

AC MEMBER AREA:

Lake California  
Property Owner's Association

Architectural Committee Application for New Construction

Owner's Name: \_\_\_\_\_ Tract & Lot: \_\_\_\_\_

Property Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_ Alt. Phone: \_\_\_\_\_

Dwelling  Duplex Start date: \_\_\_\_\_ Finish Date: \_\_\_\_\_

SUBMITTAL COVER SHEET

NEW CONSTRUCTION

**Please read before signing:** By signing this agreement and the Lake California Property Owner's Association Application for New Construction, you acknowledge that you have read and agree to all rules and regulations set forth in both the CC&R's of this association and the Lake California Architecture Committee. Also, you acknowledge and agree that a fine may be imposed on the property owner if there is any violation of the rules, regulations or policies set forth by this community pertaining to any new constructions on or to any property within this community and that you are liable for all costs to bring any work into compliance.

PROPERTY OWNER AND/OR CONTRACTOR'S SIGNATURE

DATE

FOR USE BY ARCHITECTURAL COMMITTEE ONLY

- APPROVED:** as noted in comments below and / or accompanying plans
- DISAPPROVED:** does not conform to the CC&R's or AC Rules and **no work may begin**
- INCOMPLETE:** is lacking details or important information and reapplication is required before starting

AC Committee Comments:


GM Reviewed:	AC Member Approved: (Begin work)	AC Chair Approved: (Completed)
Sign & Date	Sign & Date	Sign & Date

Member information to start NEW Construction

Must be in Compliance with CC&R's and Architectural Guidelines

All Plans require review, inspections and approval from authorized Committee Members

**.LAKE CALIFORNIA ARCHITECTURAL COMMITTEE RULES AND GUIDELINES  
FOR NEW CONSTRUCTION**

**Preliminary Review and Signature Sheet**

Current Property Owner's Name: \_\_\_\_\_

Property Street Address (in LC): \_\_\_\_\_

Property Owner mailing address: \_\_\_\_\_

LC Tract #: \_\_\_\_\_ LC Lot #: \_\_\_\_\_

The property owner and contractor have read all pages of the LCPOA Architectural Committee Rules and Guidelines for new construction and have agreed to abide by the terms and conditions stated with-in this document.

\_\_\_\_\_  
Property Owner Signature (Date) \_\_\_\_\_

\_\_\_\_\_  
Property Owner Printed Name Phone: \_\_\_\_\_

\_\_\_\_\_  
Contractor Signature (Owner Authorized Representative) (Date) \_\_\_\_\_

\_\_\_\_\_  
Contractor's Printed Name Phone: \_\_\_\_\_

**Note:** First time builders in LC are required to be with property owner(s) or authorized representative at the LC Architectural Plan review meeting.

# APPLICATION & PERMIT FOR NEW CONSTRUCTION

Tract: \_\_\_\_\_ Lot: \_\_\_\_\_

Project Address: \_\_\_\_\_

Owner of Record:

Builder or Contractor:

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Phone: \_\_\_\_\_

License No: \_\_\_\_\_

Estimated Start Date: \_\_\_\_\_

Estimated Completion Date: \_\_\_\_\_

I hereby submit the following:

- Two (2) complete **TEHAMA PLAN CHECK READY** sets of plans; two (2) plot plans with all required indications.
- \$2,000.00 Building Performance Deposit + \$100 Fence Deposit - Refundable
- \$7,822.00 Lake California Building Fee - Non-Refundable OR \$5,870.00 per **UNIT**, Multi-Family / Non-Refundable.
- \$200.00 Plan Review – Non-Refundable
- See Commercial Rates on Fee Schedule

After obtaining my Tehama County Permit. I will provide the POA office with a copy of the Tehama County permit for the property file and AC notification.

**You have one (1) YEAR to complete your project.**

**Note:** The LC Architectural Committee and LC Accounting will return the refundable performance deposit when the project and landscaping is complete. **You have 60-days to complete your landscaping after the Certificate of Occupancy has been issued.**

In the event a project is not completed to the satisfaction of the Architectural Committee, or a Notice of Non-compliance has been filed, the Architectural Committee may elect to hold deposits until all unsatisfactory or non-compliance items have been corrected.

**Note:** Deposits are not interest bearing.

I have read and understand the above statement:

\_\_\_\_\_  
(Owner of Record Signature Required) Date: \_\_\_\_\_

\_\_\_\_\_  
(Owner / Contractor Signature) Date: \_\_\_\_\_

## DRIVEWAY EASEMENT APPLICATION

DATE: \_\_\_\_\_ TRACT: \_\_\_\_\_ LOT: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

APPLICANT: \_\_\_\_\_ PHONE: \_\_\_\_\_

The undersigned is applying for permission to excavate, construct, install and/or otherwise encroach on LCPOA's right-of-way/easement by performing the following work:

"A" Standard Approach

"B" Dipped Approach

"C" Approach with a Culvert

The type of approach is to be determined by a Builder, designated contractor or engineer when appropriate or when *required* by the architectural committee.

