

# BIG BEND COMMUNITY LAND TRUST

VINCITY MAP

**PROJECT DESCRIPTION**

The Big Bend Community Land Trust (BBCLT) is dedicated to combating community deterioration in Big Bend, California. A land-based non-profit, the BBCLT provides educational, economical, social, and environmental opportunities and improvement for the residents of our small rural town.

**SITE INFORMATION**

OWNER/BUILDER: BIG BEND COMMUNITY LAND TRUST, INC

ADDRESS: 24973 BIG BEND RD.  
MONTGOMERY CREEK, CA 96065

PARCEL/APN #: 022090022000

COUNTY: SHASTA

ZONING: AGRICULTURAL HOMESITES 11-50 ACRES

LOT AREA: 34.75 ACRES

**ZONING INFORMATION**

SETBACKS: TBD \_ Environmental Site Assessment 1 & 2 Need to be done

REQUIRED PARKING: Based on use and sq footage

REQUIRED ADA PARKING:

**PROJECT INFORMATION**

PROPOSED BUILDING AREAS:

CO-OP AREA

- 1 2,880 SqFT Pre Engineered /Fab Metal Building
- 1 1,200 SqFT Pre Engineered/Fab Metal Building
- 6 120 SqFT Market Stalls Traditional framed
- 1 1 Composting Toilet
- 1 Yurt structures on elevated deck

HUB AREA

- 1 2,880 Sqft Pre Engineered/Fab Metal Building
- 1 1,000 Sqft Covered deck lumber

Future:

- 1 1,000 SqFT Outdoor Pagoda learning area
- 1 1,925 SqFT Dodecahedron Timber post building.
- 1 1,800 SqFT Greenhouse pre-engineered
- 1 Yurt structures on elevated deck

