



The northern California City of Portola is located on the Middle Fork of the Feather River in the Sierra Nevada mountain range. Portola is a rural mountain town with a population of 2,100 (2020 Census), and is the economic hub of eastern Plumas County.

## Community Facts

- ✓ Average Household Income: \$61,500
- ✓ Median Age: 44.4 years
- ✓ Average Household Size: 2.11
- ✓ Average Family Size: 3.08

## Housing Development Opportunities

- ✓ Small town rural lifestyle with a balanced mix of suburban life and wilderness
- ✓ Prime location for outdoor lifestyle and recreational activities within the “Lost Sierra” region
- ✓ Proximity to the City of Reno/Sparks Metropolitan Area (+/- 50 miles)
- ✓ High quality municipal services

## Explore

The area offers many cultural and endless recreational opportunities for every taste and skill level. Surrounded by natural beauty with miles of open trails and acres of protected national forest, Portola residents and visitors enjoy the breathtaking natural scenery, hiking, mountain biking, fishing, kayaking, camping, golfing, disc golfing and wildlife watching throughout all four seasons. Some of the most visited destinations include:

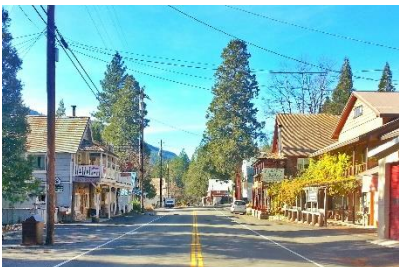
- ✓ Home of the Western Pacific Railroad Museum
- ✓ Williams House Museum and Visitor Center
- ✓ Grizzly Ranch Golf Club
- ✓ Sierra Nevada Journeys Grizzly Creek Ranch
- ✓ Sierra Valley Basecamp at The Diamond S Ranch
- ✓ Nakoma Resort
- ✓ Lake Davis fishing and camping
- ✓ Plumas-Eureka State Park and Lakes Basin Recreation Area
- ✓ Plumas National Forest

## Contact

**Jon Kennedy, City Manager**

**Tel: (530) 832-6800**

**Email: [CityManager@cityofportola.com](mailto:CityManager@cityofportola.com)**





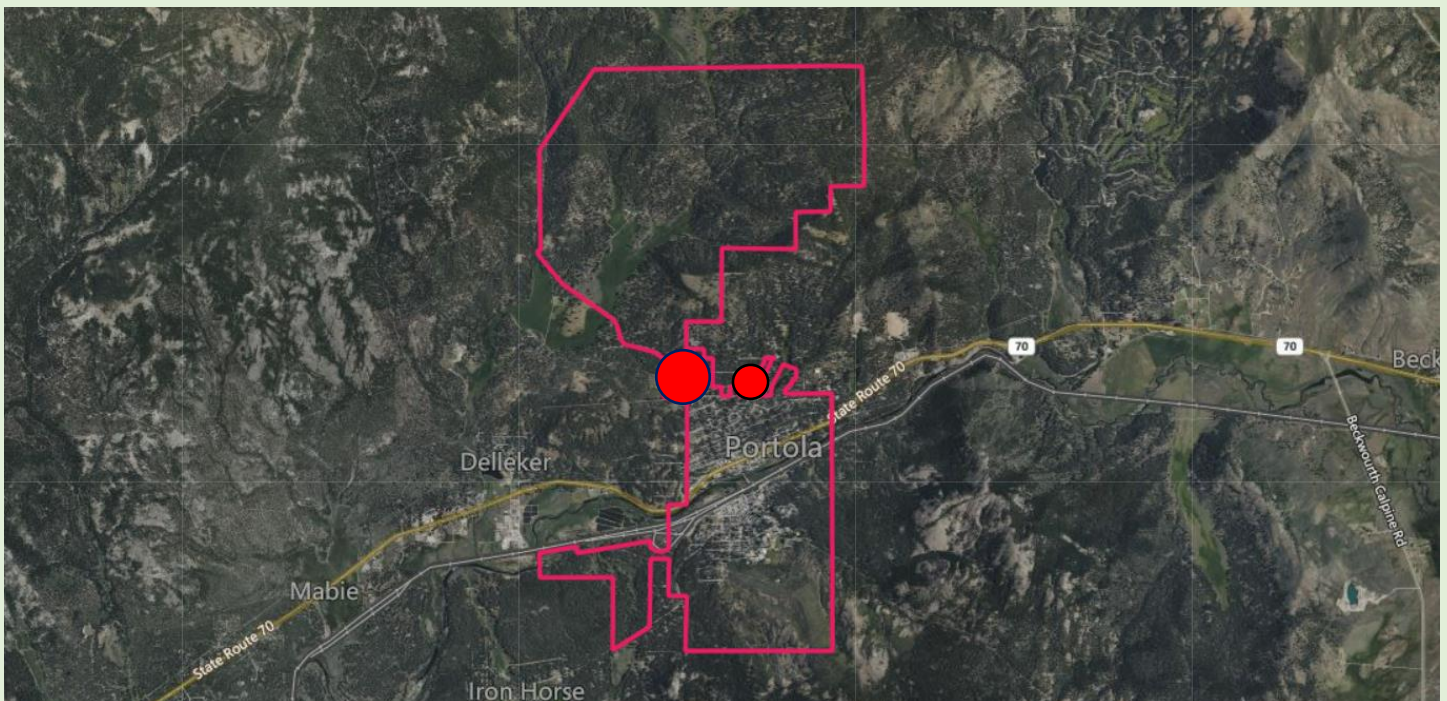
## Residential Development Opportunities

