

**THINGS
TO DO
BEFORE
BUILDING AT
CALIFORNIA PINES!**

CALIFORNIA PINES PROCEDURES FO CONSTRUCTION

THE FOLLOWING ITEMS MUST BE COMPLETED BEFORE STARTING CONSTRUCTION OF ANY BUILDING OR THE PLACEMENT OF A MOBILE HOME IST STARTED ON ANY LOT WITHING THE CALIFORNIA PINES SUBDIVISION.

BUILDINGS:

1. Apply for a septic system permit from the Modoc County Environmental Health Department 202 West 4th St, Alturas, CA 96101. Except Lake Unit 1B, Mobile Home Parke and Lake Unit IV as these are on the existing sewer system. A copy of the completed permit, perk test and engineered septic system must be submitted to the California Pines CSD, 376 County Road 7, HC 4 Box 43002, Alturas, CA 96101.
2. Drill well, (except Lake Unit 1B, Mobile Home Parke and Lake Unit IV). A supply of potable water must be assured before a County building permit will be issued (State Law).
3. Submit two sets of sit (plot) plans and elevations drawing or pictures showing the exterior design of the structure including the roof, materials to be used and dimensions of the structure to the Environmental Control Committee HC 4 Box 45007, Alturas, CA 96101. Show Unit , Block and Lot numbers on all plans. One set of plans will be returned to you. The Committee reserves the right to require additional information.
4. Apply for a building permit from the Modoc County Department of Public Works, 202 West 4th St, Alturas, CA 96101. Take a set of building plans and site plans that have been approved by the Environmental Control Committee. NOTE: Steps 1, 2 and 3 above must be complied with before the County will issue a building permit.

Mobile Homes:

1. Follow steps 1 and 2 above
2. Submit two sets of site (plot) plans and two set of elevation drawing and or pictures of the Mobile Home and any other buildings or additions to the Mobile Home, to the Environmental Control Committee HC 4 Box 45007, Alturas, CA 96101. Indicate materials to be used on all buildings or additions.
3. Follow step 4 above.

Plot plan restrictions:

All structures must be not less than:

Lake Unit 1B: - 20 feet from the road easement line in front

5 feet from side boundary line, except on street side of corner lots where structures

Shall be at least 10 feet from road easement.

15 feet from rear property line.

Mobile Home Park: - 5 feet from all boundary lines per County Code.

All other units: 20 feet from road easement line and 20 feet from side property lines.

50 feet from rear property line

Square Footage Requirement:

All Lake Units and Mobile Home Park: Living space must be no less than 1,000 sq. ft.

All other Units – Living space must be no less than 500 sq. ft.

NOTE: Please check with Modoc County Building Department regarding restrictions and requirements for construction materials as well as snow load requirements.

During Construction: a temporary shed may be used for storing tools and materials.

5.

IN CONCURRENCE WITH THE STATE LAW KNOW AS SB 1960 ALLOWING MODERN MOBILE HOMES, WHICH CAN BE SET ON A PERMANENT FOUNDATION, THE CALIFORNIA PINES PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS HAS ADOPTED THE FOLLOWING RESTRICTIONS FOR THE PLACEMENT OF MOBILE HOME IN CALIFORNIA PINES.

1. A double wide or larger new multi-sectional unit.
2. Finished floor of maximum of 24 inches above lot grade.
3. No structure will be allowed to have a *shiny* galvanized metal roof.
4. Roof material shall be composition shingles or other fire resistant materials used in the area.
5. The exterior covering and roofing materials of the garage or carport must be the same as the mobile home.
6. The exterior covering must extend to the ground.
7. The mobile home must have an enclosed garage or carport, if either is common to the area.
8. All porches and entries must be on a permanent foundation.
9. No shiny metal or corrugated metal siding.
10. Exterior should be of a material commonly found on residences in the area.
11. A roof pitch of not less than 2 ½ inches of vertical rise for each 12 inches of horizontal run.
12. Roof eave and gable over hangs not less than one foot.

**FILL OUT ALL
FORMS AS
THEY PERTAIN
TO YOUR
PROJECT**

RESOURCES FOR BUILDING

BUILDING APPROVAL:

Environmental Controls Committee 530-233-5747
HC 4 Box 45007 - Alturas, CA 96101
Randy Faver: Chairman

GENERAL INFORMATION:

On site Administrator 530-233-5747

PERMITS:

Modoc County Bldg. Inspector 530-233-6403
buildingdept@co.modoc.ca.us

Utilities:

Surprise Valley Electric 530-233-3511
Toll Free 866-843-2667
Frontier Communications 866-226-5170
Community Service Dist. 530-233-2766
(water, sewer & trash Lake units 1B, 2 & 4)

LOCAL BUSINESS RESOURCES:

Wells:

Conner's Well Drilling Co. 530-233-3837
Modoc Drilling 530-233-5181
Modoc Pump Co. 530-279-2218

Septic Systems:

A & M Pump & Plumbing 530-233-2775
Heard Plumbing 530-233-5181
Kings Backhoe & Well Drilling 530-294-5921

Contractors:

Hamilton Construction	530-233-2202
Schock Construction	530-233-2202
Williams Guy General Contractor	530-233-5625
Coastwide Contractors	530-233-7088

MODOC COUNTY BUILDING DEPARTMENT

202 WEST 4TH

ALTURAS, CA 96101

PHONE: 530-233-6403

buildingdept@co.modoc.ca.us

BUILDING INFORMATION ON "CALIFORNIA PINES UNIT 5" SUBDIVISION

STATE INFORMATION: DEPARTMENT OF REAL ESTATE OF THE STATE OF CA

PO BOX 18700 - SACRAMENTO, CA 95818-7000

877-373-4542

<http://www.dre.ca.gov/>

COUNTY ZONING: This unit is zoned "RH" – Residential High Density.

Item #6: There is no guarantee that a purchaser will be able to use this lot for residential purposes. Prior to commencing construction of a residential structure, a building permit must be obtained from the Modoc County Building Inspector. Developer is informed that no building permit will be issued until an acceptable domestic source of potable water has been established on the lot, and a sewage disposal system has been approved by the Modoc County Health Department. Purchasers must contact the Community Service District, the Modoc County Officials and the CALIFORNIA PINES PROPERTY OWNERS' ASSOCIATION ENVIRONMENTAL CONTROL COMMITTEE, prior to commencing construction on any lot.

Item 8#: THIS UNIT MAY BE OFFERED ONLY FOR SEASONAL RECREATIONAL USE, THE LOTS ARE NOT SUITABLE FOR YEAR ROUND USE.

WATER: There is no guarantee of the quality or quantity of sufficient potable domestic water on any lot in unit 5. Purchaser is advised that no residential use is permitted unless a sufficient domestic water supply is found. Dry wells have been drilled in the unit (5).

Sewage: There is no assurance that the purchaser will be able to obtain a permit or approval from the County Health Department for installation of sewage system.

Electricity: Contact Surprise Valley Electric Corp for current information.

**CALIFORNIA PINES PROPERTY OWNERS ASSOCIATION
ARCHITECTURAL/ENVIRONMENTAL
CONTROL COMMITTEE**

HC 4 BOX 45007
ALTURAS, CA 96101

I _____ AM APPLYING FOR A PERMIT TO BUILD THE
STRUCTURE DESCRIBED BELOW.

My address and phone number:

Address: _____

Phone _____

Unit # _____ Block # _____ Lot # _____

Street: _____

Plans Presented for _____ on _____
Structure date

Contractor: _____ Phone: _____

Contractor License Number _____

If this is not the contractor's own license number, please enter the information of the Person
or Company who holds the California Contractors License that is being used.

Name as it appears on Contractor's license _____

Address: _____ Phone: _____

Date Construction to be started: _____

Estimated date of completion: _____

MODOC COUNTY BUILDING PERMIT

ISSUED ON _____ PERMIT #: _____

ISSUED BY _____

COMMITTEE APPROVAL EXPIRES ON _____

**ANY FUTURE ADDITIONS, STRUCTURES, FENCES, ALTERATION OR OTHER IMPROVEMENTS
MUST BE APPROVED BY THE ARCHITECTURAL ENVIRONMENTAL CONTROL COMMITTEE
BEFORE WORK IS STARTED.**

ROAD REPAIR MAINTENANCE COMMITMENT

I _____ AGREE THAT DURING THE CONSTRUCTION OF STRUCTURES LOCATED IN UNIT _____ BLOCK _____ LOT _____, THAT THE ROADS LEADING TO AND FROM THIS BUILDING SITE SHALL BE MAINTAINED BY THE RESPONSIBLE CONTRACTOR. THE ROADS SHALL BE KEPT AND MAINTAINED BY THE BELOW LISTED CONTRACTOR DURING AND AFTER COMPLETION OF THE PROJECT. THE ROADS CONCERNED SHALL BE IN THE USABLE CONDITION THAT THEY WERE IN AT THE BEGINNING OF THE CONSTRUCTION.

CONTRACTOR'S CALIFORNIA CONTRACTORS LICENSE # _____
LICENSE IS IN THE NAME OF _____

I THE UNDER SIGNED HAVE POSTED A BOND WITH (COMPANY NAME) _____
_____ FOR THE AMOUNT OF _____
TO INSURE THAT THE ABOVE AGREEMENT WILL BE HONORED

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT

DATE

**CALIFORNIA PINES PROPERTY OWNERS' ASSOCIATION
ARCHITECTURAL ENVIRONMENTAL CONTROL COMMITTEE**

**HC 4 BOX 45007
ALTURAS, CA 96101**

Please note: This form is not needed if your property is located in Lake Unit 1B or 4 or in the Mobile Home Park. If your property is located in these units you must get a permit from the Community Service District.