees on-site during construction:

1. Changing oil on any vehicle or equipment, or discharge of oil or other petroleum products onto the ground or into waters of the site is prohibited.
2. Lot owners are responsible for containment and proper disposal of concrete washout from construction activities on their lot. A concrete washout station shall be established on each lot to contain concrete washout material and inspected and approved by the DRB prior to use. Lot owners are responsible for timely disposal of concrete waste once work is completed. Grizzly Ranch will provide a concrete washout station for use by lot owners when a suitable location is not available on the building site.
3. Removal of plant materials, or topsoil from any property other than the subject Homesite is prohibited.
4. Carrying any type of firearm is prohibited.
5. A minimum of two 1016 ABC rated dry chemical fire extinguisher shall be conspicuously located and immediately available on each construction site.
6. Contractors, sub-contractors, suppliers, and their employees are prohibited from allowing any unrestrained dogs or other animal on the construction site.

6.15 Site Preparation and Staking

As part of the Pre-Construction Package, comprehensive on-site staking and site preparation must be completed. Many of the required items listed below may have been previously completed as part of the Final Design Submittal.

1. Limits of construction delineated with 4-foot high green vegetation protection fencing.
2. Setbacks strung.
3. Elements to-Be-Saved within the Construction Activity Zone protected
4. Filter fencing installed
5. Two fire extinguishers on-site
6. Transplant specimens flagged
7. Trees To-Be-Removed flagged
8. Equipment access marked
9. Utility trench location staked and labeled
10. Building footprint staked and labeled
11. Paving limits strung
12. Sanitary closet location indicated
13. Materials storage site(s) indicated

14. Dumpster location indicated

6.16 Commencement of Construction

Permission to begin construction will generally be granted during the Pre-Construction Conference, unless outstanding pre-construction items are not in compliance. Upon receipt of permission to begin construction from the Design Review Board, and after having satisfied all applicable Plumas County review and permit processes, the Contractor may commence work pursuant to the approved plans. Work must begin within one year from the date permission to begin construction was granted. If the Contractor fails to begin construction within this time period, approval will be revoked. If approval is revoked, the Contractor must resubmit the Pre-Construction Package and reapply for permission to begin construction under any new requirements that may have been enacted since the original permission date. The Grizzly Ranch Design Review Board may inspect the Homesite at anytime to ensure the pre-construction preparations remain in place as approved.

6.17 Construction Signs and Resale Signs

No signs will be allowed except for regulated DRB signs. Please contact the DRB office for more information on how you can obtain these signs.

Appendix A

Definitions

Development at Grizzly Ranch is regulated by the County of Plumas and by the Declaration of Covenants, Conditions and Restrictions for Grizzly Ranch. Unless the context otherwise specifies or requires, use of the following words or phrases within these Design Guidelines shall have the meanings defined below:

H. APPLICANT

An Owner of property at Grizzly Ranch or an Owner's representative who seeks approval from the Design Review Board to undertake any work regulated by this document.

I. ARCHITECT

A person licensed to practice architecture or landscape architecture within the United States.

J. ASSOCIATION

The Grizzly Ranch Association formed and incorporated to further the common interests of some or all Owners of any real property which may become subject to some or all of the Declaration of Covenants, Conditions and Restrictions.

K. BOARD

The Board of Directors of Grizzly Ranch Association.

L. BUILDING

See definition for Structure.

M. BUILDING HEIGHT

The definition of height by Plumas County is defined as a vertical distance measured upward from a surface determined by the structure's exterior finished grade as projected across the construction site.

N. BUILDING ENVELOPE

The portion of the Homesite where construction activity, including grading, building site access and the storage of materials, must occur. The Building Envelope is defined for each lot in the Building Envelope.

O. COMMON AREA

The area designated on the subdivision plat that has been or will be conveyed to the Association for the use and benefit of all property owners and residents of Grizzly Ranch together with all improvements constructed thereon.

P. COMPLIANCE DEPOSIT

The deposit that the Owner is required to deliver to the Grizzly Ranch Design Review Board prior to commencing construction activity.

Q. CONSTRUCTION SITE
A site upon which construction activity takes place within the residential building envelope.

R. CONSTRUCTION ACTIVITY
Any site disturbance, construction, addition or alteration of any building, landscaping, or any other improvement on any construction site.

S. CONSTRUCTION VEHICLE
Any car, truck, tractor, trailer or other vehicle used to perform any part of a construction activity or to transport equipment, supplies or workers to or from a construction site.

T. CONTRACTOR
A person or entity engaged by an Owner for the purpose of constructing any improvement within Grizzly Ranch development. The Contractor and Owner may be the same person or entity.

U. COUNTY
County, when capitalized shall mean Plumas County in the State of California.

V. DECLARATION
Declaration shall refer to the Declaration of Covenants, Conditions and Restrictions for Grizzly Ranch Association, as amended from time to time.

W. DECLARANT
Grizzly Creek Development, LLC, its successors and assigns other than individual lot purchasers.

X. DESIGN GUIDELINES
The review procedures and restrictions adopted and enforced by the Design Review Board as set forth in this document and as amended from time to time by the Design Review Board.

Y. DESIGN REVIEW BOARD (DRB)
The committee appointed by the Association as described in the Covenants, Conditions and Restrictions (CC&Rs) which shall review and either approve or disapprove proposals and/or plans and specifications for all construction activity within Grizzly Ranch.

Z. EXCAVATION
Any disturbance of the surface of the land (except to the extent reasonably necessary for planting of approved vegetation or soil testing), including any trenching which result in the removal of earth, rock, or other substance or any grading of the surface.

AA. FILL
Any addition of earth, rock or other materials to the surface of the land, which increases the existing elevation of such surface.

BB. FLOOR AREA
The sum of the gross horizontal areas of all floors of all buildings on a Homesite measured to the exterior face of walls or roof supports, including but not limited to lofts, stairways, fireplaces, halls, habitable attics, above-grade basements, bathrooms, closets,

storage, utility/mechanical areas and roofed verandas, porches or other outdoor rooms. The Floor Area does not include garages.

CC. GRADE OR AVERAGE GRADE

The average of the finished ground level at the midpoint of each of the four (4) principal elevations. When the ground level at the midpoint of an elevation is questionable the DRB shall determine ground level.

DD. HOMESITE

A subdivided residential lot within Grizzly Ranch. For these Design Guidelines, Homesite refers to the Custom Lot product offering.

EE. IMPROVEMENT

Any changes, alterations or additions to a property including any excavation, fill, structures, buildings, outbuildings, roads, driveways, parking areas, walls, retaining walls, stairs, patios, courtyards, landscape plantings, fences and signs. Any changes or alterations to a property as defined in the Declaration.

FF. BUILDING ENVELOPE

A description of the constraints of a specific Homesite, including setbacks (front, side and rear), and easements.

GG. MEMBER

Each person or entity that holds a membership in the Association.

HH. NATURE'S ENVELOPE

The area of a Homesite that is outside of the Building Envelope which must remain natural and undisturbed and which includes only all indigenous vegetation and land features such a drainage corridors, steep slopes, rock outcroppings and open space easements.

II. PRIVATE AREA

The area of the Building Envelope that is not visible from adjacent properties, streets, public spaces or common areas.

JJ. OWNER

The record holder, other than the declarant, of legal title to fee simple interest in property at Grizzly Ranch. The owner may act through an agent provided that such agent is authorized in writing to act in such capacity.

KK. RESIDENCE

The building or buildings, including any garage or accessory building, used for residential purposes, constructed on a lot, and any improvements constructed in connection therewith.

LL. STRUCTURE

A structure is that which is built or constructed, an edifice or building of any kind, or any piece or work artificially built up or composed of parts joined together in some definite manner. (1994 Uniform Building Code or other such version – as amended – currently in effect and use in Plumas County). A structure as defined in the Declaration.

MM.TRANSITION AREA

The area of the Building Envelope that is outside of the building footprint and is visible from adjacent properties, streets, golf course, or public spaces.

NN. XERISCAPE

Native, drought tolerant, and compatible plant material used to create integrated environments that are diverse in color, texture and density while being water conservative.

