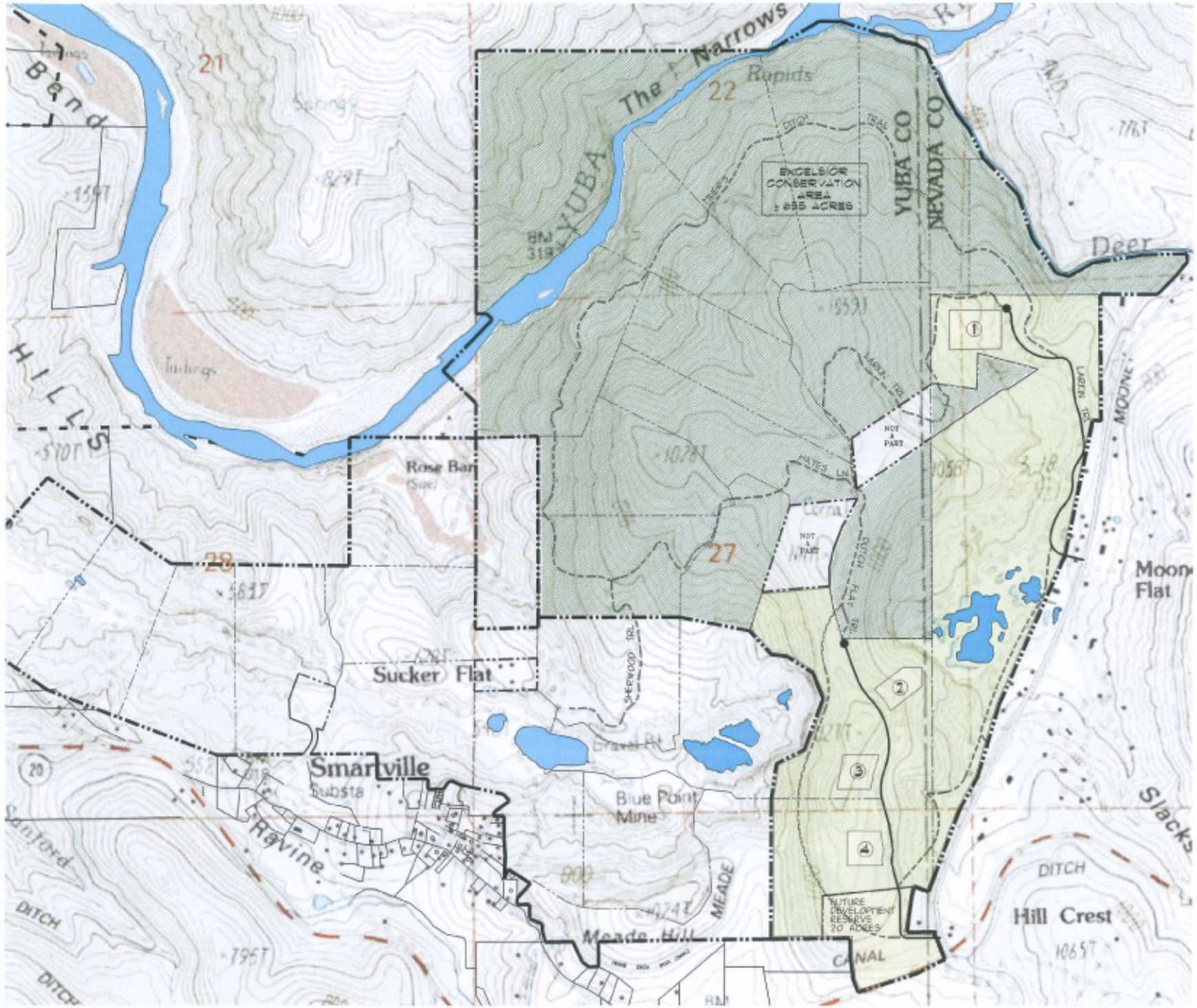

PROJECT REPRESENTATIVE

NAME: BRIAN BISNETT
ENV-VISION DEVELOPMENT, INC.
ADDRESS: 16046 BEAR COURT
GRASS VALLEY, CA 95949
TELEPHONE NUMBER: 530.268.9733

A.P. NUMBERS

06-260-30, 06-260-31, 06-340-08
50-160-32, 50-160-33, 50-040-02

UTILITIES

POTABLE WATER SUPPLY:
GROUNDWATER WELL
IRRIGATION WATER:
NEVADA IRRIGATION DISTRICT
SEWAGE DISPOSAL:
SEPTIC TANKS
FIRE PROTECTION:
SMARTSVILLE FIRE PROTECTION DISTRICT
ELECTRICITY:
P.G. & E.
GAS:
INDIVIDUAL PROPANE TANKS

THE EXCELSIOR RANCHES

① **BLACK SWAN RANCH**
150 TOTAL ACRES
5 ACRE BUILDING ENVELOPE
145 ACRE CONSERVATION AREA

② **SWAN POINT RANCH**
33.5 TOTAL ACRES
3 ACRE BUILDING ENVELOPE
30.5 ACRE CONSERVATION AREA

③ **PEREGRINE PEAK RANCH**
40.7 TOTAL ACRES
3 ACRE BUILDING ENVELOPE
37.7 ACRE CONSERVATION AREA

④ **SOUTH KNOLL RANCH**
34.2 TOTAL ACRES
3 ACRE BUILDING ENVELOPE
31.2 ACRE CONSERVATION AREA

CURRENT ZONING

YUBA COUNTY: A/ RR05-
NEVADA COUNTY: AG-40

500 250 0 500
SCALE 1"=500'

CAUTION: GRAPHIC SCALE MUST BE USED EXCEPT WHERE DIMENSIONED

NOTE
0 1/2 1
BAR SHOULD MEASURE 1" OR SHOWING IS NOT TO SCALE

bda
Bisnett Design Associates

EXCELSIOR
CONSERVATION PLAN

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