



West Almanor Community Club

177 Lake Almanor West Drive • PO Box 1040

Chester, CA 96020

(530) 259-4646 • FAX (530) 259-4665

Email: wacc@citlink.net www.lakealmanorwest.net

Dear Lake Almanor West Property Owner;

Attached you will find a copy of the appropriate CC&R's (Policy #60 & 60B) and the appropriate form needed for tree removal (Policy #60A.1). There is no fee for tree removal.

You need to return to us:

- (1.) The form, (If you are your own contractor, sign form in both spots – where it says “Owner and Contractor Signature”)
- (2.) A plot plan of the intended trees to be removed, with a note at the bottom telling us how the trees for removal will be marked. (ie loggers flagging, orange paint with an “X”, etc.) (See sample of form attached)

Upon receipt, the WACC office will turn over your forms and information to the Architectural Review Committee. The Architectural Committee will inspect the marked trees and make sure removal is in compliance of the LAW CC&R's. We will contact you with the approval or denial of tree removal.

You should hear from us within a few days of our receiving your paperwork. For new residences or additions, trees cannot be removed until the plans have been approved by the Architectural Committee and submitted to Plumas County.

All trees for removal need to be listed and approved prior to the removal of said trees. The only exception to that are trees that are on the ground due to the age of the tree or trees that have fallen due to weather, even “dead” or “salvage” trees need to have the tree removal form.

Should you need further assistance please feel free to contact me at the office at 530-259-4646.

Sincerely,

Sonja Anderson
Administrative Assistant

ARCHITECTURAL RULES & REGULATIONS

Instructions to Owners and Contractors on Improvements to Developed and Undeveloped Lots:

Attention is directed to the Amended Declaration of Covenants, Conditions and Restrictions (CC&Rs) effective August 18, 1998 and any subsequent amendments for all activities relative to maintenance of undeveloped lots, construction of new building, clearing of trees, additions to buildings, fences and drainage.

- 3.10 Signs
- 3.14 Construction, Storage of Building Materials
- 3.15 Outbuildings
- 3.16 Building Standards
- 3.17 Building Specifications
- 3.18 Building Location
- 3.19 Clearing of Trees
- 5.8 Enforcement Assessments
- 8.1 Submission of Plans and Specifications
- 8.6 Applications
- 8.8 Grant of Approval
- 8.9 Board Review, Variances
- 8.11 Commencement
- 8.12 Completion
- 8.13 Inspection and Correction
- 9.0 Enforcement

CC&R Clarifications

- Signs:** Noncommercial signs and posters are prohibited if they are more than 9 sq. feet in size; noncommercial flags or banners are prohibited if they are more than 15 sq. feet in size. Sign Restrictions are in compliance with Civil Code 1353.6. Refer to CC&R 3.10.
- Fences:** Chain link fencing, where otherwise approved by the Architectural Committee, shall not be installed on the street side of the lot and shall be painted a natural color (green or brown). Where approved, split-rail fencing shall not exceed three (3) feet in height.
- Outbuildings:** Any second building submitted for approval to the Architectural Committee must meet the following: (1) Conform to the existing residence in style, materials and general looks; (2) Be built on a permanent foundation of either block or poured concrete; (3) Conform to all other building requirements in the CC&Rs and as required by the County. Auto and boat canopies for any purpose whether canvas, plastic or metal are considered tents and/or temporary structures and are prohibited. Tarps used to cover woodpiles or other outdoor use should be brown, green or clear.

Work Hours and Noise Restrictions: There shall be no construction work that creates a noise disturbance between the hours of 8:00 PM and 7:00 AM. This prohibition pertains to all types of work including building construction, earth moving, tree falling/ cutting, etc. The restriction applies to property owners as well as contractors. *This restriction does not apply to the golf course operations at Lake Almanor West Golf Course.*

Trees: Any request for tree removal on common property must be approved by the Architectural Committee, the Golf Course Superintendent/Facilities Manager and the Board of Directors. Refer to CC&R 3.19 and Policy #60B for any tree removal.