Sewer Connection: A 3/8" Minus Reject material to be used as backfill at the sewer connection

The owner/builder shall be responsible for a cut or expansion joint placed on the property line at concrete driveway approach for any work done in the future by LCPOA and/or Rio Alto Water District.

48 hours prior to commencing the above work, the applicant must contact the LCPOA office to arrange for backfill verification and inspection by the committee.

Applicant waives any claim of liability or damages against the LCPOA based on the issuance of this permit, on any subsequent court order declaring this permit invalid and on any future damages suffered by the applicant by reason of the issuance of this permit or his reliance thereon, and agrees to do the work in accordance with L.C. Rules and Regulations and subject to AC approval.

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APPROACH TYPE APPROVED BY AC

APPLICANT SIGNATURE: (OWNER/BUILDER)

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INSPECTED BY

ADDRESS

Date: \_\_\_\_\_

QUICK REVIEW OF OWNER'S AND CONTRACTOR'S RESPONSIBILITIES  
TO THE ARCHITECTURE COMMITTEE (AC)

**An Architecture Committee (AC) Representative/Member Will Work With You**

Even before planning your build, it is best you read the *Lake California Architectural Committee Rules* book. A copy may be obtained from the office at Goff Hall at the entrance to Lake California. This quick review form is not meant to replace the book; it is meant to be a quick reminder of the meetings with the committee and the inspections required. Upon completion of the *Application and Permit for New Construction* form, you will be assigned AC representative, with phone number. The representative can help guide you through the process. Please note the office needs five days' notice to be placed on the agenda to meet with the AC. The AC meets on the first Wednesday each month at 10:00 am at Goff Hall. Committee representatives need five days' notice for any inspection.

**Meetings: (Property Owner (PO), Representative or Contractor Must Attend)**

1. Prior to submitting your building plans to the Tehama County Building Department, you will meet with the AC for a preliminary plan approval. You need three (3) sets of Tehama County Plan-Check-Ready plans, three (3) plot plans verifying corner pins (See Sec. 4 *Lake California Architecture Committee (LCAC) Rules* book), signed survey, landscape plans, exterior color sample, a roofing sample and have paid the \$200.00 plan review fees.
2. After Tehama County Building Department has approved your plans, there will be a final plan approval meeting with the AC. (See AC Plan Submittal Check Off List - Sections 33 and 33.1)
3. If a PO wants to alter construction plans after AC approval, with a five-day request, any property owner or contractor is welcome to attend a meeting to request a change (which then has to be approved by the AC and/or the Tehama County Building Department). Or, there is a 3-minute per person open forum period during regularly scheduled AC meetings where your requested changes could be discussed.

**New Construction Inspections:**

1. An initial inspection of the lot to allow for the removal of the marked trees. The lot can be checked for storm water drainage from the proposed building site.
2. An inspection of the fill material (3/8 in rock or sand) used to back fill for sewer lines or utilities in the street.
3. An inspection of the driveway approach for width and drainage before any concrete is poured.
4. An inspection of roof vents showing that they do not show from the street and they are painted to match roof color before any final roof materials are placed (except for the heater vents).
5. An inspection of the house after the Certificate of Occupancy has been given by Tehama County. Please refer to the final check off list Section 30.
6. A **LANSCAPE PLAN** is to be provided to the LC AC, and an inspection of the completed landscaping after it is placed (to be completed within 60 days from the date of the Certificate of Occupancy).
7. A **FENCING PLAN** is to be provided to the LC AC, and fence post holes are to be inspected prior to installation of fence. **NO CHAIN LINK FENCING IS PERMITTED FACING ANY STREET (SIDES ON CORNER LOTS OR GATES).**

Signature of Owner/Contractor: \_\_\_\_\_ Phone #: \_\_\_\_\_

Your Architecture Committee Member Is: \_\_\_\_\_ Phone #: \_\_\_\_\_

## AC PLAN SUBMITTAL CHECK LIST

A. \_\_\_ Have you built on any lot within Three (3) lots of this property?

1. \_\_\_ \$200.00 plan review fee paid (check No. \_\_\_)
2. \_\_\_ Detailed elevations must be thoroughly indicated on plans.
3. \_\_\_ Square footage noted \_\_\_\_\_. 1,400 sq. ft. minimum.
4. \_\_\_ Property corners located by engineer if necessary. Owner must know property lines.
5. \_\_\_ Any other surveys required? (Airport lots: Height - lake lots: flood plain).
6. \_\_\_ Address verification if corner lot or combined lots or Duplex.