Appendix B

Design Review Process Diagram

Grizzly Ranch		Plumas County
Design Review Board		Design Review & Building Permit
Initial Site Visit Meeting		
Preliminary Plan Submittal to Design Review Board		
Preliminary Plan Design Review & Approval		
Pre-Application Conference (Staff Level Only)		
Final Plan Submittal to Design Review Board		
Final Plan Design Review and Approval		
		County Design Review Water & Sanitation Board Review
Pre-construction Meeting Homesite Fenced		Obtain Building Permit Begin Construction
Design Review Board Inspections		County Inspections
Final Inspection Completion of Project Review		Final Certification of Inspection and Occupancy

Appendix C-1

Prohibited Plant Materials (Page 1 of 2)

The goal of the Plumas-Sierra Weed Management Association is to manage undesirable plants (noxious weeds), as designated by the state of California in the State of California Noxious Weed List, and the Plumas-Sierra Weed Management Plan.

These documents can both be referenced to find a list of noxious weeds and/or plants of concern for the area. There may be some Perennial Pepperweed (Lepidium latifolium) found growing at Grizzly Ranch. It should be eradicated before it has a chance to colonize. It is an extremely large problem east of the site along Highway 395 and may become a problem at Grizzly Ranch in the future. Developers, Owners, and their landscape architect/designers should not feel great concern about these plants when designing the landscape, as they will not be found remaining in the nursery trade any longer, with the possible exception of:

Scientific name	**Common name**
Bromus techtorum	Cheat grass
Carduus nutans	Musk thistle
Centaurea diffusa	Diffuse knapweed
Centaurea maculosa	Spotted knapweed
Centaurea solstitialis	Yellow starthistle
Chondrilla juncea	Skeletonweed
Cirsium arvense	Canadian thistle
Cirsium vulgare	Bull thistle
Cirsium ochrocentrum	Yellowspine thistle
Cirsium undulatum	Wavylear thistle
Cytisus sp.	all Broom species
Elaeagnus angustifolia	Russian olive
Hypercium perforatum	Klamathweed
Lepidium latifolium	Perennial pepperweed
Linaria gensitiflois ssp. dalmatica	Dalmatian toadflax

Onopordum acanthium	Scotch thistle
Taeniatherum caput-medusae	Medusahead
Vinca Major	Periwinkle
Cotoneaster sp.	Cotoneaster
Euphorbia esula	Leafy spurge
Foeniculum vulgare	Fennel
Genista Isp.	Broom
Hedera helix	Ivy
Leucanthemum vulgare	Ox-eye daisy, marguerite
Lythrum salicaria	Purple loosestrife
Mentha pulegium	Pennyroyal
Phalaris aquatica	Harding grass
Robinia pseudoacacia	Black locust
Rubus discolor	Himalayan blackberry
Spartium junceum	Spanish broom
Verbascum thapsus	Mullien

Resources:
Plumas-Sierra Weed Management
(530) 283-6365

Plumas-Sierra University of California Cooperative Extension
(530)283-6270

Appendix C-2

Approved Plant List – January 2007

Always use scientific names when selecting plants. Common names can apply to more than one species.

Category	Scientific Name	Common Name	Native	Typical Habitat of Natives (Forest or Meadow)	Water Needs: Wet, Moist or Dry (W, M or D)	Fire Resistant[1] or Erosion Control (FR or EC)	Comments
Trees							
	Abies concolor	white fir	Native	forest	D		<61 meters tall. Large erect cones. Evergreen.
	Acer circinatum	vine maple	Native	forest	D-M	FR	1-6 meters tall. Deciduous. Crooked and sprawling in the shade. Small tree in the sun. Typically occurs at elevations below 5000 feet. May not be hardy in harsh years.
	Acer glabrum	mountain maple	Native	forest openings	D-M	FR	2-6 meters tall. Small tree or shrub. Deciduous. Leaves turn yellow in the fall. Full sun.
	Acer grandidentatum	big toothed maple	Non-native	-	D-M	FR	<10m tall. Native to the Rockies from Western Montana to New Mexico.
	Acer macrophyllum	big leaf maple	Native	forest	M	FR	5-30 meters tall. Typically found in streambanks and canyons at elevations below 5000 feet. May not be hardy in harsh years.
	Acer rubrum	red maple	Non-Native	-	M	FR	<10 meters tall. Native to the northeastern US. Can turn scarlet red in the fall.
	Calocedrus decurrens	incense cedar	Native	forest	D		20-50 meters tall. Elongate flattened scale leaves, cones look like duck bills.

[1] "There are no fireproof plants but some plants burn slower, are harder to ignite, produce less heat, or produce shorter flames than others. The characteristics of fire resistant plants are:

- High Moisture Content - Plants with high moisture content are more difficult to ignite and burn slower. When green and healthy, grasses and ground covers have more moisture than scrubs and trees.
- Low fuel Volume - Select plants that produce small amounts of vegetation (flammable material).
- Low Growing Habit - Low growing plants produce shorter flame lengths and have less fuel volume than taller plants. Choose plants that are less than 18 inches at maturity.
- Desirable Chemical Content - Avoid plants with waxy or shinny leaves. These characteristics can indicate undesirable chemical content that increases flammability."
- For a wider range of species, please refer to the Grizzly Ranch Landscapes Book.

Source: Plumas National Forest, Beckwourth Ranger Station and Sierra Valley Nursery Brochure on Fire Resistant Plants

Category	Scientific Name	Common Name	Native	Typical Habitat of Natives (Forest or Meadow)	Water Needs: Wet, Moist or Dry (W, M or D)	Fire Resistant[1] or Erosion Control (FR or EC)	Comments
	Cercis occidentalis	red bud	Native	forest	M		<7 meters tall. Does not naturally occur above 4,000 ft. May not be hardy. The Alpine Garden is trying a few as an experiment.
	Cerocarpus ledifolius	curl-leaved mountain mahogany	Native	meadow edges	D		Generally < 3 meters. Slow growing. Fruit is topped with a small feather like plume. Very Flammable. Sun.
	Cornus nuttallii[2]	Pacific dogwood	Native	forest openings	M	FR	<25 meters tall. White with yellow or pink tinged "flowers" in spring ("flowers" are actually bracts). Leaves turn yellow in the fall. Deciduous. Typically found below 5000 feet. May not be hardy in harsh years.
	Pinus contorta ssp. murrayana	lodgepole pine	Native	forest	D-M		<34 meters tall. "Cornflake" like bark. Believed to be used for lodge poles by Native Americans. Needles in fascicles of 2. Evergreen.
	Pinus jeffreyi	Jeffrey pine	Native	forest	D		<53 meters tall. Common native in this area. Crevices in bark of mature trees have a vanilla scent. Needles in fascicles of 3. Evergreen.
	Pinus ponderosa	ponderosa pine	Native	forest	D		<68 meters tall. Common native in this area. Needles in fascicles of 3. Evergreen.
	Populus balsamifera spp. *trichocarpa*	black cottonwood	Native	forest	W	FR	<30 meters tall. Requires a lot of water. Naturally occurs in alluvial bottomlands and along streams. Deciduous.
	Populus tremuloides	aspen	Native	forest	M-W	FR	6-20 meters tall. Fast growing. Do not plant near lawns or wetlands. Will rapidly root sprout wherever there is moisture. Best to grow as a cluster. Will not stay as individual trees. Great for seasonal (summer) shade. Good summer privacy screen. Leaves turn golden yellow in the fall. Deciduous.
	Pseudotsuga menziesii	Douglas fir	Native	forest	D		<67 meters tall. Evergreen.

[2] *Cornus sericea* is listed in the shrub section below.