Setbacks: **No concrete pads or other patios which interfere with existing easements may be constructed within the 20' setback on abutting Golf Course Unit 1 or the 50' setback abutting Golf Course on all other Units.**

Conduct of Work

Preliminary:

These requirements must be met prior to commencement of lot clearing and construction:

- A. Referring to CC&R 8.1, three sets of all plans must be submitted for review by the Architectural Committee to the WACC office at 177 Lake Almanor West Drive, Chester, 9:00 a.m. – 2 p.m., Monday through Friday. The plans must include an 8 ½” x 11” plot plan to scale showing the location of access roads, buildings, decks and walkways, septic tanks with drain fields, fences, propane tank and utility lines and their relation to the required setbacks.
- B. A check payable to WACC must accompany all submissions in accordance with the following schedule:

1. New Residence	\$160.00
2. Residence Addition/Remodel	\$120.00
3. New Garage	\$120.00
- C. The plans must be approved by the Architectural Committee before submission to the Plumas County Building Department in Chester. The Committee must be notified verbally to allow a full 14 days for review and response as required by CC&R 8.9. The Committee will act promptly, but is under no obligation to provide expedited service.
- D. Approvals will be granted simultaneously from the Fire District for propane tank location and fire equipment access, and from the Water Co. for utility routing and valve box locations (spec sheets from Fire Dept. are attached). For tree removal a separate permit must be obtained from CDF (request form attached).
- E. A Construction/Alteration Application, Policy 60A, must be submitted to WACC together with the fee and signed by both owner and contractor before any activity commences. A copy of this form will be returned to the owner indicating approval or denial.
- F. A Construction/Alteration Application, Policy 60A.1 shall be completed and submitted to the

WACC for all other alterations, including but not limited to: tree removal (refer to Policy 60B), re-roofing, awnings, exterior painting, siding, driveway, deck, patio and signs. There will be no fee for these alterations.

- G. Permit forms for construction may be obtained from the Plumas County Building Department in Chester located in the County Building. They will collect applicable fees. Phone number (530) 258-2108.
- H. Water service provision is handled by West Almanor Mutual Water Company. Their phone number is (530) 596-3900 and their email is wamwco@yahoo.com
- I. Power service must be applied for from PG&E in advance. Phone number (530) 283-9682. WACC is a community serviced by underground utilities. All service panels and electrical meters must be located on the residence or garage at a location approved by PG&E.
- J. Propane service can be supplied by several vendors who can advise on connection requirements.

Site Inspection 1:

The submitted plans showing location on the lot will be reviewed for conformance with the CC&Rs. A site inspection will be made to verify location, proposed access and orientation of the structures and drain fields with respect to major trees, land slope and possible effect on neighboring land, structures and drain fields. A string line along both sidelines and the rear line between corner monuments must be up and free of trees and brush for this inspection.

Site Inspection 2:

After setting foundation forms, a setback inspection shall be called for by the applicant. Note that a request for inspection as the concrete truck is ready to pour, or even a day before is not acceptable. A set of revised plans must be onsite. The Committee will check the location as required by CC&R 3.18.

Again, the string lines along property lines between corner monuments must be in place.

General:

During construction the conduct of the Contractor is the responsibility of the owner and any infractions such as excess noise, trash accumulation, signs, etc. will be reported to the owner for immediate correction.

Architectural Committee Responsibility:

The Committee in no way shall confirm or guarantee any assumed geological condition, safety or structural standards, general esthetics, general planning or view preservation. The Committee shall, in good faith, exercise discretionary approval or disapproval on the basis of minimizing interference with enjoyment of adjacent properties, protection of property values, and of enforcing an improvement use and occupancy in a pleasing but not sterile or uniform combination.

Enforcement of these Regulations shall be by proceedings at law or in equity against any person

violating or attempting to violate any provision hereof, either to restrain by any owner or contract purchaser, or by the West Almanor Community Club.

If any provision of these Regulations is determined by a competent jurisdiction to be invalid, such determination shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.