Plotted lots located to the north of Highway 70 (East Sierra Avenue) are available for residential development. These lots are located within the established single-family residential neighborhoods and are serviced by public water and sanitary sewer. Lots are readily accessed off the existing system of public roads. The zoning designation of the lots is Low Density Residential (LDR), which have the following development standards in accordance with the Zoning Ordinance:

### Low Density Residential (LDR) Development Standards

Minimum lot size	1 acre (1/4 acres if clustered)
Minimum frontage	80 feet
Maximum density per lot	1 dwelling, 1 second unit. From 0.2 to 1 unit per gross acre
Front setback	20 feet
Side setback	10 ft. if adjacent to the edge of a publicly or privately maintained street, right-of-way, and/or sidewalk (1), 5 ft. for an interior lot
Rear setback	10 feet
Site coverage	Maximum of 40% inc. 25% open space
Height limit	35 feet

### Location of the lots





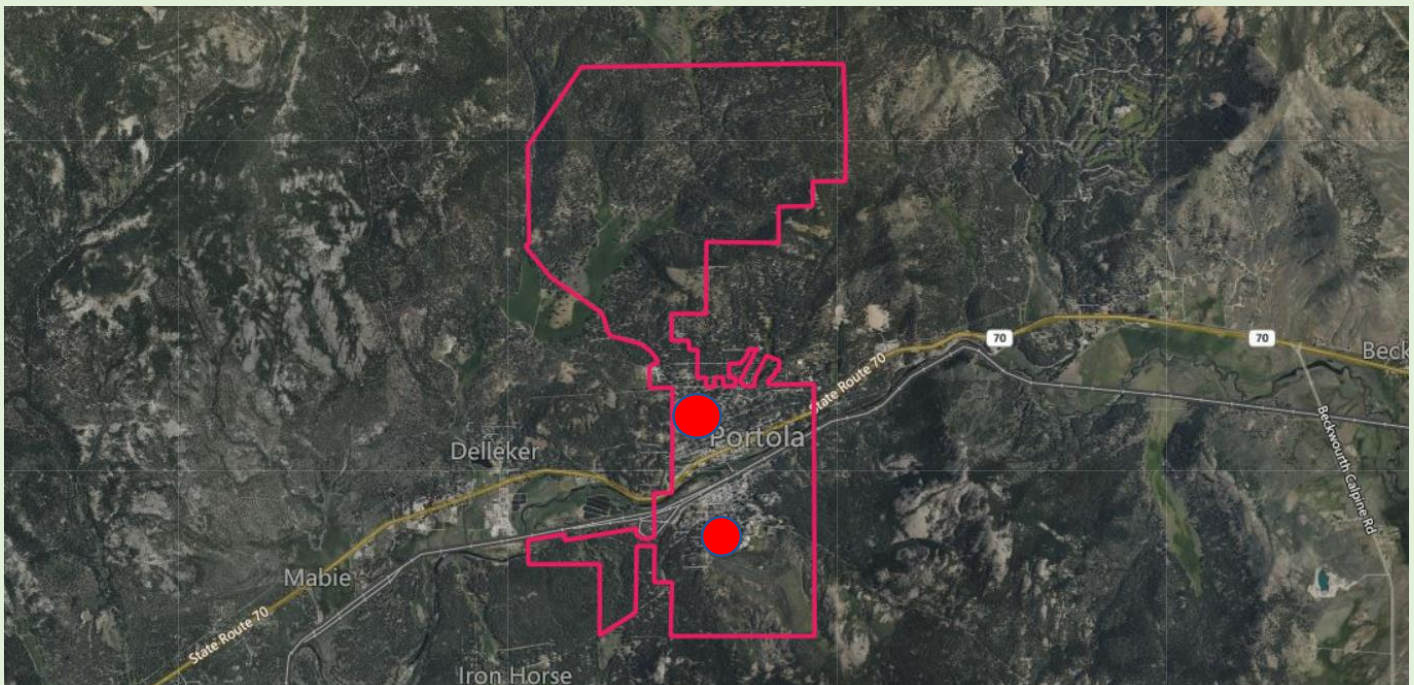
## Residential Development Opportunities

Plotted lots located to the north and south of Highway 70 (East Sierra Avenue) are available for residential development. These lots are located within the established single-family residential neighborhoods and are serviced by public water and sanitary sewer. Lots are readily accessed off the existing system of public roads. The zoning designation of the lots is Low Density Residential (LDR) and Medium Density Residential (MDR), which have the following development standards in accordance with the Zoning Ordinance:

### Medium Density Residential (MDR)

Minimum lot size	6,000 square feet (4,000 square feet if clustered)
Minimum frontage	50 feet
Maximum density per lot	2 dwellings, 1 second unit From 1 to 8 units per gross acre
Front setback	20 feet
Side setback	10 ft. if adjacent to the edge of a publicly or privately maintained street, right-of-way, and/or sidewalk (1), 5 ft. for an interior lot
Rear setback	10 feet
Site coverage	Maximum of 45%
Height limit	35 feet