Category	Scientific Name	Common Name	Native	Typical Habitat of Natives (Forest or Meadow)	Water Needs: Wet, Moist or Dry (W, M or D)	Fire Resistant[1] or Erosion Control (FR or EC)	Comments
	Quercus kelloggii	California black oak	Native	forest	D		<25 meters tall. Leaves turn yellow or orange in the fall. Deciduous.
Shrubs							
	Acer ginnala	Amur/flame maple	Non-native	-	M		<6 meters. Native to China and Japan. Red color in fall. Can be grown as a single trucked tree or multiple trunked shrub.
	Alnus incana ssp. *tenuifolia*[3]	mountain alder	Native	forest/ meadow edges	W	FR	1-3 meters tall. Typically occurs in riparian habitat. A cluster of this species can be attractive. Deciduous.
	Amelanchier alnifolia	serviceberry	Native	forest	M	FR	1-5 meters tall. Small white flowers in the spring. Typically occurs in moist woods. Deciduous.
	Amelanchier utahensis	Utah serviceberry	Native	forest	D	FR	1-4 meters tall. Small white flowers in the spring. Typically occurs in rocky slopes and forests. Deciduous.
	Arctostaphylos patula	greenleaf manzanita	Native	forest openings	D		1-2 meters tall. Common native in this area. A cluster of this species can be attractive. Hard to grow; grows slowly. Small white to pale pink flowers in May or June. Drip irrigate. Flammable. Evergreen.
	Artemisia tridentata	big sagebrush	Native	meadow	D		1-4 meters tall. Common native in this area. Wonderful desert-mountain fragrance when touched or brushed. A cluster of this species can be attractive. Grows slowly. Well drained soil. Drip irrigate. Somewhat flammable. Gray-green year round. Full sun.

[3] Grow as multi-stem only. Not as a single trunk.

Category	Scientific Name	Common Name	Native	Typical Habitat of Natives (Forest or Meadow)	Water Needs: Wet, Moist or Dry (W, M or D)	Fire Resistant[1] or Erosion Control (FR or EC)	Comments
	Berberis aquifolium var. *repens*	Oregon grape/creeping mahonia	Native	forest	D	FR	0.1-2 meters tall. Used to be called *Mahonia aquifolium*. Spiny leaves. Evergreen.
	Castanopsis sempervirens	bush/Sierra chinquapin	Native	forest openings	D		1-2 meters tall. Slow growing. Underside of leaves slightly golden. Interesting spiny fruits. Partial to full sun. Evergreen.
	Ceanothus cordulatus	whitethorn	Native	forest openings	D		1-3 meters tall. Gray-green. Hard to grow. Grows slowly. Drip irrigate. Somewhat thorny, can be used to keep people out of an area. Partial sun. Partially deciduous.
	Ceanothus velutinus	tobacco bush	Native	forest openings	D-M		1-3 meters tall. A cluster of these species can be attractive. Grows slowly. Drip irrigate. Very flammable. Partial sun. Evergreen.
	Chrysothamnus nauseous	rubber rabbit brush	Native	meadow	D		<1 meter tall. Common native in this area. Yellow inflorescence, gray-green leaves. Looks more like a robust perennial than a shrub. Flowers June-August. Partially deciduous.
	Cornus sericea	redtwig dogwood	Native	forest openings	M	FR	2-5 meters high. Spreading shrub. Partial shade. Flowers in spring.
	Pinus mugo var. mugo	mugo pine	Non-native	-	D		Generally <1 meter. Use infrequently.
	Potentilla fruticosa	shrubby cinquefoil	Native	meadow	M		<1 meter tall. Common native in this area. Small yellow, daisy, like flowers. Flowers June to Sept. Deciduous.
	Prunus emarginata	bitter cherry	Native	forest openings	M		1-3 meters tall. Small white flowers in clusters at ends of branches. Partial sun. Flowers April-May. Deciduous.
	Prunus virginiana var. *demissa*	western choke-cherry	Native	forest openings	M	FR	1-4 meters tall. Small white flowers in hanging clusters (racemes) at ends of branches. Partial sun. Flowers May to June. Deciduous.

Category	Scientific Name	Common Name	Native	Typical Habitat of Natives (Forest or Meadow)	Water Needs: Wet, Moist or Dry (W, M or D)	Fire Resistant[1] or Erosion Control (FR or EC)	Comments
	Purshia tridentata	bitterbrush	Native	forest openings	D		1-2 meters tall. Common native in this area. Most important winter deer forage species in the Great Basin (east of Grizzly Ranch). Small yellow flowers in the spring. Plant has an ungroomed "native to the area" look. Partial to full sun. Evergreen.
	Quercus vaccinifolia	huckleberry oak	Native	forest openings	D		1-3 meters tall. Native oak that looks more like a shrub than a tree. Hard to grow. Slow growing. Do not over water. Partial to full sun. Evergreen.
	Rhododendron sp.	rhododendron	Non-native	-	M		Size varies. Non-native to this area. Generally best in shade. Does not tolerate snow shedding off of roofs.
	Ribes aureum	golden currant	Native	meadow	D		3-6 feet tall. Smaller than and not as dense as *R. nevadense*. Partial to full sun. Deciduous.
	Ribes cereum	wax currant	Native	meadow	D		1-5 feet tall. Common native in this area. Smaller than and not as dense as *R. nevadense*. Can be a bit scruffy looking. Will often "volunteer" (seed on its own near existing plants). Does not need irrigation once it has established. Partial to full sun. Deciduous.
	Ribes nevadense	Sierra currant/mt. pink currant	Native	meadow	D		3-6 feet tall. Great garden plant. Grows easily. Many large green leaves. Good choice for areas that receives blown snow or snow shedding off of roofs. It survives the disturbance. Partial shade to full sun. Deciduous.
	Ribes roezlii	Sierra gooseberry	Native	meadow	D		1-3 feet tall. Smaller than and not as dense as *R. nevadense*. A few spines on the branches and fruit. Small but distinctive hanging reddish flower. Partial shade. Deciduous.
	Ribes sanguineum	red flowering currant	Native	forest openings/ meadow	M		3-6 feet tall. Great garden plant. Grows easily. Many large green leaves. Good choice for areas that receives blown snow or snow shedding off of roofs. It survives the disturbance. Partial shade to full sun. Deciduous.
	Ribes viscosissimum	sticky currant	Native	meadow	D		2-5 feet tall. Large heavily veined glandular leaves. Plants can be hard to find in nurseries. Deciduous.

Category	Scientific Name	Common Name	Native	Typical Habitat of Natives (Forest or Meadow)	Water Needs: Wet, Moist or Dry (W, M or D)	Fire Resistant[1] or Erosion Control (FR or EC)	Comments
	Rosa woodsii var. ultramontana	native rose	Native	forest openings/ meadow	M		<1.5 meters tall. Tolerates abuse. Good roadside planting. Most hardy of all the species on some native plant restoration projects. More sparse that commercial roses. Partial shady to sunny areas. Small pink flowers June to Aug. Deciduous.
	Rubus parviflorus	thimbleberry	Native	forest openings	W-M	EC (a small amount)	1-2 meters tall. Takes abuse, even tolerates dripline of roof snow dumps. Dense stems and branches help protect the soil from erosion. Great for shady areas. One of the few members of the blackberry genus without prickles. Flowers May-Jun. Deciduous.
	Salix exigua	narrow-leaved /coyote willow	Native	meadow	W	FR	1-4 meters tall. Colonial, will root sprout in wet areas. Requires lots of water. Narrow gray green leaves. Full sun.
	Salix laevigata	red willow	Native	meadow	W	FR	1-5 meters tall. Requires lots of water. Full sun.
	Salix lemmonii	Lemmon's willow	Native	meadow	W	FR	1-5 meters tall. Requires lots of water. Full sun.
	Salix scouleriana[4]	Scouler's willow	Native	forest openings/ meadow	D-M		1-4 meters tall. A cluster of these species can be attractive. Good summer privacy screen. Does not require as much water as the other willows. Full sun.
	Sambucus mexicanus	blue elderberry	Native	forest openings	M		2-8 meters tall. Considered by some to be a tree. Tolerates dripline of roof snow dumps. Looses some of its leaves during the dry season. Can look a bit scruffy in the fall. Used to be called *S. caerulae.* Partial to full sun Deciduous.

[4] A cluster of this species can be attractive.