Adopted: August 3, 1998
Effective: August 18, 1998
Amended: April 4, 2000, October 22, 2002, July 27, 2004, October 26, 2004
Amended: November 15, 2006
Amended: October 30, 2007
Amended: March 27, 2008

**CONSTRUCTION / ALTERATION APPLICATION
and
STATEMENT OF COMPLIANCE (NO FEE)**

Construction Site Location: Unit # _____ Lot # _____

Street Address _____

Owner(s):
Name(s): _____

Mailing Address _____

Phone: _____ FAX No. _____

Type of Construction or Alteration (check all that apply)

Roof [] Deck [] Patio [] Porch [] Awning [] Siding [] Balcony [] Wall []

Driveway [] Fence [] Sign [] Exterior Painting [] Solar Installation []

Tree Removal [] Description of how Trees will be marked _____

Please include map/drawing on back to show where trees are located.

Post Construction tree removal [] Number of trees to be removed: _____

Other Reason for Request: (specify) _____

Statement by Owner and Contractor:

We have reviewed a copy of the WACC CC&Rs as amended July 1, 1998, Policy 60 as amended September 28, 2012. Specifications for Utility Routing, CDF Request for Tree Removal, WACC Tree Removal Procedures, and WACSD Fire Department Requirements, and hereby agree to abide by the above named regulations for construction in Lake Almanor West.

Owner Signature: _____ Date: _____

Contractor Signature: _____ Date: _____

Disposition of Application:

Approved [] Denied [] Date: _____ Comments: _____

By _____ Architectural Committee Member

Return completed form to the WACC Office, P.O. Box 1040, Chester, CA 96020 / phone (530) 259-4646 FAX (530) 259-4665

No work shall commence prior to written approval by the WACC Architectural Committee Member by copy of this form and/or approved plans. No trees are to be removed until WACC approval is obtained and, if a County permit is required, the plans submitted to Plumas County along with appropriate fees.

Copy of this form to owner: (date) _____ Plan Check: _____

**CLEARING OR
TREE REMOVAL PROCEDURES**

As required by the Section 3.19 of the **Covenants, Conditions and Restrictions**, (CC&Rs), of West Almanor Community Club, an owner must obtain approval pursuant to Article 8, prior to removing any and all trees or tree that exceed six inches in diameter, (6"). If the property owner has received a letter from the Fire Dept. stating that the dead tree must be removed, then no approval is required and the Fire Dept. will provide WACC a copy of the letter.

To assist, the WACC Board of Directors has adopted the following procedure:

Action to be taken by the property owner prior to removing any tree or trees except as stated above:

1. Fill out a "Construction /Alteration Application and Statement of Compliance (No Fee) (Policy 60A.1). If this is a request for a new residence or addition complete a "Construction/ Alteration Application and Statement of Compliance (Fee) form (Policy 60A) and submit this with the required fee. The forms may be picked up at the WACC office, 177 Lake Almanor West Drive, Chester. They can also be mailed or faxed to you upon request.
2. Mark the trees on the property that are to be removed so that a member of the Architectural Committee can identify them.
3. Draw or have a "plot plan" of the property drawn with pertinent information such as access roads, property line, buildings, decks and walkways, septic tanks with drain fields, fences, propane tank, utility lines, and their relation to the required setbacks. Also note other information such as hazardous conditions or additional information as to why tree removal is being requested.
4. Submit the Construction /Alteration Application, with the "plot plan", to the WACC office.
5. A member of the Architectural Committee will come to the property and inspect to assure the tree removal complies with the CC&Rs and inform the property owner of his/her findings. Applicant is to notify the WACC office when tree removal is complete and the Architectural Committee will come to the property and re-inspect to assure the tree removal complies with the application.
6. For new residences or additions, trees cannot be removed until the plans have been approved by the Architectural Committee and submitted to Plumas County.
7. Inform any person or persons that you hire to do tree removal that approval is required prior to the commencement of work.

The Architectural Committee can be contacted by phone through the WACC Office, 530-259-4646, 177 Lake Almanor West Drive, Chester, 9:00 am to 2:00 pm. Construction / Alteration Applications with attached plot plans, may be dropped off at the WACC office or FAXED to them at 530-259-4665.

