
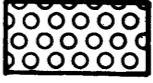







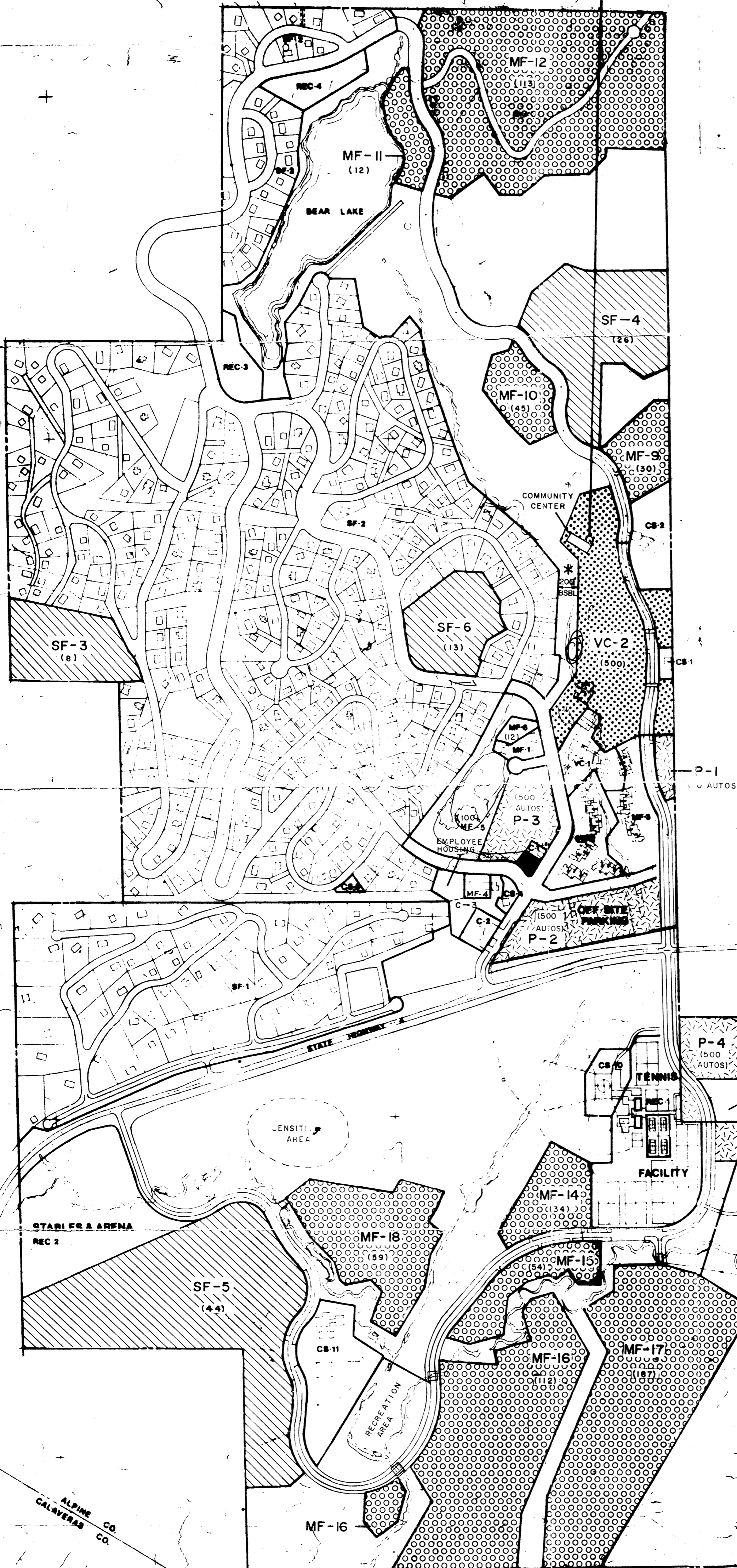
MASTER PLAN

BEAR VALLEY CALIFORNIA

NORTH
SCALE 1" = 400'

LEGEND

-  SINGLE FAMILY, DETACHED
-  LOW-MEDIUM DENSITY MULTI-FAMILY
-  VILLAGE CENTER
-  PARKING
-  TRANSPORTATION CENTER
-  200 FT. BUILDING SETBACK LINE (SEE PAGE 57 FINAL EIR)
-  () NUMBER OF LIVING UNITS OR AUTO SPACES



CHAIRMAN, ALPINE COUNTY PLANNING COMMISSION

REV. NO.	DESCRIPTION	DATE
1	ADDED UNIT DENSITIES & SIGNATURE LINE	2-12-79

OCT. 78

REV. 12-14-78

C 26672

PROJECT SUMMARY
BEAR VALLEY DEVELOPMENT PLAN

Alpine County Public Library
P.O. Box 107
Markleeville, CA 96120-0107

ALPINE COUNTY
PLANNING DEPARTMENT
P. O. Box 107
MARKLEEVILLE, CA 96120

General Development Plan
North Side

<u>Single Family Parcel</u>	<u>Acreeage</u>	<u>Density</u>	<u>Units</u>	<u>Beds 6/Unit</u>	<u>Cars 2/Unit</u>
SF 1	52.8	1.1	59	354	118
SF 2	200.0	1.9	389	2334	778
SF 3	6.9	1.1	8	48	16
SF 4	33.1	1.4	45	270	90
SF 5	12.7	2.0	26	156	52
SF 11	6.2	1.6	10	60	20
<u>Sub-Total</u>	<u>311.7</u>		<u>537</u>	<u>3222</u>	<u>1074</u>

