

The buyer is responsible for verifying the provided information's accuracy. The seller disclaims all liability for any inaccuracies, errors, or omissions.



## Info Sheet

### PROPERTY SUMMARY

This 1.98 Acre lot on Carrie Court TRL in Delleker California features direct access to power and fiber internet along a paved road. There's secured access through a privately maintained road.

### ACCESS & MAPS

<b>Road</b>	Carrie Court TRL
<b>Type</b>	Dirt
<b>Condition</b>	Good
<b>Directions</b>	<a href="#">Google Maps</a>
<b>GPS Coordinates</b>	39.7918993501927, -120.536073893469
<b>Land ID Link</b>	<a href="#">Land ID</a>
<b>Google MyMap W/ Corner Boundaries</b>	<a href="#">My Maps</a>

### ZONING

<b>Designation</b>	Suburban Zone (S-1)
<b>Link to County Zoning Ordinance</b>	<a href="#">Plumas Ordinance</a>
<b>Uses By Right</b>	Dwelling unit and limited commercial and farming activity

### PROPERTY DETAILS

**Acreage**

1.98 Acres

**APN**

131-040-023-000

**Legal Description**

PN/A

**County**

Plumas

**Annual Taxes**

\$324.1

**HOA**

No

**HOA Dues**

None

**Covenants**

No

**Utilities**

Power, Fiber Internet

## POWER

<b>Provider</b>	Plumas Sierra Electric Coop
<b>Website</b>	<a href="https://www.psrec.coop/about/contact/">https://www.psrec.coop/about/contact/</a>
<b>Distance to Power</b>	Nearby
<b>Est. Cost to Connect</b>	Quote Needed. \$250 fee for estimate. \$40-\$50 per ft. for Connection
<b>Natural Gas Delivery</b>	High Sierra Gas- \$2.55 per Gallon- <a href="https://www.highsierragas.com/about">https://www.highsierragas.com/about</a>

## WATER

<b>Provider</b>	No- Well needed
<b>Setup Process &amp; Est Cost to connect</b>	\$514 fee 1. Submit Application 2. Environmental Health inspection 3. If approved the owner will receive a construction permit 4. Owner can start drilling
<b>County Resource</b>	<a href="#">Plumas Well Process</a>
<b>Bulk Water Delivery</b>	\$550 for 4000 Gallons- <a href="https://h2o-4-u.com/">https://h2o-4-u.com/</a>

## SEPTIC/SEWER

<b>Provider</b>	None - Septic System Needed
<b>Application Process</b>	\$457 fee for permit 1. Sewage Disposal System Application 2. Percolation Testing 3. Site Visit 4. Permit Issuance 5. Begin Construction 6. Final Inspection
<b>Resource</b>	<a href="#">Plumas County Septic Process</a>

## BUILDING & USE RESTRICTIONS

<b>Subdivision Rules</b>	Minimum lot acreage must be 1 acre
<b>County Rules</b>	<u>County Ordinance</u>
<b>Min Building Size</b>	Tiny houses are allowed (Anything under 400sqft.)
<b>Max Building Size</b>	No structure in the Suburban Zone (S-1) shall exceed thirty-five (35') feet in height.
<b>Resource</b>	<u>Plumas Building</u>
<b>Building Types</b>	Modular, Prefab: Allowed
<b>Outbuildings</b>	No specific restriction
<b>Animals</b>	Small and large farm animals are permitted. Horses, cows, and pigs are limited to 2 per acre
<b>Mobile Homes</b>	Up to 120 Continuous Days per calendar year
<b>RV Rules</b>	The use of an RV is allowed for 18 months only with an issued Building permit to construct a dwelling
<b>Camping Rules</b>	No campground allowed according to matrix use.
<b>Resource</b>	<u>Camping Plumas</u>

## TERRAIN/SOIL/CLIMATE

Acres Capabilities WAPI

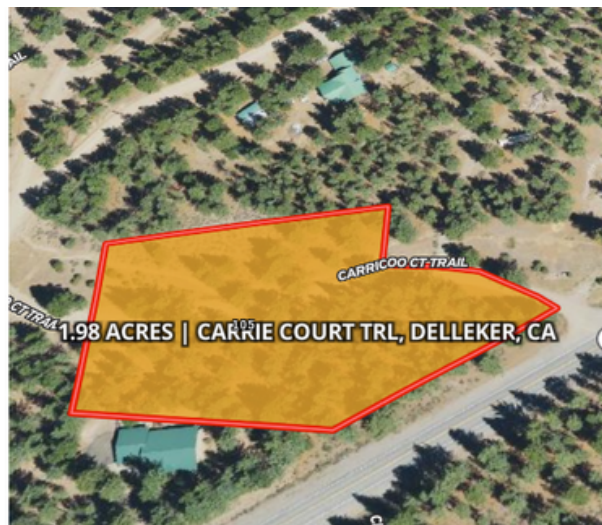
Soil

Non-Irrigated >

Boundary: 2.27 ac

Code	Description	CPI	NCCPI	CAP	Wildlife / Forestry	Limited Grazing	Moderate Grazing	Intense Grazing	Limited Farming	Moderate Farming	Intense Farming	Very Intense Farming
105	Bonta-Toiyabe families complex, 2 to 30 percent slopes.	-	17	6e	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Totals: 2.27 ac, 0 CPI Average, 17 NCCPI Average, 6 Cap. Average



<b>Soil</b>	100% Monta-Toiyabe type, limited forestry and wildlife.	<b>Climate Annually</b>	
<b>Terrain</b>	Flat	High	104F
<b>Water Features</b>	Seasonal Riverine accross the property	Low	30F
<b>Floodplain</b>	Zone X: Low to moderate risk area, no flooding insurance needed	Avg Precipitation	0.04 In
		Avg Snowfall	19.5 in

## HOA/POA

HOA

None

## CONNECTIVITY

### Cell Service

Verizon

Yes-5G

AT&T

Yes-5G

### Fiber Internet

Yes - Plumas Sierra Telecommunications- Site

### Starlink Available

Yes

## NEARBY PLACES OF INTEREST

Place	Name	Distance
<b>Cities</b>	Portola	5 min
	Reno	54 min
<b>Airport</b>	Plumas County Nervino Airport	15 min
<b>Hospital</b>	Eastern Plumas Health Care	8 min
<b>Grocery Store</b>	Graeagle Store	9 min
	Red and White Market	7 min
<b>Activities</b>	Plumas Pines Golf Course	12 min
	Plumas-Eureka State Park	15 min
	Gold Lake Campground	26 min
	Mt. Elwell	52 min
	Upper Jamison Campground	24 min
	Lake Davies	