Category	Scientific Name	Common Name	Native	Typical Habitat of Natives (Forest or Meadow)	Water Needs: Wet, Moist or Dry (W, M or D)	Fire Resistant[1] or Erosion Control (FR or EC)	Comments
	Spiraea densiflora [4]	mountain spiraea	Native	forest openings/ meadow	M		0.5-3 feet tall. Highly recommended. Beautiful. Pink-red flower and red fall foliage. Well-loved garden plant. Flowers July-Aug. Deciduous.
	Spiraea japonica	little princess spiraea	Non-native	-	M		<2 feet tall. Deciduous.
	Symphoricarpos rotundifolius	mountain snowberry	Native	forest openings	D-M	FR	2-4 feet tall. Pink & white hanging flowers, with yellow calyx. White berry like fruits. Partial sun. Flowers Jun.-Aug. Deciduous.
	Syringia vulgaris	lilac	Non-native	-	M	FR	1.5 to 3 meters tall. Historically important, commonly used around houses in early settlements within this area. Full sun. Flowers May-June. Deciduous.
	Viburnum opulus (roseum)	common snowballs	Non-native	-	D-M		>4 meters. Deciduous. Flower clusters resemble snowballs.
Ground Covers, Low Shrubs, and Vines							
	Arctostaphylos nevadensis	pinemat manzanita	Native	forest openings	D-M		<18 inches tall. Could be considered a very low shrub. Approximately 3 foot spread. Very slow growing. Drip irrigate. Small white to pale pink flowers in May or June. Evergreen.
	Arctostaphylos uva-ursi	bearberry or kinnikinnick	Native	forest openings	D		<18 inches tall. Species name refers to the bears that like to eat the fruits. Could be considered a very low shrub. Slow growing. Drip irrigate. Evergreen.
	Ceanothus prostratus	squaw carpet/mahala mat	Native	forest openings	D		Hard to grow. Best to encourage existing plants. Root can be 20 feet deep. Seed requires fire to sprout. Makes a great ground cover if it is already established on your lot. Protect it from construction disturbance. Evergreen.
	Fragaria virginiana	mountain strawberry	Native	forest openings	D-M	EC (a small amount)	Spreads by runners, which help in erosion control. Fruits are small edible strawberries. Deciduous.

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	Humulus lupulus	hops	Non-native	-	M-W		Fast growing vine. Historically important, commonly used around houses in the late 1800's and early 1900s. Miners and early settlers used it to make their own beer. Fruit is enclosed in interesting papery bract. Looks best draped over an arbor or on supports near an entrance. Prune heavily after the fall frost when it turns brown. Deciduous.
	Symphoricarpos mollis (also known as *S. acutus)*	creeping snowberry	Native	forest openings/ meadow	D-M	FR	2-4 feet tall. White berry like fruits. Deciduous.
Grasses and Grass Like Perennials							
	Achnatherum occidentalis ssp. *californicum* (also known as *Stipa californica)*	California needlegrass	Native	meadow	D	EC	<4 feet. Tufted. Turns brown in late summer.
	Agrostis scabra	ticklegrass	Native	forest openings	D-M		1 to 2 feet tall. Tufted. Turns brown in late summer.
	Agrostis exarata	spike redtop	Native	forest openings	D-M	EC	0.5 to 2.5 feet tall. Tufted. Sometimes has short rhizomes. Occasionally roots at the nodes. Turns brown in late summer.
	Bromus carinatus var. *carinatus*	California brome	Native	meadow	D		1.5 to 5 feet tall. Does not have rhizomes. Turns brown in late summer.
	Bromus orcuttianus	Orcutt's brome	Native	meadow	D		2 to 5 feet tall. Does not have rhizomes. Turns brown in late summer.
	Carex amplifolia	ample leaved sedge	Native	forest	W	EC, FR	1.5 to 3 feet tall. Spreads by rhizomes, can help with erosion control. Grows in seasonally wet places. Full or partial shade.
	Carex athrostachya	sedge	Native	meadow	M-W		0.5 to 3 feet tall. Dense tufts. No rhizomes.
	Carex fracta	fragile leaved sedge	Native	forest openings/ meadow	M	EC	1 foot tall. Grows in small tufts.

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	Carex multicaulis	many stemmed sedge	Native	forest	D	EC	0.5 to 2 feet tall. Grows in dense small tufts. No rhizomes. Looks almost rush-like. Full or partial shade.
	Carex nebrascensis	Nebraska sedge	Native	meadow	W		0.5 to 3 feet tall. Stout. Very wet meadows.
	Carex rossii	Ross sedge	Native	forest	D	EC	0.5 to 2 feet tall. Grows in dense small tufts. No rhizomes. Looks almost rush-like.
	Danthonia californica	California oatgrass	Native	meadow	D-M	EC	1 to 3 feet tall. Tufted. Turns brown in late summer.
	Deschampsia cespitosa	tufted hairgrass	Native	forest openings/ meadow	M-W		0.5 to 3 feet tall. Tufted. Turns brown in late summer.
	Eleocharis macrostachya	spikerush	Native	meadow	W		0.5 to 2 feet tall. Very wet meadows.
	Eleocharis palustris	spikerush	Native	meadow	W		0.5 to 2 feet tall. Very wet meadows.
	Elymus elymoides	squirreltail	Native	meadow	M-W		2 feet tall. Tufted. Turns brown in late summer.
	Elymus glaucus	blue wild rye	Native	forest openings/ meadow	D	EC	2 to 4 feet tall. Root spreads (short stolons). Gray green.
	Elymus trachycaulus	slender wheatgrass	Native	forest openings/ meadow	D-W	EC	1 to 5 feet tall. Tufted. Turns brown in late summer. Turns brown in late summer.
	Festuca californica	California fescue	Native	forest openings/ meadow	D	EC	1.5 to 4 feet tall. Tufted Turns brown in late summer.
	Festuca idahoensis	Idaho/blue fescue	Native	forest openings/ meadow	D	EC	1 to 3.5 feet tall. Tufted Smaller than California fescue, with finer leaves. Turns brown in late summer.
	Festuca ovina (also known as *F. saximontana* var. *purpusiana)*	fescue	Native	forest openings/ meadow	D	EC	2-10 inches tall. Tufted. Turns brown in late summer.

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	Helictotrichon sempervirens	blue oatgrass	Non-native	-	D		2-3 feet tall. Tufted, blue-gray. Full sun.
	Juncus balticus	Baltic rush	Native	meadow	W		0.5 to 2 feet tall. Rhizomes. Very wet meadows.
	Juncus encifolius	rush	Native	meadow	W		0.5 to 2 feet tall. Rhizomes. Very wet meadows.
	Juncus phaeocephalis	rush	Native	meadow	W		0.5 to 2 feet tall. Rhizomes. Very wet meadows.
	Hordeum brachyantherum	meadow barley	Native	meadow	M-W		1 to 2 feet tall. Tufted. Turns brown in late summer.
	Muhlenbergia richardsonis	mat muhly	Native	forest openings/ meadow	M	EC	2 to 16 inches tall. Rhizomed. Forms mats. Full sun. Could also be used as a ground cover. Turns brown in late summer.
	Poa secunda	Plumas bluegrass	Native	meadow	D	EC	1 to 2 feet tall. Tufted. Does not need irrigation once it is established. Turns brown in late summer.
Perennials							
	Achillea millefolium	yarrow	Native	meadow	D-M	EC	Versatile garden plant. Genus name comes from Achilles. Other members of this genus were used during the civil war for emergency bandages. The leaves were said to stop the flow of blood. Flowers, generally white, June to Aug.
	Aquilegia spp. *(A. formosa)*	columbine	Non-native	forest openings	M		Beautiful flowers with a "mountain" look. Different colors available. Generally, flowers in late June and July.
	Allium amplectens, A. campanulatum, or A. platycaule	onion (narrow leaved, Sierra, or broad stemmed).	Native	meadow	D-M		6 to 18 inches tall. Flowers May-July.
	Arnica cordifolia	arnica	Native	meadow	D		6 to 18 inches tall. Yellow flowers, similar to sunflowers. Flowers May-August.
	Aster alpigenus var. *andersonii*	alpine aster	Native	meadow	W		2 to 16 inches tall. White to purple flowers that are larger than many other native asters. Appears tufted, though it grows from a taproot. Flowers mid-July-Aug.