### General Location





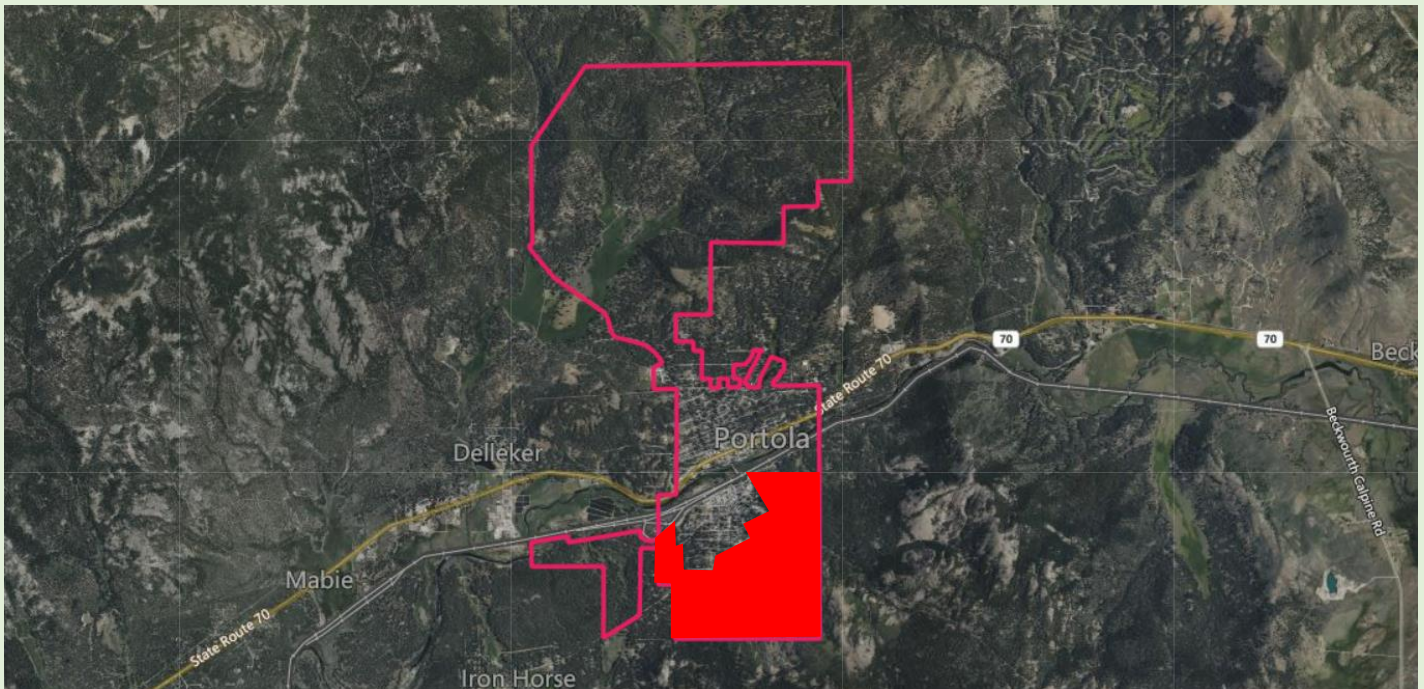
City of  
**Portola**  
CALIFORNIA

## Portola Highlands Subdivision

Portola Highlands is an approved, undeveloped multi-phased mixed-use subdivision encompassing approximately 398.5 acres in the southeast part of the Portola, with access from A-15. The residential component is designed for 711 single-family units and 294 multi-family dwelling units on approximately 261.7 acres of land. Residential unit types will range from small homes and apartments to large estate homes. The approval granted by the City of Portola also allows for up to 170,000 square feet of building space with a mix of uses, and significant open space and recreational amenities.

## Owner and Developer

Schomac Group, Inc.



## Property Zoning

- ✓ Tentative Subdivision Map approved in 2006
- ✓ LDR – Low Density Residential (0.2-1 units per gross acre)
- ✓ MDR – Medium Density Residential (1-8 units per gross acre)
- ✓ HDR – High Density Residential (8-15 units per gross acre)
- ✓ CMU – Commercial Mixed Use
- ✓ OS – Open Space
- ✓ P/QP – Public/Quasi Public
- ✓ PR – Parks

## Utilities

- ✓ Water Supply: City of Portola
- ✓ Sewage Disposal: City of Portola
- ✓ Electricity: Liberty Utilities
- ✓ Telephone: AT&T
- ✓ Fire Protection: Beckwourth Fire District