Approved: October 22, 2002
Amended: December 16, 2003

Amended: June 28, 2005
Amended: November 19, 2007
Amended: February 25, 2009

DEPARTMENT OF FORESTRY AND FIRE PROTECTION

697-345 Hwy 36
 Susanville, CA 96130
 (530) 257-4171
 FAX: (530) 257-8599



Rev. 9/12/06

TREE REMOVAL INFORMATION

STATE REGULATIONS

The California Department of Forestry and Fire Protection (CDF) is responsible for administering Timber Harvesting Regulations conducted throughout California on all non-federal timberland since 1973. The removal of naturally occurring California native "commercial" timber species from forested lots, areas of pending new construction, and from around existing structures is included under these regulations. In Plumas County, qualifying timber species includes Ponderosa Pine, Jeffrey Pine, Sugar Pine, Western White Pine, White Fir, Douglas Fir, and Incense Cedar. These exemptions are free of charge from CDF and are submitted to CDF in Redding, for review and approval. These exemption documents are to be used in those situations that are exempt from the requirement of a Timber Harvesting Plan. The three most commonly used exemption documents are:

1. Removal Of Fire Hazard Trees Within 150 Feet Of A Structure Exemption

This exemption is required for the removal of selected trees, which are located up to 150 feet from around existing structures that are deemed by the landowner to be a potential hazard to any structures that have been permitted through the County Building permit process. This exemption is required only if the wood is sold, bartered, exchanged or traded. **Licensed Forester services are not required.** A licensed Timber Operator must be listed on the exemption and is responsible for all logging activities. Clearcutting, Shelterwood Removal and Seed Tree Removal cutting methods are not allowed. CDF has up to 5 days to approve the exemption. This exemption is valid for 1 year.

2. Christmas Tree, Dead, Dying Or Diseased; Fuelwood Or Split Products Exemption

This exemption is required when removing trees that are dead or are obviously dying from insect attack or disease, or when removing fuelwood or other miscellaneous products such as Christmas Trees, chips, fencing, etc. The harvest cannot exceed 10% of the volume per acre. Otherwise a Timber Harvesting Plan is required. **Licensed Forester services are not required.** A Licensed Timber Operator must be identified on the exemption and is responsible for all logging activities. This exemption is required only if the wood is sold, bartered, exchanged or traded. CDF has up to 5 days to approve the exemption. This exemption is valid for 1 year. This exemption is **NOT** required for personal firewood use.

3. Less Than 3-Acre Conversion Exemption

This one-time exemption is required for property owners who intend to clear for structures and other needed improvements (i.e. residence, driveways, utility lines, outbuildings, septic systems, etc) in preparation for such development. **This exemption is required whether or not the trees are sold, bartered, exchanged or traded.** **This exemption must be prepared by a Registered Professional Forester** and timber operations must be conducted by a Licensed Timber Operator. The Licensed Timber Operator must have an approved copy on site at the time of operations and has one year to complete timber operations. The landowner must submit to CDF in Redding a Work Completion Report within one month of completion of timber operations. California Licensed Timber Operators are required to possess one million dollar Liability Insurance for their work. Building contractors are ineligible to perform this work unless they are a Licensed Timber Operator. CDF has up to 15 days to approve the exemption. This exemption is valid for 1 year.

Specific terms and conditions apply to all three exemptions, including logging debris clean-up requirements and protection of wildlife, archaeological sites, water quality and other natural resources. Before hiring an LTO, be sure to ask the LTO for proof of valid insurance or call CDF LTO Licensing at (916) 653-7211. A state filing fee is imposed for the three forms, however the person listed on the form as the Timber Owner will be required to pay

CONSERVATION IS WISE—KEEP CALIFORNIA GREEN AND GOLDEN

PLEASE REMEMBER TO CONSERVE ENERGY. FOR TIPS AND INFORMATION, VISIT "FLEX YOUR POWER" AT WWW.CA.GOV