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	Arabis holboellii	Holboell's rock cress	Native	meadow	D		1.5 feet tall. Small white flowers. Fruits are long and narrow and hang down. Flowers May-July
	Balsamorhiza sagittata	arrow leaf balsamroot	Native	forest openings/ meadow	D-M		1 to 2 feet tall. Common native in this area. Large yellow "sunflowers". Many prefer this over mules ears, because is more palatable to wildlife and has less dry biomass to contribute to late summer or fall wildfires, Flowers Late June-July
	Brodiaea coronaria	brodiaea	Native	meadow	D		5 to 12 inches tall. Purple flower. Flowers April to June.
	Camassia quamash	common camas	Native	meadow	M-W	FR	Approx. 1 foot tall. Grows from bulbs. Bulbs were harvest by Native American for food (*Camas* means sweet in the native Chinook language). Note-other species with the common name camas are *poisonous*. Deep purple flowers are beautiful in a moist or wet meadow. Flowers June.
	Castilleja sp.	Indian paintbrush	varies	-	D-M		12 to 18 inches tall. Generally red or yellow flowers. Hard to grow. Typically hemi-parasitic.
	Delphinium glaucum	Sierra, glaucus, or towering larkspur	Native	meadow	M-W		3 to 8 feet tall. Hard to find in cultivation. Dark purple flowers. Flowers June-July.
	Delphinium gracilentum	slender larkspur	Native	forest	D		0.5 to 2.5 feet tall. Hard to grow. Dark purple flowers. Flowers June.
	Delphinium nudicaule	red larkspur	Native	meadow	M-W		0.5 to 2 feet tall. Red to orange flowers. Much easier to find this species in nurseries than the other larkspurs. Flowers June.
	Delphinium nuttallianum	Nuttall's, dwarf, or meadow larkspur	Native	forest openings/ meadow	D-M		0.5 to 1.5 feet tall. Hard to grow. Purple (occasionally white to pink) flowers. Flowers May-June.

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	Epilobium angustifolium	fireweed	Native	forest openings/ meadow	D		2-6 feet tall. Will colonize an area after fire or disturbance, spreading by rhizomes. Large showy pink to violet flowers. Partial to full sun. Flowers June-Aug.
	Epilobium ciliate	hairy willowherb	Native	forest openings/ meadow	D		1-4 feet tall. Not as attractive as *E. angustifolium*. Will colonize an area after disturbance, spreading by rhizomes. Small white to rose/violet flowers. Flowers June-July.
	Erysimum capitatum	western or Siberian wallflower	Native	meadow	D		6 to 36 inches tall. Beautiful when combined with *Linum lewisii* (blue flax). Yellow to orange. Flowers May to August.
	Eriogonum umbellatum	sulphur buckwheat	Native	meadow	D		6 to 12 inches tall. Good for rock gardens or gravelly places. Leaves and stems form a low 1-2 foot wide mat. Bright yellow, almost chartreuse flowers that age to rust color. Flowers June-July.
	Eschscholzia californica	California poppy	Native	meadow	D	EC	<1 foot tall. Seeds readily available. California state flower. Often used in perennial grass erosion control mixes to add color. Orange to yellow flower. Flowers June-July.
	Gilia leptalea	slender or Bridge's gilia	Native	forest openings	D-M		Note-this is an annual, not a perennial. Several inches to 1 foot high. Often forms mats of purple pink flowers. Can be hard to find in nurseries. Flowers June-July
	Gaillardia aristata	indian-blanket	Native	meadow	D-M	FR	<2.5 feet tall. Flowers brown to purple. Flowers June-August
	Hemerocallis sp.	day lily	Non-native		M	FR	1-4 feet tall. Grows from tubers. Flowers various colors. Sun.
	Heuchera micrantha	small flowered heuchera	Native	forest openings	M		1-3 feet tall. Plant in protected spots. Flowers white. Flowers May-July.
	Heuchera sanguinea	coral bells	Non-native	forest openings			1-2 feet tall. Native to Mexico and Arizona. Flowers range from white to red.
	Ipomopsis aggregata	skyrocket or scarlet gilia	Native	forest openings	D-M		1.5 foot tall. Bright red flowers. Hummingbird's, bees, and other pollinate the flowers. Flowers in July.
	Iris missouriensis	western blue flag	Native	meadow	M-W		8 to 20 inches tall. Flowers pale purple to white. Flowers May to June.

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	Kumlienia hystricula	waterfall buttercup	Native	forest openings	W		4 to 10 inches tall. Sepals while, petals greenish. Requires a lot of water. Flowers April to June.
	Linum lewisii	mountain/ blue flax	Native	forest openings/ meadow	D		0.5 to 1.5 feet tall. Cluster of indigo flwrs. Great addition to any sunny meadow area. If you like bachelor buttons you will love these. Good in wildflower mix or plant in drifts. Highly recommended. Flowers June-August.
	Lupinus albifrons	silver lupine	Native	meadow	D		Up to 5 feet tall. Shrubby. Grows in sandy or rocky places The genus name *Lupine* means "wolf". They were originally thought to rob soil of nutrients, but the opposite is true. Through a symbiotic relationship with bacteria, they convert atmospheric nitrogen to a useable form in the soil, making the soil richer. Silver green leaves. Flowers blue to purple, May to September
	Lupinus argenteus	alpine lupine	Native	meadow	D	FR	1 to 3 feet tall. Common native in this area. Hard to find in nurseries. Purple flowers, with silvery green leaves. Flowers July-Aug.
	Lupinus grayi	Gray's lupine	Native	meadow	D	FR	6 to 14 inches tall. Grows in low mats or tufts. Purple flowers with a distinctive yellow spot and silvery green leaves. May-July
	Lupinus latifolius	broadleaf lupine	Native	forest openings/ meadow	M-W	FR	4 to 7 feet tall. Whitish blue, pink, to purple flowers. Flowers May-Sept.
	Lupinus lepidus var. *confertus*	Sierra lupine	Native	meadow	M	FR	Up to 2 feet tall. Hard to find in nurseries. Grows in low mats or tufts. Purple flowers, with silvery green leaves. Flowers June-August.
	Lupinus polyphyllus	large leaf lupine	Native	forest	W	FR	Up to 5 feet tall. Dark purple flowers. Parent species to the Russell hybrid lupines. Flowers May-July.
	Mimulus cardinalis	scarlet monkey-flower	Native	forest openings/ meadow	W	FR	10 to 30 inches tall. Red flowers. Spreads by rhizomes. Wet areas. Flowers May to September.
	Mimulus guttatus	seep monkey-flower	Native	meadow	W	FR	5 to 40 inches tall. Yellow flowers. Spreads by rhizomes. Flowers May to September. Only very wet areas.

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	Mimulus lewisii	Lewis' monkey-flower	Native	meadow	W	FR	10 to 30 inches tall. Pink to lavender flowers. Spreads by rhizomes. Wet areas. Flowers June to September.
	Paeonia brownii	Brown's peony	Native	forest openings/ meadow	D		0.5 to 1 foot tall. Very hard, almost impossible to find in nurseries. Seeds occasionally available from Comstock Seed. Fascinating brown and yellow flower. Watch for it in the wild. It is a treat to find it, but do not pick it or collect it. If you have some on your lot. You are lucky! Protect it if you can, do not irrigate it. They are adapted to natural conditions. Flowers June-July.
	Penstemon neotericus	Plumas County penstemon	Native	forest openings/ meadow	D	FR	0.5 to 2 feet tall. All of the penstemon listed here are highly recommended. With the exception of *P. rydbergii*, they are have large showy flowers and do not require much water. Large blue/indigo flowers (2.5 to 3.5 centimeters). A bit of white inside flowers. Gray-green leaves. Flowers May-Aug.
	Penstemon newberryi	mountain pride penstemon	Native	forest openings/ meadow	D	FR	8 to 20 inches tall. Beautiful magenta showy flowers. Leaves leathery. Often occurs in rocky /gravelly areas. Flowers June-August.
	Penstemon rydbergii	meadow penstemon	Native	meadow	M	FR	0.5 to 2 feet tall. Red blue to indigo, more slender with smaller flowers than the other penstemon listed here. Often seen in damp meadows among the grasses in natural areas. Flowers May-July
	Penstemon speciosus	showy penstemon	Native	meadow	D	FR	5 to 30 inches tall. Large blue/indigo flowers (2.5 to 3.5 centimeters). Flowers June-August.
	Penstemon strictus	Rocky Mt. penstemon	Non-native	meadow	D	FR	5 to 30 inches tall. Large blue/indigo flowers (2.5 to 3.5 centimeters). Flowers June-August.
	Perideridia bolanderi ssp. *bolanderi*	Bolander's yampah	Native	meadow	M		6 to 18 inches tall. Bulbs. White umbel flower. Flowers June-August
	Phlox subulata	spreading phlox	Non-native	meadow	D		<6 inches tall. Stiff needle like leaves.
	Potentilla gracilis	slender cinquefoil	Native	meadow	W	FR	8 to 40 inches tall. Yellow flowers. Spreads by stout rhizomes. Flowers June to August.