**PROPERTY CONTACT INFORMATION**

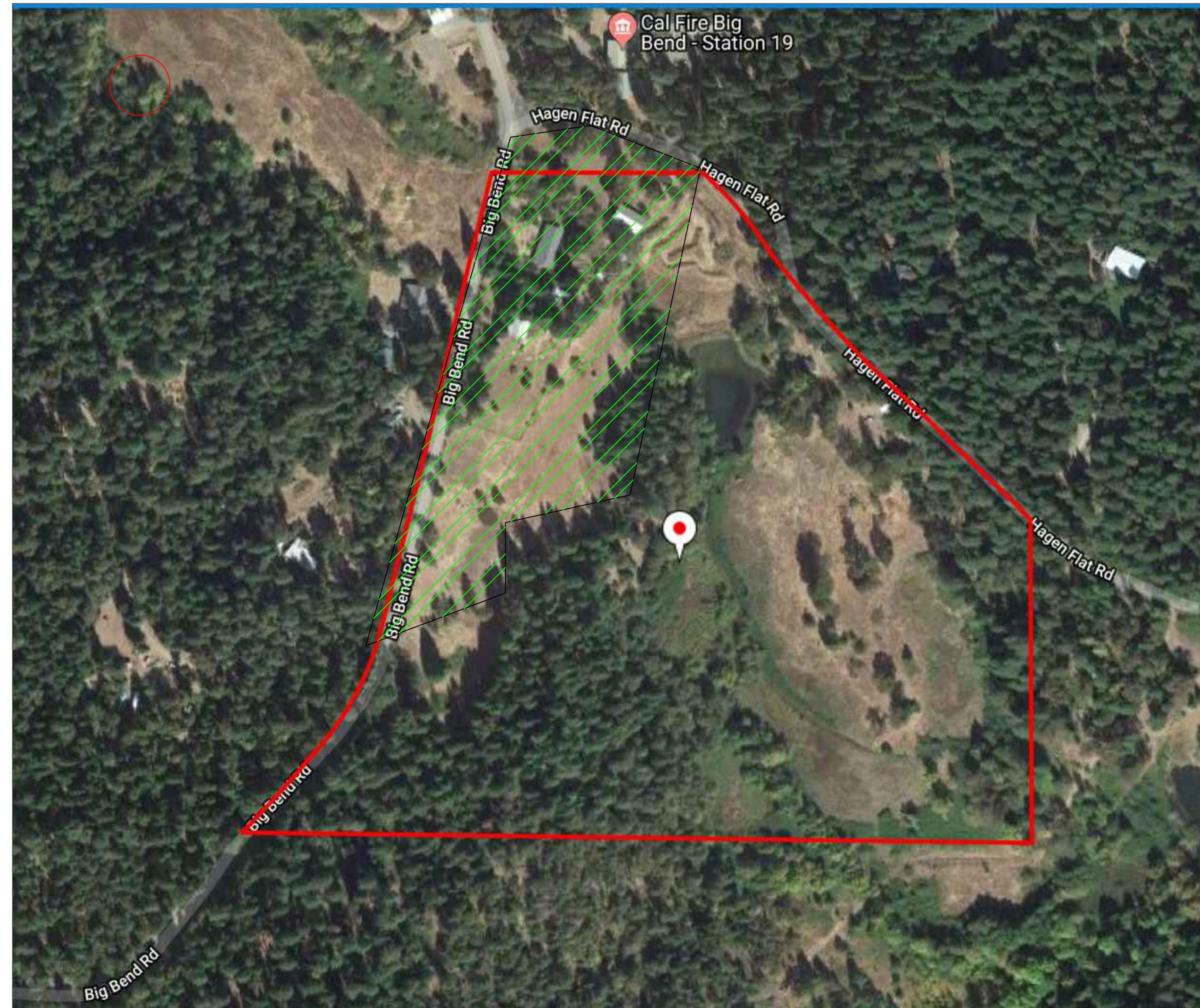
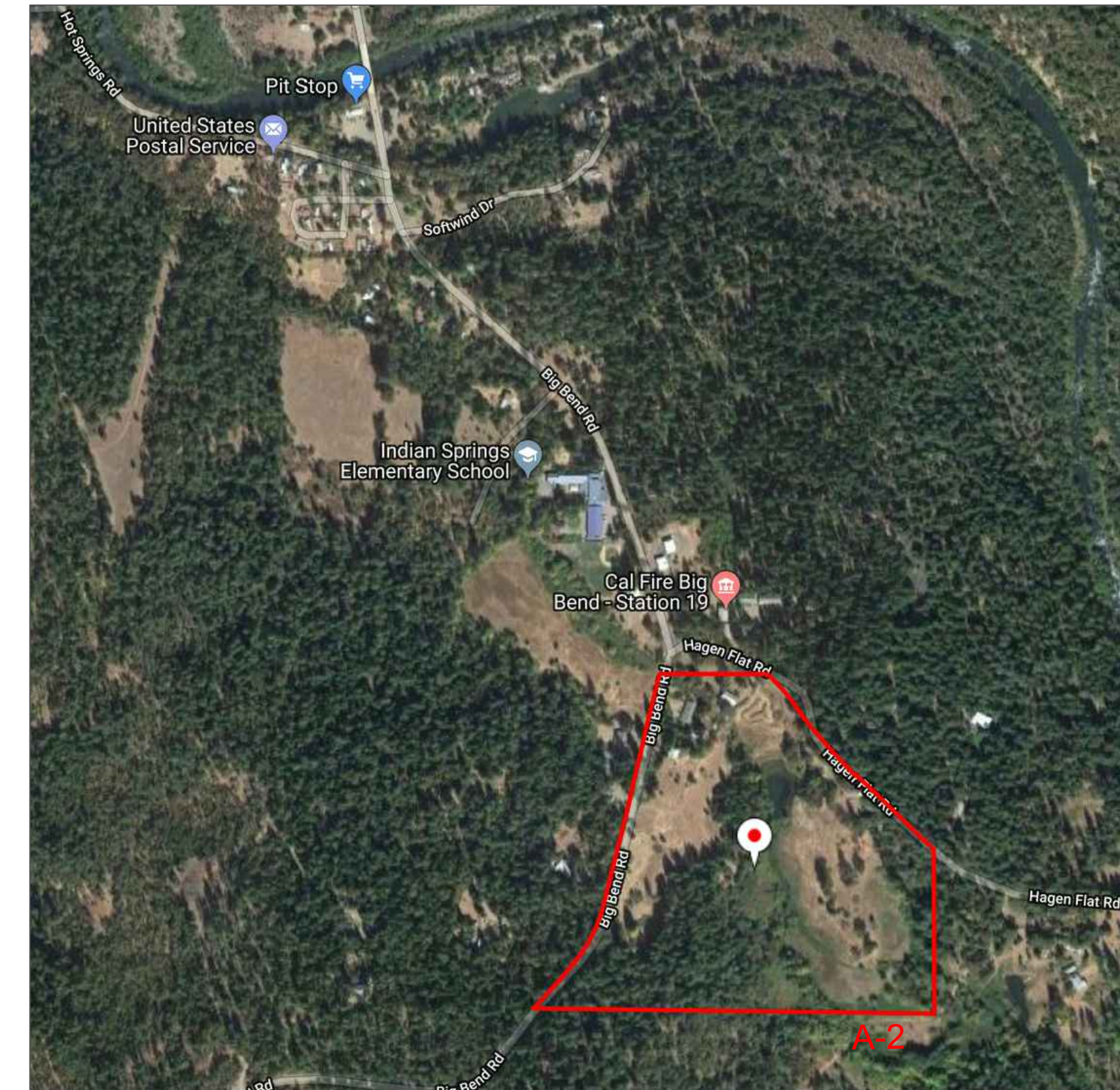
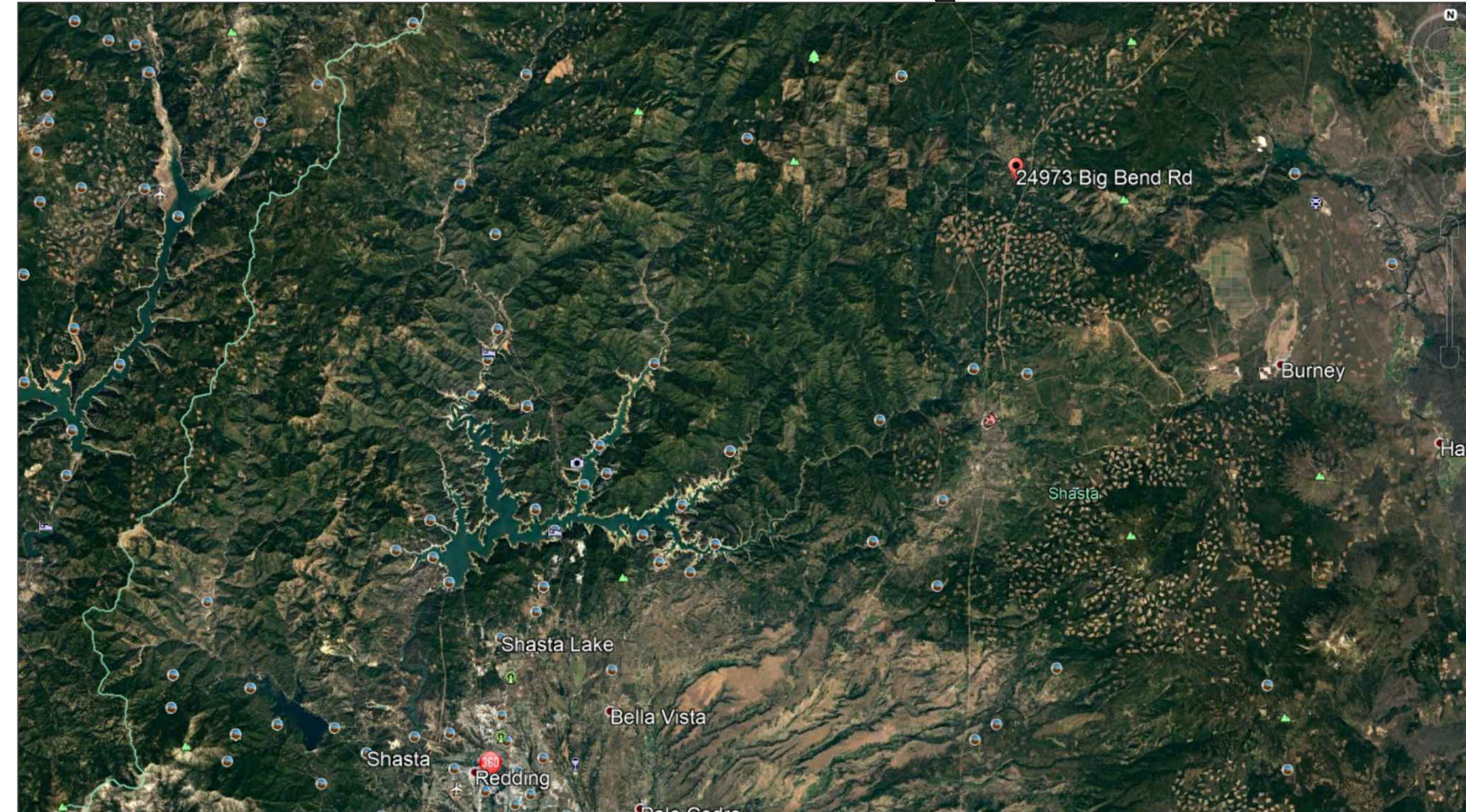
BIG BEND COMMUNITY LAND TRUST  
24973 BIG BEND RD.  
MONTGOMERY CREEK, CA 96065  
b.b.community.land.trust@gmail.com  
BBCommunityLandTrust@gmail.com  
Mail: P.O. Box 151, Big Bend CA 96011

