

infrastructure, buildings and easements, a piece of land and offices constructed thereon according to specifications to the satisfaction of the District Board of Directors, for the Districts to maintain a business office with all ordinary and necessary improvements for restrooms, telephones, parking, lighting etc. Such dedications to include but not be limited to those described and contained within the Development Agreement existing between the Applicant and the County of Plumas.

D. The Proponent/Applicant/Developer shall agree, as a condition of approval, that it will give Landowner/Voter consent to the imposition of the annual per parcel assessments in the sum of \$1,200 plus annual increases referenced above prior to the filing of a Certificate of Completion.

E. The Proponent/Applicant/Developer shall agree, as a condition of approval, that it will execute a Contract between the Proponent and the District agreeing to subsidize all costs of the District referenced in the Proposed Budget and Executive Summary for a period of two-years from the date of formation prior to the filing of a Certificate of Completion.

F. The Proponent/Applicant/Developer shall agree, as a condition of approval, that it will give Landowner/Voter consent to the imposition of water/sewer system hookup fees in the sum of \$6,000 plus annual CPI increases consistent with the per parcel CPI referenced above per each building permit issued prior to the filing of a Certificate of Completion.

- 6) Waive the Conduction Authority proceedings pursuant to Government Code §56663 in that the Applicant/Landowner has 100% of the territory and has consented to the Formation.
- 7) Approve and Adopt Plumas LAFCo Resolution No. 2003-020, A Resolution of the Plumas Local Agency Formation Commission Making Determinations and Ordering the Formation of the Grizzly Ranch Community Services District, Plumas LAFCo File No. 2003-FORM-001.
- 8) Make Determinations to approve the Formation as proposed, modified the terms of Formation or deny the proposed Formation.