**\*\*\*\*\* Plot plans (2) with the following requirements indicated:**

1. \_\_\_ Setbacks noted.
2. \_\_\_ Location of any trees over 3" in diameter to be removed & hauled away.
3. \_\_\_ Flush mount electrical panel - indicate location.
4. \_\_\_ Underground utilities and cable ready indicated.
5. \_\_\_ Lot drainage – arrow indicate after final grading.
6. \_\_\_ Propane tanks must be shown on plans, with a minimum 10 feet from property line and 10 feet' from house. Above ground < 125-gallon Zero tolerance propane tanks must be set on concrete pads to the rear or side of the house and must be enclosed, with vents at the bottom, finished to match house (no fence material). The fuel riser must be inside the propane tank enclosure. TC/Cal Fire Approved.
7. \_\_\_ Driveway width minimum 16' and encroachment noted and a 26-foot minimum width at the street. The primary driveway must be concrete from garage to street with a saw cut edge at the street. Call for Inspection. Driveway must drain with the natural flow; this is the contractor's responsibility.
8. \_\_\_ Location of heating/cooling system – no window mounts – Condenser unit must be to the rear or side of the home and not seen from street, if seen from street wing fence needs to be installed.

**\*\*\*\*\* Roof Guidelines:**

1. \_\_\_ 5&12 pitch or greater, except Tract 1006 minimum 6&12 pitch and Tract 1017 minimum 7&12 pitch.
2. \_\_\_ 18" to 24" minimum roof overhang except 18" in Tract 1017. Note: Any deviation must be discussed at plan review
3. \_\_\_ Min 2x6 Full Fascia gutters w/ downspouts noted on elevation. No plastic gutter or downspouts.
4. \_\_\_ Ridge & rakes trim cap or minimum 1x4 shingle molding on rakes.
5. \_\_\_ Roof breaks–hips–valleys–dormers–etc. – **Note:** Tile roofs in 1006.
6. \_\_\_ Call LCPOA or AC Member for roof inspection. All vents must be on rear elevation with the exception. of the water heater vent.

**\*\*\*\*\* Additional Architectural Requirements, Features, and/or Options:**

1. \_\_\_ Proper paperwork filled out, signed, and turned in to LC Office.
2. \_\_\_ Color chips (1<sup>st</sup> and 2<sup>nd</sup> choice) for structure base, trim, and doors.
3. \_\_\_ Roofing material. Bring a Brochure or sample of product and color.
4. \_\_\_ 4" minimum trim for windows, doors, or corners. Must be Banded if stucco.
5. \_\_\_ 6" x 6" minimum posts or simulated posts.
6. \_\_\_ 3/8" Minus Reject to be used as backfill at sewer connection.

**AC PLAN SUBMITTAL CHECK LIST CONTINUED**

- 7. \_\_\_\_\_ Corner lot architectural features and proper setbacks.
- 8. \_\_\_\_\_ 2 story architectural features on side elevations.
- 9. \_\_\_\_\_ Architectural features on Front & Back of Lake & Airport lots.
- 10. \_\_\_\_\_ Deck requirements – indicate column size and screening.
- 11. \_\_\_\_\_ Full fence or wing fence(s) vs. side landscaping. (N/A on Lake, Airport Lots) Tract 1017 Riverview Road side must have White Vinyl Fence.
- 12. \_\_\_\_\_ Multi-family plans - review garage and parking requirements per unit and 4' elevation setback.
- 13. \_\_\_\_\_ No exterior sheet siding of any size to be used on any new structures in Lake California.
- 14. \_\_\_\_\_ Windows in garage door: YES \_\_\_\_\_.
- 15. \_\_\_\_\_ Detailed Landscape Plan. Use Weed cloth under rock, bark, etc. and Border Material to contain it.
- 16. \_\_\_\_\_ Underground Irrigation System required. (6/05) Use 1 ½" Leach rock in flow line of easement.
- 17. \_\_\_\_\_ Outside Lighting indicated. No bright lights towards neighbors.
- 18. \_\_\_\_\_ Tank less water heater shall be interior, rear or side mounted or wing fence screened from street view.  
Enclosed cabinet required if mounted on exterior
- 19. \_\_\_\_\_ Solar plans
- 20. \_\_\_\_\_ You have one year to complete your project.

Initial AC Meeting Date \_\_\_\_\_ AC Member: \_\_\_\_\_

Final AC Meeting Date \_\_\_\_\_

Signature Owner/Builder \_\_\_\_\_

AC Member Initials: \_\_\_\_\_