PHONE #: (530) 337-6444

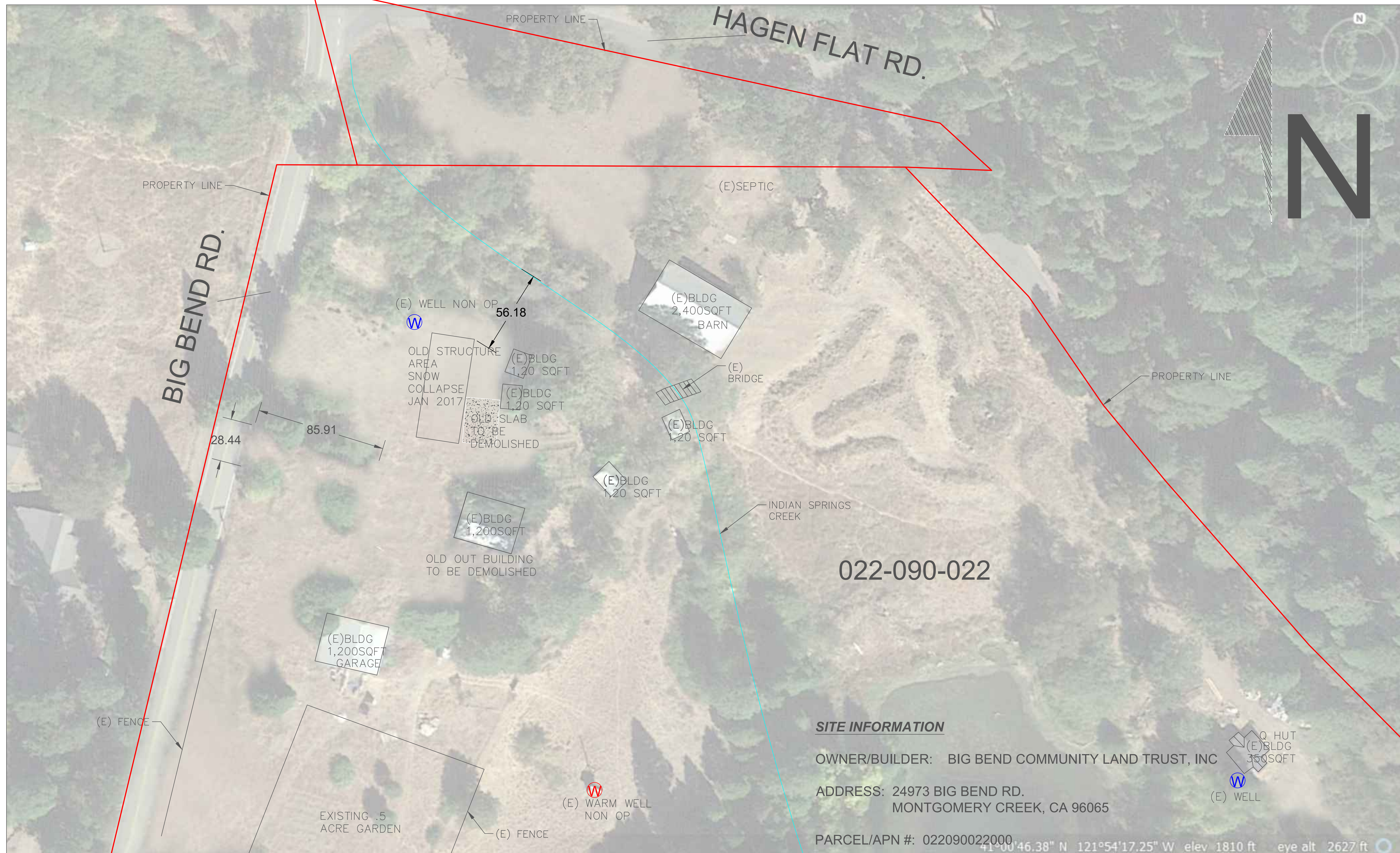
CONTACT:

b.b.community.land.trust@gmail.com  
http://www.bigbendclt.net

PROJECT LOCATION



|                               |  |                 |
|-------------------------------|--|-----------------|
| BIG BEND COMMUNITY LAND TRUST | 24973 BIG BEND RD.<br>MONTGOMERY CREEK, CA 96065 | INITIAL_CONCEPT |
| REVISION DATE                 |  |                 |
| APPROVAL BY:                  |  |                 |
| DRAWN BY:<br>NITTIHAUS        |  |                 |
| GENERAL VINCITY & SITE INFO.  |  |                 |
| 11/14/18                      |  |                 |
| C.00                          |  |                 |



022-090-022

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**BIG BEND COMMUNITY  
LAND TRUST**  
24973 BIG BEND RD.  
MONTGOMERY CREEK, CA 96065  
**PLOT\_PLAN**

REVISION DATE

APPROVAL BY:

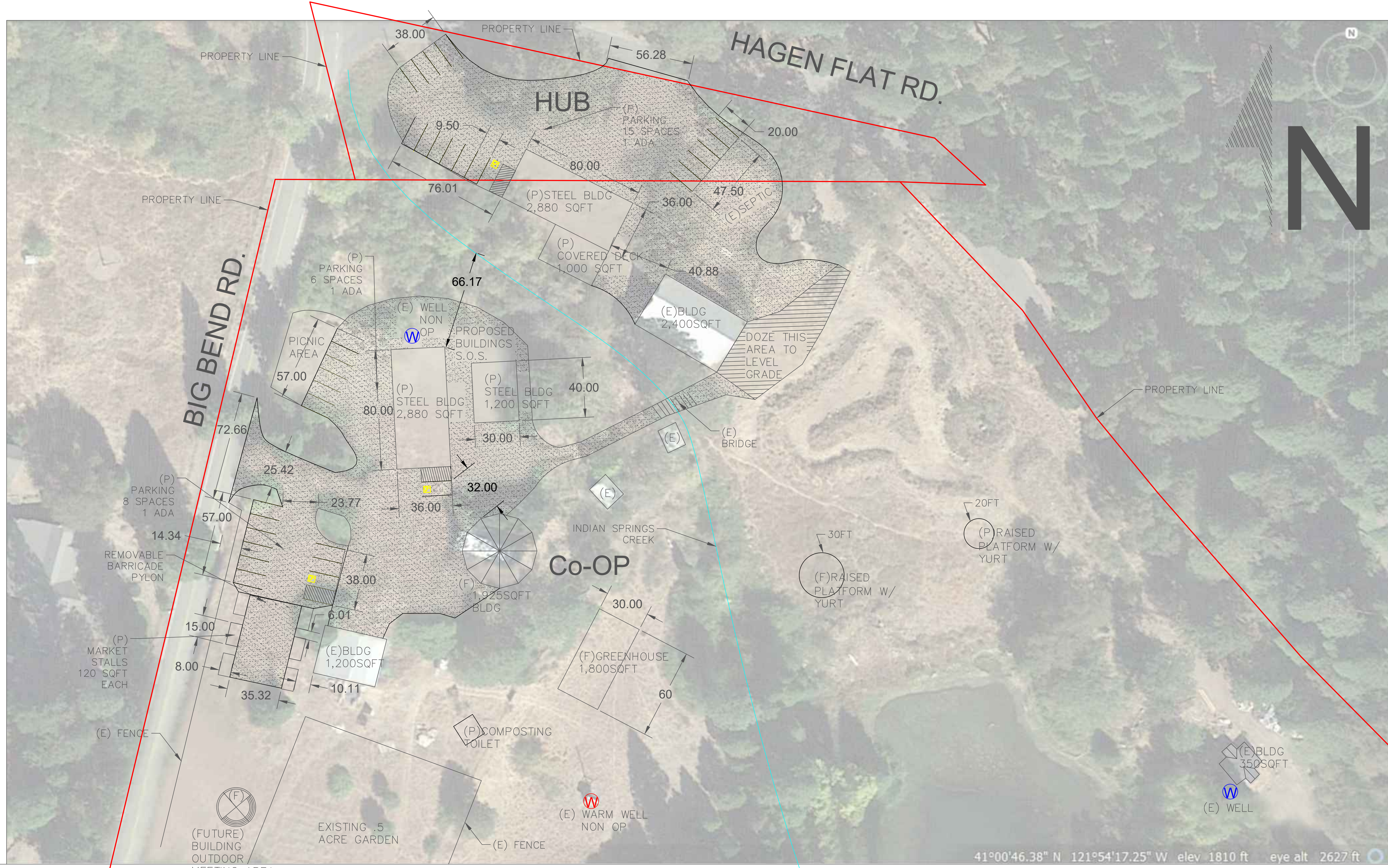
DRAWN BY:

NITTIHAUS

**PLOT  
PLAN**

11/14/18

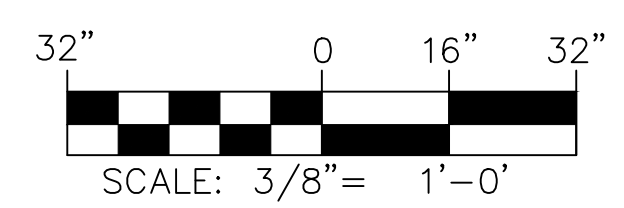
C.01



**CONCEPT ONLY  
NOT FOR CONSTRUCTION**

**GENERAL NOTES**

- 1. CALL USA (1-800-227-2600) TO LOCATE ALL UTILITIES 48 HOURS PRIOR TO ANY CONSTRUCTION.
- 2. THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE COUNTY OF SHASTA FOR WORK IN THE STREET RIGHT-OF-WAY.
- 3. HYDROSEED ALL CUT AND FILL AREAS THAT ARE NOT SURFACED WITH ASPHALT OR AGGREGATE BASE.
- 4. REFER TO THE PROJECT SWPPP FOR EROSION CONTROL MEASURES AND PLAN.
- 5. THE "HUB" IS A PGE PROPERTY THAT IS IN PROCESS OF BEING ACQUIRED BY THE BIG BEND COMMUNITY LAND TRUST FOR THIS DEVELOPMENTS PARKING AREA



**BIG BEND COMMUNITY  
LAND TRUST**  
24973 BIG BEND RD.  
MONTGOMERY CREEK, CA 96065

**SITE\_PLAN**

REVISION DATE

APPROVAL BY:

DRAWN BY:  
NITTIHAUS

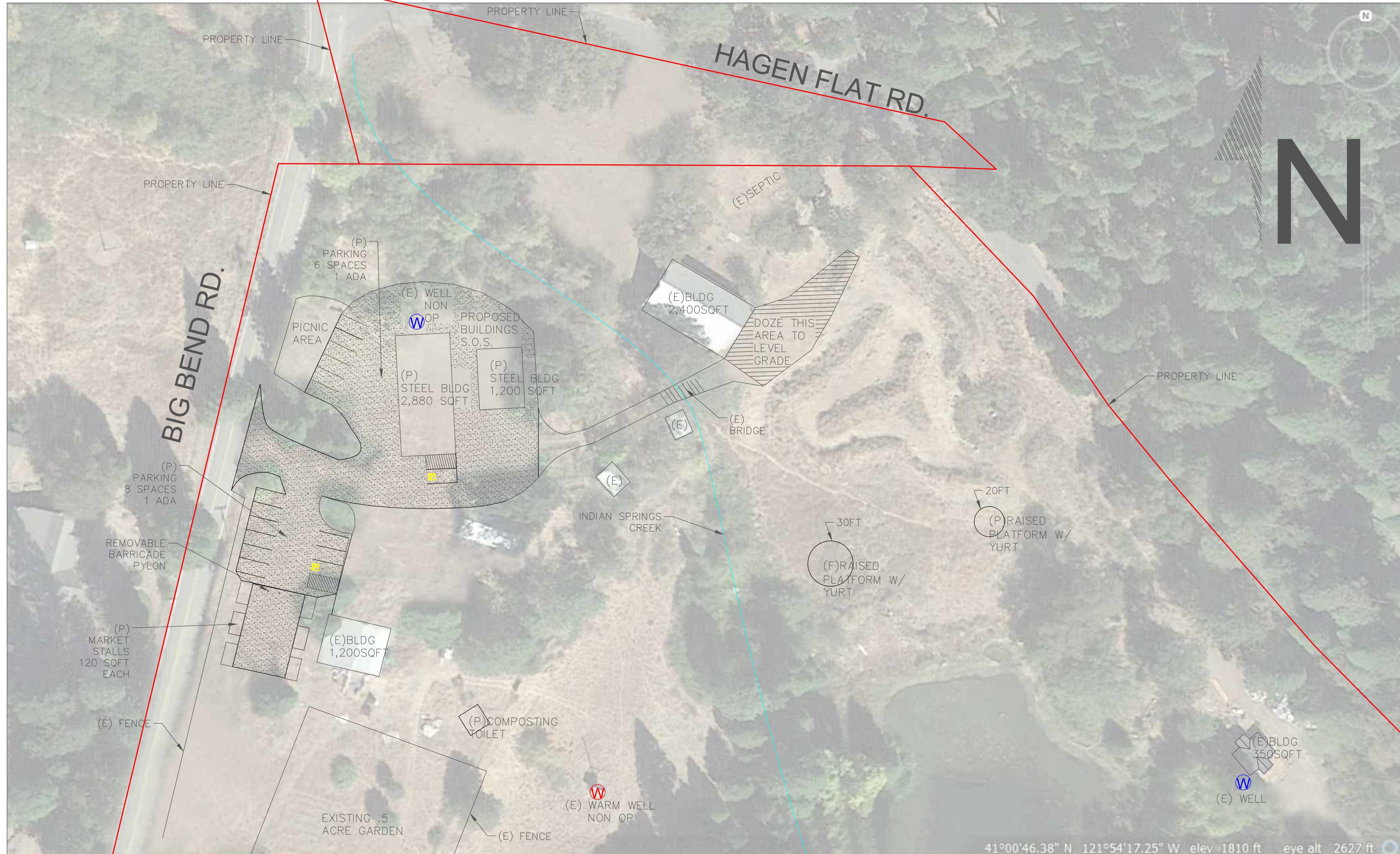
**SITE  
PLAN**

11/14/18

**C.02**

41°00'46.38" N 121°54'17.25" W elev 1810 ft eye alt 2627 ft

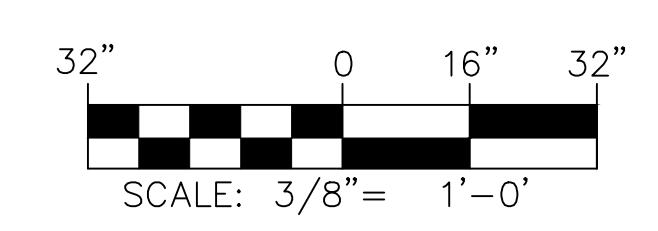
# PHASE 1



**CONCEPT ONLY  
NOT FOR CONSTRUCTION**

**GENERAL NOTES**

- THE CONSTRUCTION AND INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO THESE PLANS, AND THE COUNTY OF SHASTA.
1. CALL USA (1-800-227-2600) TO LOCATE ALL UTILITIES 48 HOURS PRIOR TO ANY CONSTRUCTION.
  2. THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE COUNTY OF SHASTA FOR WORK IN THE STREET RIGHT-OF-WAY.
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  5. THE "HUB" IS A PGE PROPERTY THAT IS IN PROCESS OF BEING ACQUIRED BY THE BIG BEND COMMUNITY LAND TRUST FOR THIS DEVELOPMENT'S PARKING AREA



|  |           |
|--|-----------|
| <b>BIG BEND COMMUNITY<br/>LAND TRUST</b><br>24973 BIG BEND RD.<br>MONTGOMERY CREEK, CA 96065<br><b>PHASE1_PLAN</b> |           |
| REVISION   | DATE      |
|  |           |
| APPROVAL BY:   |           |
|  |           |
| DRAWN BY:  | NITTIHAUS |
| <b>SITE PLAN</b>   |           |
| 11/14/18   |           |
| C.03   |           |