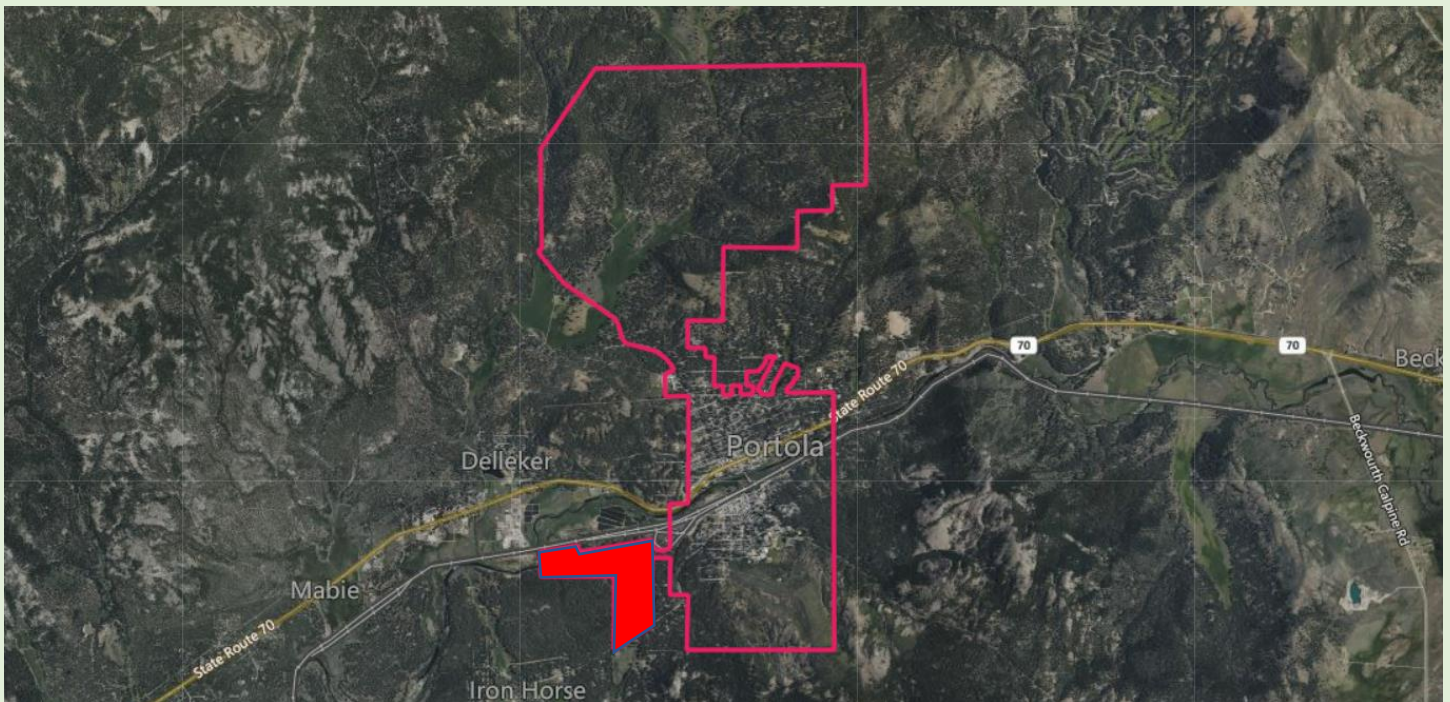


## Portola 192 Residential Subdivision

Portola 192 is an approved, undeveloped residential subdivision encompassing approximately 192 acres of land in the southwest part of the incorporated Portola, located on County Road A-15 approximately one mile west of the commercial area. The single-family residential project is designed to include 183 lots ranging from .52 to 1.15 acres and 6 lots ranging from 2 to 3 acres. The approval also includes a 9.4-acre site for mixed commercial development, of which a maximum of 10,000 square feet of retail and/or service commercial use. Other uses, including senior housing, could be permitted subject to a conditional use permit.

## Owner and Developer

Bennett West Roseville, LLC



## Property Zoning

- ✓ Tentative Subdivision Map approved in 2006
- ✓ LDR – Low Density Residential
- ✓ CMU – Commercial Mixed Use

## Utilities

- ✓ Water Supply: City of Portola
- ✓ Sewage Disposal: City of Portola
- ✓ Electricity: Liberty Utilities
- ✓ Telephone: AT&T
- ✓ Fire Protection: Beckwourth Fire District