<u>Multi Family Parcel</u>	<u>Acreeage</u>	<u>Density</u>	<u>Units</u>	<u>Beds 4/Unit</u>	<u>Cars 1.5/Unit</u>
MF 1	.7	22.8	16	64	24
MF 2	3.9	15.4	60	240	90
MF 3	4.1	17.6	72	288	108
MF 4	.7	28.6	20	80	30
MF 5	10.4	19.2	200	800	300
MF 6	.5	24.0	12	48	18
MF 7	-	-	-	-	-
MF 8	-	-	-	-	-
MF 9	3.5	8.6	30	120	45
MF 10	3.8	11.8	45	180	68
MF 11	2.5	12.0	30	120	45
<u>Sub-Total</u>	<u>30.1</u>		<u>485</u>	<u>1940</u>	<u>728</u>

<u>Village Center</u>	<u>Acreeage</u>	<u>Density</u>	<u>Units</u>	<u>Beds 2/Unit</u>	<u>Cars 1/Unit</u>
VC 1	2.5	-	62	124	62
VC 2	15.2	-	500	1000	500
<u>Sub-Total</u>	<u>17.7</u>		<u>562</u>	<u>1124</u>	<u>562</u>

<u>Commercial</u>	<u>Acreeage</u>	<u>Density</u>	<u>Units</u>	<u>Beds 2/Unit</u>	<u>Cars 1/Unit</u>
C 1	.1	-	14	28	14
C 2	.7	-	-	-	-
<u>Sub-Total</u>	<u>.8</u>		<u>14</u>	<u>28</u>	<u>14</u>

<u>North Side Total</u>	<u>360.3</u>		<u>1598</u>	<u>6314</u>	<u>2378</u>
80% Occupancy				<u>5051</u>	<u>1902</u>

South Side

<u>Single Family Parcel</u>	<u>Acreage</u>	<u>Density</u>	<u>Units</u>	<u>Beds 6/Unit</u>	<u>Cars 2/Unit</u>
SF 6	13.8	1.8	25	150	50
SF 7	20.4	2.5	50	300	100
SF 8	22.0	1.0	22	132	44
SF 9	39.4		44	264	88
SF 10 #	27.5	-	1	6	2
Sub-Total	123.1		142	852	284

<u>Multi Family Parcel</u>	<u>Acreage</u>	<u>Density</u>	<u>Units</u>	<u>Beds</u>	<u>Cars</u>
MF 12	4.6	7.4	34	136	51
MF 13	4.1	13.2	54	216	81
MF 14	3.9	15.9	62	248	93
MF 15	8.9	13.7	122	488	183
MF 16	3.0	13.3	40	160	60
Sub-Total	24.5	12.7	312	1248	468

Southside Total 147.6 454 2100 752

80% Occupancy 1680 602

General
Development
Plan Total 508 2052 8414 3130

80% Occupancy 6731 2504

Community Services

CS1	P.G. & E Substation	0.3 acres
CS2	Elementary School	2.9
CS3	Maintenance Center	1.6
CS4	Sheriff & Fire Station	0.4
CS5	Pacific Telephone	0.2
CS6	Maintenance Yard	0.4
CS7	Short Term Parking	0.9
CS8	Off-Site Parking	5.0
CS10	Heliport	2.0
CS11	School	5.9
CS12	Sewage Treatment	127.6

Recreation

Rec1	Tennis Facility	13.6
Rec2	Stables and Arena	3.3
Rec3	Homeowner's Center	2.2
Rec4	Beach - Picnic Area	2.1

* Not a part of this project

General Development Plan
North Side Off-Site Parking Requirements

<u>Single Family Parcel</u>	<u>Acreeage</u>	<u>Density</u>	<u>Units</u>	<u>Beds 6/Unit</u>	<u>Cars 2/Unit</u>
SF 1	52.8	1.1	59	354	118
SF 2	200.0	1.9	389	2334	778
SF 3	6.9	1.1	8	48	16
SF 4	31.1	1.4	45	270	90
SF 5	12.7	2.0	26	156	52
SF 11	6.2	1.6	10	60	20
Sub-Total.	309.7		537	3222	1074

<u>Multi Family Parcel</u>	<u>Acreeage</u>	<u>Density</u>	<u>Units</u>	<u>Beds 4/Unit</u>	<u>Cars 1.5/Unit</u>
MF 9	3.5	8.6	30	120	45
MF 10	3.8	11.8	45	180	68
MF 11	2.5	12.0	30	120	45
Sub-Total	9.8		105	420	158

<u>North Side Total</u>	319.5		642	3642	1232
80% Occupancy				2913	986

South Side Off-Site Parking Requirements

<u>Single Family Parcel</u>	<u>Acreeage</u>	<u>Density</u>	<u>Units</u>	<u>Beds 6/Unit</u>	<u>Cars 2/Unit</u>
SF 6	13.8	1.8	25	150	50
SF 7	20.4	2.5	50	300	100
SF 8	22.0	1.0	22	132	44
SF 9	39.4		44	264	88
SF 10	27.5		1	6	2
Sub-Total	123.1		142	852	284
80% Occupancy				682	227

<u>Total GDP</u>	442.6		784	4494	1516
80% Occupancy				3595	1213

* Total Off-Site Parking Spaces Required 80% Occupancy