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	Pteridium aquilinum	bracken fern	Native	forest	D-M	FR	1 to 2 feet. Shade.
	Ranunculus glaberrima	sagebrush buttercup	Native	meadow	D		6 to 18 inches. Yellow flower. Flowers April to June.
	Wyethia mollis	*mule's ears*	Native	meadow	D		1 to 3 feet tall. Common native in this area, though can be a bit weedy. Large yellow "sunflowers". Flowers June-August.
	Xerophyllum tenax	bear-grass, Indian basket grass	Native	meadow	D		1 to 3 feet tall. White flowers. Flowers May-August

Things to keep in mind

Most the species on this list are natives. Many will do better on a drip irrigation system than an overhead spray system.

One issue in this area is the dry cold. This is compounded by the low amount of snow on the ground some winters. In the winter, trees will thaw on one side and stay frozen on the other. Desiccation can be a challenge. Thoroughly watering trees once before the first heavy frost can help.

Another issue common in the area is snow dump from roofs, plows, and blowers. The extra snow adds weight in the winter and water during spring. Fragile woody species can be broken. This problem is the worst where the snow falls off roofs. Metal roofs dump more than composite, but all are problematic. Tape your young trees in the winter. The comments column of the above table shows the species that are more likely to survive in the areas that the snow dump occurs.

Plants have been grown in conditions similar to your site conditions (cold/freezing in the winter and dry in the summer) are more likely to do well on your site.

Appendix C-3

Grizzly Ranch Homeowner's Seed Mix

Plant Species		PLS LBS/Acre	PLS LBS
Common Name	**Latin Name**		
Yarrow	*Achillea millefolium*	0.25	0.75
Red Columbine	*Aquilegia formosa*	0.03	0.09
Arrowleaf Balsamroot	*Balsamorhiza sagittata*	0.75	2.25
Brome grass	*Bromus carinatus*	3.00	3.00
Sierra Larkspur	*Delphinium glaucum*	0.10	0.30
Blue Wildrye	*Elymus glaucus*	3.50	10.50
California poppy	*Eschscholzia californica*	1.50	1.50
Sulfur Buckwheat	*Erigonum umbellatum*	1.15	3.45
Sheep cover fescue	*Festuca ovina*	3.00	3.00
Blue Flax	*Linium lewisii*	3.00	9.00
Red Monkeyflower	*Mimulus cardinalis*	0.03	0.09
Penstemon	*Penstemon speciosus*	0.50	1.50
Sandberg Bluegrass	*Poa sanbergi/secunda*	7.00	21.00
Lewis Monkeyflower	*Mimulus lewisii*	0.15	0.45
Tufted Hairgrass	*Deschampsia caespitosa*	1.00	3.00
Scarlet Gilia	*Ipomopsius aggregata*	0.15	0.45
Big Sagebrush	*Artemisia tridentata*	0.25	0.75
Rabbitbrush	*Chrysothamnus nauseosus*	0.25	0.75
	Total=	25.61	61.83

Notes:

The seed mix is available for purchase at Comstock Seed in Reno. NV. (775) 746-3681. Ask for Ed.

PLS= Pure live seed

Appendix C-4

Plant References

A. Books

Blackwell, L.R. *Wildflowers of the Sierra Nevada and the Central Valley*. Lone Pine Publishing. 1999.

Fauver, T. *Wildflower Walking in the Lakes Basin of the Northern Sierra.* Published by Fauver and Steinbach. Orinda, California. 1992.

Graf, M. *Plants of the Tahoe Basin.* California Native Plant Society Press and University of California Press, Berkeley, California 1999.

Hickman, J.C. *The Jepson Manual.* University of California Press, Berkeley, California. 1993.

Schmidt, M. G. *Growing California Native Plants.* University of California Press, Berkeley, California. 1980

Taylor, *Sagebrush County, a Wildflower Sanctuary.* Mountain Press Publishing Co., Missoula, Montana. 1992. (This covers areas to the east of Grizzly Ranch, but some of the species overlap.)

U.S. Forest Service, Plumas National Forest, Beckwourth Ranger Station, and Sierra Valley Nursery & Produce. *Fire Resistant Plants for Your Landscape.* Ranger station: (530) 836-2575.

Weeden, N.F. *A Sierra Nevada Flora.* Wilderness Press, Berkeley, California. 1996.

Wiese, K. *Sierra Nevada Wildflowers.* Falcon Publishing, Helena, Montana. 2000.

B. INFORMATIONAL WEBSITES

www.ucpress.edu UC Berkeley has a variety of floras and natural history books.

www.cnps.org California Native Plant Society. 2707 K Street, Suite 1, Sacramento, CA 95816-5113, (916) 447-2677, fax (916) 447-2727. You can buy a few books here or call them and order a catalogue. The catalogue has a much larger selection than the website.

www.villagernursery.com This site is updated regularly with discussions on various aspects of mountain gardening.

Appendix C-5

Plant Material Nurseries and Suppliers

Comstock Seed, 917 Highway 88 Minden, NV 89460 Seed mixes specifically designed for Grizzly Ranch will prepare for Grizzly Ranch by Comstock Seed. http://www.comstockseed.com/ -Seeds Only.

Dry Creek Garden Co., 7250 South Virginia St., Reno, NV (775) 851-0353.

Interpretive Gardens, 7777 White Fir, Reno, NV (775) 747-2922 or -2222.

Perennial Landscape and Nursery, 6891 N. Lake Blvd., Tahoe Vista, CA (530) 546-7383.

Sierra Valley Farms, Gary and Kim Romano, 1329 County Rd A23, Beckwourth, CA 96129. Phone (530) 832-0114 Fax (530) 832-5114. This nursery is closest to Grizzly Ranch. Their website is www.sierravalleyfarms.com.

Tahoe Tree Co, 401 West Lake Blvd., Tahoe City, CA (530) 583-3911. Their website is www.tahoetree.com.

Villager Nursery, 16078 Donner Pass Road, Truckee, CA 96060. Phone (530) 587-0771. Their website is www.villagernursery.com.

The California Native Plant website, lists numerous native plant nurseries: http://www.cnps.org/links/nativeplantnurseries.htm.

Appendix D-1

Application for Initial Site Visit Review and Approval

Date _____ Lot _____

OWNER/APPLICANT _____ Phone _____

Address _____ _____

ARCHITECT _____ Phone _____

Address _____ _____

CONFERENCE DATE _____(schedule and notify)

This application will be considered complete only if the following are submitted:

☐ **1. Initial site visit Review Application and Design Review Fee of $2,500.00 made payable to Grizzly Ranch Association.**

☐ **2. 2 copies of the comprehensive Site Plan including information listed in Section 2.3 and in Appendix D-2.**

☐ **3. 2 copies of the limited Schematic Architectural Plans; including the information in section 2.3 and in Appendix D-2.**

☐ **4. 2 copies of Appendix D-2.**

FOR DESIGN REVIEW BOARD USE ONLY:

Submittal Date_____ Meeting Date _____ Notice Date _____

Appendix D-2

Initial Site Visit Plan Review Checklist

Date _____ Lot _____ Owner _____

Yes No

1. SITE ANALYSIS:

☐ ☐ **STAKE - Property boundaries, building envelope w/yellow flags, building corners and centerline of driveway with red flags and mark description on stakes**
☐ ☐ **Mark trees to be removed with a yellow ribbon**
☐ ☐ **Stake Easements and utilities**
☐ ☐ **Flag Benchmark with red flagging**
☐ ☐ **Propane tank or GeoExchange**

A. SITE PLAN

At 1" = 10' minimum for ½ acre lots or smaller, and 1" = 20' for larger lots, indicating any adjacent structures, including:

☐ ☐ **Property boundaries & adjacent property lines 20' outside of the lot**
☐ ☐ **25 ft. golf setback from golf course property line**
☐ ☐ **Building envelope delineation**
☐ ☐ **Driveway location**
☐ ☐ **Snow storage and extra parking**
☐ ☐ **Platted easements**
☐ ☐ **Topographic survey with Contours at 2' intervals**
☐ ☐ **Preliminary lot grading**
☐ ☐ **Significant natural features such as:**
- **Drainages**
- **Wetlands**
- **Trees greater than 6" in diameter**

☐ ☐ **Footprint of residence**
☐ ☐ **Construction fence locations**
☐ ☐ **Heat source tank location (buried propane or GeoExchange wells or trenches)**
☐ ☐ **Trees marked for removal**
☐ ☐ **Grinder pump location**
☐ ☐ **Appropriate legends**

B. LIMITED SCHEMATIC ARCHITECTURAL PLANS SHOWING:

☐ ☐ **Floor plans**
☐ ☐ **Building elevations showing existing grades and final grades**
☐ ☐ **Building cross section(s) to show how building fits on site**

Appendix E-1

Application for Preliminary Design Review

Date _____ Lot _____Owner _____

This application will be considered complete only if the following is submitted:

☐ 1. The Preliminary Plan Review Checklist (Appendix E-2)

☐ 2. The Preliminary Plan Application (E-1)

☐ 3. Sample Board (no larger than 24"x 24") See below and Section 2.5 #4 for more information

☐ 4. 3 Copies of each:

- ☐ A. Proposed site plan- 1"=10' for lots under ½ acre, and 1"= 20' for larger lots
- ☐ B. Proposed building plans- 1/8" = 1' min.

EXAMPLE OF COLOR BOARD

On 24 x 24 light-weight material - include roofing, siding, fascia, stone masonry (as exterior materials), trim, window color, exterior doors, garage doors, exterior lighting, lighted house numerals, decks/railings, masonry and chimney cap. Provide product descriptions and manufacturer colors. Use catalog sheets and photographs where possible. DRB may request actual sample.

FOR DESIGN REVIEW BOARD USE ONLY:

Submittal Date_____ Meeting Date _____ Notice Date _____

Appendix E-2

Preliminary Plan Review Checklist

Date _____ Lot _____ Owner _____

Yes No

☐ ☐ A. SITE PLAN

At 1" = 10' for lots less than ½ acre and 1" = 20' for larger lots indicating any adjacent structures, including:

☐ ☐ **Property boundaries & adjacent property lines 20' outside of the lot**

☐ ☐ **Building envelope delineation**

☐ ☐ **Easements**

☐ ☐ **Existing and proposed contours at 2' intervals**

☐ ☐ **Building footprint and eave drip line locations & top of foundation elevations**

☐ ☐ **Driveway & guest parking location**

☐ ☐ **Utilities & utility connection locations**

☐ ☐ **Grinder pump location & access**

☐ ☐ **Site drainage, BMP's & preliminary ECSMP plan**

☐ ☐ **Site improvements such as fences, decks, patios, walks, sidewalks, covered porches, wood sheds and free standing storage areas. Section 3.6**

☐ ☐ **18" x 11" arched or 15" round driveway culvert, if needed**

☐ ☐ **Accessory site development**

All requirements in Section 6.3:

☐ ☐ **The area of construction and limits of disturbance/excavation**

☐ ☐ **Construction material storage and excavation material storage**

☐ ☐ **Construction access drive, parking areas, and temporary buildings**

☐ ☐ **Utility trenching**

☐ ☐ **Erosion control measures and tree protection methods,**

☐ ☐ **Dumpster location**

☐ ☐ **Temporary toilet location**

☐ ☐ **Fire extinguisher**

☐ ☐ **Construction sign**

☐ ☐ **Location of any special equipment such as a tower crane**

☐ ☐ **Construction plans & sections**

☐ ☐ **6.4 Erosion control & drainage plan**

☐ ☐ B. CONCEPTUAL BUILDING PLAN

At 1/8"=1' min.

☐ ☐ **Floor plans of all proposed buildings**

☐ ☐ **Square footage analysis:**

Garage _____

First floor (HVAC) _____

Second floor (HVAC _____

Covered porches _____

Impervious surface area _____

☐ ☐ **All building elevations with existing and final grade shown**

☐ ☐ **Building sections through all principal masses of the building with building heights, existing and finish floor elevation shown**

☐ ☐ **Proposed exterior materials and color samples**

☐ ☐ **Proposed exterior lighting**

☐ ☐ C. TREE REMOVAL AND PRELIMINARY LANDSCAPE PLAN

At 1" = 20' min. indicating the overall concept plan with plant legend including size and quantity

☐ ☐ **Footprint of buildings and all hardscape and planting areas**

☐ ☐ **Indicate trees & other major vegetation requested to be removed and reasons for removal. Approval will be granted for removal of trees necessary for construction only**

☐ ☐ **Conceptual plant massing, including mature height and spread**

Appendix F-1

Application for Final Design Review and Approval

Date _____ Lot _____ Owner_____

This application will be considered complete only if the following are submitted:

☐ **1. Final Plan Review Checklist (Appendix F-2)**

☐ **2. Final Design Review Application (F-1)**

☐ **3. Compliance Deposit Application (Appendix G) and deposit**

☐ **4. $1,000 Mitigation fee to Grizzly Ranch Association for Fireplace (if applicable)**

☐ **5. 3 complete copies of construction plans for County submittal, and 1 set of A – E below for DRB files:**

Format			Scale
☐	A.	Site Plan	1”=10’ or 1”= 20’*
☐	B.	Grading/Construction Management Plan	1”=10’ min.
☐	C.	Building Floor Plans	1/8”=1’ min.
☐	D.	Erosion Control & Storm Water Management Plan	1”=20’ min.
☐	E.	Construction Schedule	8 ½” x 11” format

* Site plan scale: 1”= 10’ for lots under ½ acre and 1”= 20’ for larger lots

FOR DESIGN REVIEW BOARD USE ONLY:

Submittal Date _____ Meeting Date_____ Notice Date_____

Note: In addition, all required reviews by local governmental jurisdictions must be completed.

Appendix F-2

Final Plan Review Checklist (Page 1 of 3)

Date _____ Lot _____ Owner _____

Yes No

☐ ☐ BUILDER REQUIREMENTS**:**
A complete set of review materials including the following:

☐ ☐ A. SITE PLAN
AT 1" = 10' minimum for lots under ½ acre and 1" = 20' for larger lots
See Appendix D-1 for check list items

☐ ☐ B. GRADING/CONSTRUCTION MANAGEMENT PLAN
AT 1"=10' MIN.:

☐ ☐ **Erosion, dust & trash control, trash dumpster, construction limit fencing, & sanitary facilities location**

☐ ☐ **Curb and vegetation protection**

☐ ☐ **Site grading**

☐ ☐ **Soil and materials staging areas**

☐ ☐ **Construction trailer location**

☐ ☐ **Construction sign, size, location**

☐ ☐ C. ARCHITECTURAL CONSTRUCTION PLANS
AT 1/8"=1' MIN.

☐ ☐ **Dimensioned floor plans of all the proposed building with finished floor elevations**

☐ ☐ **SQUARE FOOTAGE ANALYSIS:**
Garage _____
First floor (HVAC) _____
Second floor (HVAC) _____
Covered porches _____

☐ ☐ **Exterior elevation with existing & final grade**

☐ ☐ **Building sections through all principal masses of the buildings**

☐ ☐ **Building height from existing grade**

☐ ☐ **Exterior lighting plan**

☐ ☐ **FIREPLACES - See Section 4.9**
Gas or oil _____
Open hearth approved EPA _____
Open-hearth non-EPA _____
(fireplace mitigation fee of $1,000 to be paid to County air quality fund.)

☐ ☐ **CHIMNEY**
Spark arrester _____
Caps _____
Materials _____

☐ ☐ **ROOF SPECIFICATIONS:**
Roof materials _____
Manufacturer _____
Series/model _____
Color and texture _____
Rroof pitch _____
Roof peak height _____
Type of roof _____
Gutters/downspouts material and color _____

☐ ☐ **EXTERIOR WALL SPECIFICATIONS:**
Wall materials _____
Manufacturer _____
Series/model _____
Texture/color _____
Mortar color _____
Technique of construction _____

☐ ☐ **Foundations properly concealed?_____**
Trim material/color_____

☐ ☐ **EXTERIOR DOOR SPECIFICATIONS:**
Manufacturer _____
Series/model _____
Color_____

☐ ☐ **GARAGE DOOR SPECIFICATIONS:**
Manufacturer_____
Series/model _____
Material _____
Color_____

☐ ☐ **WINDOW SPECIFICATIONS:**
☐ ☐ **Manufacturer _____**
Series/model_____
Color_____
☐ ☐ **Factory clad?_____**
Cladding material
____Vinyl ____Alum. ____Factory

☐ ☐ D. TREE REMOVAL PLAN
AT 1"=20' MIN.:
☐ ☐ **Trees to be removed and diameter**

☐ ☐ E. SAMPLE BOARD WITH MATERIALS & FINISHES
(IF NOT ALREADY APPROVED):
☐ ☐ **Roofing sample**
☐ ☐ **Finished wall sample**
☐ ☐ **Stone sample**
☐ ☐ **Mortar color**
☐ ☐ **Chimney material and color**
☐ ☐ **Finished trim sample**
☐ ☐ **Exterior lights cut sheet**
☐ ☐ **Exterior doors cut sheet**
☐ ☐ **Garage doors cut sheet**
☐ ☐ **Lighted house numerals**

☐ ☐ F. EROSION CONTROL & STORM WATER MANAGEMENT PLAN**:**
☐ ☐ **BMP's as per Sections 3.5 and 3.6**
☐ ☐ **Site plan at 1" = 20' - 0"**
☐ ☐ **Proposed path of water flow on site and off site**
☐ ☐ **On site detention or retention**
☐ ☐ **Catch basins**
☐ ☐ **Storm drains**

☐ ☐ G. CONSTRUCTION SCHEDULE
Construction start date _____
Construction end date _____
Landscaping end date _____
Winter erosion control date _____

☐ ☐ H. GRINDER PUMP SPECIFICATIONS
To be shown within the general notes on the final plans. Required system is E/One GP 2000 grinder pump and NEMA 4X alarm panel with Pre STAT feature including auto dialer (Model 2010-74)

Appendix F-3
Landscape Plan

Near the completion of the residence, a landscape plan must be submitted to the DRB which includes:

Plan shall show property lines, building envelope and approved drainage as shown on the "approved site plan".

- ☐ ☐ **Existing/proposed plant Locations by species**
- ☐ ☐ **Accessory structures**
- ☐ ☐ **Decks, patio, walkway locations**
- ☐ ☐ **Tree survey**
- ☐ ☐ **Plant list**
- ☐ ☐ **Irrigation system**
- ☐ ☐ **Fencing and landscape walls**
- ☐ ☐ **Soil amendments**
- ☐ ☐ **Installation details and notes**
- ☐ ☐ **Exterior lighting plan**
- ☐ ☐ **Snow storage plan**
- ☐ ☐ **Property Lines**
- ☐ ☐ **Building Envelope**
- ☐ ☐ **Landscape Plan shall be consistent with all design guidelines included in section 5.0 Landscape Character.**

The final sign-off of the Homesite development project and return of compliance deposit will be delayed until:

A. All landscaping is complete, or at a minimum, all soils disturbed by construction to be reseeded using the Grizzly Ranch native plant seed mix, treated with weed free mulch, and temporary irrigated to expedite germination.
B. Any disturbance to the Nature's Envelope Area must be repaired in accordance with section 5.2.1
C. Steep slopes subject to erosion are to be protected with an acceptable erosion control method.
D. The driveway is paved.

NOTE: Landscape plan must be consistent with all Design Guidelines included in Section 5.0 Landscape Character.

Appendix G

Compliance Deposit Agreement (Page 1 of 2)

In addition to the non-refundable $2,500.00 Design Review Fee payable at the Preliminary Design Review, and in compliance with rules adopted, _____ ("Owner") does hereby deposit with the Design Review Board ("DRB") the sum of $7,500.00 (hereinafter called the "Compliance Deposit") and agrees to the following terms and conditions. Please make all checks to Grizzly Ranch Association.

1. The Compliance Deposit shall be used as security against any damage caused to Grizzly Ranch Common Areas, streets, or Owner's Lots and all improvements, structures, landscaping and personal property attached thereto or located thereon; which damage is caused by the acts and/or omissions of the Owner, his general contractor and/or any employee, agent or subcontractor of the Owner or general contractor in connection with construction of improvements on the Owner's Lot.

2. Upon the occurrence of any such damage, the Design Review Board from time to time, and without prejudice to any other remedy, may use the Compliance Deposit to the extent necessary to repair such damage or pay to the injured party the cost of such damage. It is expressly understood that the use of any or all of the Compliance Deposit shall not be considered a measure of the damage nor release the Owner from paying an additional amount if the total damage exceeds $7,500.00. A list of violations and penalty amounts is listed below.

3. Within a reasonable time of the notification of the occurrence of any such damage to the DRB, the amount of the Compliance Deposit to be used, if any, shall be approved in writing by a majority of the DRB. The DRB may postpone its review of payment pending receipt of any information which the DRB, in its sole discretion, may require. A copy of the DRB decision shall be mailed to Owner at the address indicated below. Withdrawal of money from the Compliance Deposit shall occur no sooner than 10 days after the date of DRB written approval.

4. If the Owner wishes to contest the DRB's decision to use any or all of the Compliance Deposit as described above, he/she must, within ten (10) days after the date of DRB approval, submit a written request to the DRB for a hearing before the DRB. The DRB shall schedule such a hearing as part of the larger agenda of a regular or special DRB meeting and send written notice of the hearing date to the Owner no less than ten (10) days prior to said date. The DRB, by majority vote, shall determine the amount of the Compliance Deposit to be used, if any.

5. The DRB shall not be liable to the Owner or to any other person for any loss, damage or injury arising out of the payment or nonpayment of the Compliance Deposit funds unless such loss, damage or injury is due to the willful misconduct or bad faith of the DRB.

6. During construction, it is the responsibility of builders and owners to carry the necessary hazard and liability insurance.

7. Upon completion of the construction on a lot as per the approved plans and specifications, and a final inspection by the DRB satisfactorily indicating that no damage as set forth in paragraph 1 remains unremedied, the Compliance Deposit or any balance thereof shall be returned to the Owner.

8. No interest shall be payable upon the Compliance Deposit.

9. All Construction rules must be followed (see Section 6.0) or construction penalties will be implemented. Please note the penalty charges for the following construction rules below. (List is not inclusive and penalties may be charged for any violation contained within the DRB Guidelines.)

Violations and Penalty Amounts

Violation	First Offence	Each Additional Offence
***Erosion control and drainage violations**	**$1000.00**	**$2000.00**
***Unapproved access across surrounding properties**	**$1000.00**	**$2000.00**
***Property damage**	**$ 500.00**	**$1000.00**
***Improper storage of materials & equipment**	**$ 500.00**	**$1000.00**
***Site cleanliness**	**$ 500.00**	**$1000.00**
***Construction noise**	**$ 500.00**	**$1000.00**
***Construction vehicles and parking**	**$ 500.00**	**$1000.00**
***Violation of construction hours**	**$ 500.00**	**$1000.00**
***Improper concrete washout**	**$1000.00**	**$2000.00**
*** Unrestrained dog(s) on site**	**$ 500.00**	**$1000.00**
*** Fires or burning**	**$ 500.00**	**$1000.00**

All construction penalties are charged against the lot owner's compliance deposit account and paid directly to the Association, upon written notice to the owner. If penalties exceed the owners' compliance deposit account, the owner will be sent the construction penalty letter requesting payment within 15 days.

OWNER acknowledges that he/she/they have reviewed the above Agreement and agree to abide by the rules set forth herein and be subject to the rules, fees and penalties shown above.

_____ _____

Owner Owner

By signature below the DRB acknowledges receipt of the $7,500.00 Compliance Deposit.

GRIZZLY RANCH
DESIGN REVIEW BOARD

BY:_____

Executed on the ___ day of _____, 20__.